

LAND AT ARELEY COMMON ASTLEY CROSS STOURPORT-ON-SEVERN

ARCHAEOLOGY AND BUILT HERITAGE STATEMENT

PREPARED BY PEGASUS GROUP | GLADMAN DEVELOPMENTS LTD | MARCH 2022 | P16-1283





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DESIGN | ENVIRONMENT | PLANNING | ECONOMICS | HERITAGE

HERITAGE STATEMENT

LAND AT ARELEY COMMON, ASTLEY CROSS, STOURPORT-ON-SEVERN

ON BEHALF OF: GLADMAN DEVELOPMENTS LTD.

Worcestershire HER ref: WSM78034

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CONTENTS:

1. INTRODUCTION	1
3. METHODOLOGY	3
4. PLANNING POLICY FRAMEWORK	10
5. THE HISTORIC ENVIRONMENT	22
6. SETTING ASSESSMENT	31
7. CONCLUSIONS	34

APPENDICES:

APPENDIX 1: GAZETTEER OF HERITAGE DATA

APPENDIX 2: DESIGNATION DESCRIPTIONS

APPENDIX 3: FIGURES

APPENDIX 4: GEOPHYSICAL SURVEY REPORT

FIGURES:

FIGURE 1: DESIGNATED HERITAGE ASSETS

FIGURE 2: WORCESTERSHIRE HER DATA

FIGURE 3: HISTORIC LANDSCAPE CHARACTERISATION DATA

FIGURE 4: INTERPRETIVE PLAN OF ARCHAEOLOGICAL FEATURES

PLATES:

PLATE 1: SITE LOCATION PLAN	1
PLATE 2: 1959 HISTORIC ENGLAND ARCHIVES AERIAL PHOTOGRAPH OF CROPMARKS WITHIN THE SITE	23
PLATE 3: PLAN OF THE ALLOTMENTS, MADE ON THE WASTE LANDS, IN THE PARISH OF ASTLEY	26
PLATE 4: 1840 ASTLEY TITHE MAP	27
PLATE 5: 1884 ORDNANCE SURVEY MAP	27
PLATE 6: 1903 ORDNANCE SURVEY MAP	28
PLATE 7: 1954-74 ORDNANCE SURVEY MAP	28
PLATE 8: CLOSE-UP OF EARTHWORK BANK, LOOKING SOUTH-WEST	29
PLATE 9: EARTHWORK BANK, LOOKING NORTH-EAST	29
PLATE 10: EARTHWORK BANK, LOOKING SOUTH-EAST	29
PLATE 11: VIEW TO LONGMORE HILL FARM FROM WESTERN FIELD OF SITE, LOOKING SOUTH-EAST	32

1. Introduction

1.1 Pegasus Group have been commissioned by Gladman Developments Ltd. to prepare a Heritage Statement to consider the proposed development at Land at Areley Common, Astley Cross, Stourport-on-Severn as shown on the Site Location Plan provided at Plate 1.

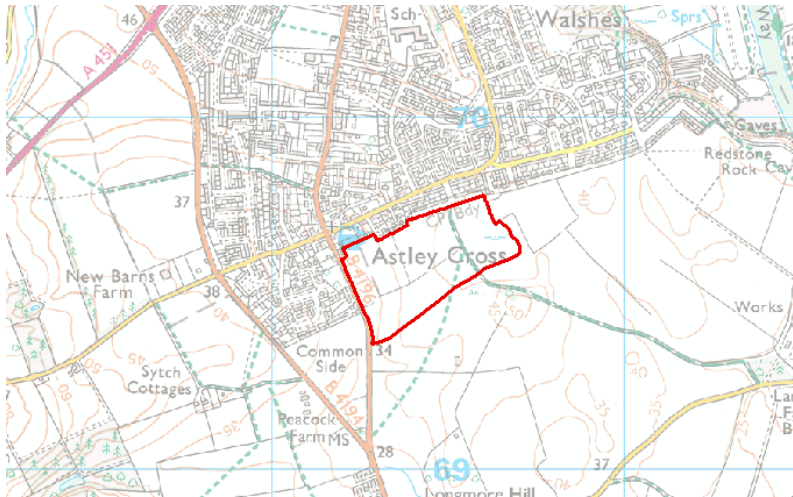


Plate 1: Site Location Plan

1.2 The majority of the site is situated within the Malvern Hills District, although c. 1ha in the north-western corner of the site is situated within the Wyre Forest District.

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, July 2021).

1.3 The site comprises part of four fields of arable land and a plot of woodland. The site is crossed by one Public Right of Way (PRoW) and one Bridleway, and comprises 10.72ha in area.

1.4 This Heritage Statement provides information with regards to the significance of the historic environment and archaeological resource to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*²

1.5 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment and archaeological resource, following paragraphs 199 to 203 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

1.6 As required by paragraph 194 of the NPPF, the detail and assessment in this Report is considered to be *"proportionate to the asset's importance"*³.

² MHCLG, *NPPF*, paragraph 194.

³ MHCLG, *NPPF*, paragraph 194.

Planning History

- 1.7 A review of the recent planning history records held online by Malvern Hills District Council has indicated the following application within the site:

17/00142/OUT – Land at Areley Common, Astley Cross, Stourport on Severn, DY13 0JW – Outline planning permission for up to 125 dwellings (including up to 40% affordable housing) and 0.6ha for apartments with care (C2), introduction of structural planting and landscaping, informal public open space and children’s play area, sustainable drainage system (SuDS), vehicular access of Areley Common and associated ancillary works. All matters to be preserved with the exception of site access. **Application Refused 5th July 2017.**

- 1.8 None of the six reasons for refusal were on heritage grounds.
- 1.9 A response was received by the Worcestershire Archive and Archaeology Service stating that no objection was given to the application and conditions requiring further information was recommended.

Proposed Development

- 1.10 The description of development is as follows:

"Outline application for the erection of up to 145 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point. All matters reserved except for means of access."

3. Methodology

3.1 The aims of this Heritage Statement are to assess the significance of the heritage resource within the site, to assess any contribution that the site makes to the heritage significance of the surrounding heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant. This assessment considers the archaeological resource, built heritage and the historic landscape.

Sources of information and study area

3.2 The following key sources have been consulted as part of this assessment:

- [The National Heritage List for England](#) for information on designated heritage assets;
- [The Worcestershire Historic Environment Record \(HER\)](#) for information on the recorded heritage resource and previous archaeological works;
- [Archival sources](#), including historic maps, held at the [Worcestershire Archives](#);
- [Aerial photographs and documentary sources](#) held at the [Historic England Archives](#), Swindon; and
- [Online resources](#) including [Ordnance Survey Open Source data](#); [geological data](#) available from the [British Geological Survey](#) and [Cranfield University's](#)

[Soilsmap Viewer](#); [Google Earth satellite imagery](#); and [LiDAR data](#) from the [Environment Agency](#).

3.3 For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as Appendix 1 and maps illustrating the resource and study area are included as Appendix 3.

3.4 Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

3.5 Heritage assets in the wider area were assessed as deemed appropriate (see Section 5).

3.6 The site visit focused on the site itself. Selected designated heritage assets in the vicinity were assessed from publically accessible rights of way.

Geophysical Survey

3.7 A geophysical survey was undertaken within the majority of the site in 2017. The eastern end of the site was not suitable for survey due to thick and tall vegetation. No anomalies of probable archaeological origin were detected. The geophysical

survey results primarily reflect agricultural land usage, modern activity and anomalies of a natural origin. A copy of the geophysical survey report is included in Appendix 4.

Assessment of significance

3.8 In the NPPF, heritage significance is defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."⁴

3.9 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁵ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

3.10 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in

⁴ MHCLG, *NPPF*, pp. 71-72.

⁵ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

English Heritage's *Conservation Principles*.⁶ These essentially cover the heritage 'interests' given in the glossary of the NPPF⁷ and the online Planning Practice Guidance on the Historic Environment⁸ (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

3.11 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- **Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- **Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can

heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see *idem* pp. 28-32.

⁷ MHCLG, *NPPF*, p. 71.

⁸ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

*illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*⁹

- 3.12 Significance results from a combination of any, some or all of the interests described above.
- 3.13 The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12*,¹⁰ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.
- 3.14 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

- 3.15 As defined in the NPPF:

*"Significance derives not only from a heritage asset's physical presence, but also from its setting."*¹¹

⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

¹⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

¹¹ MHCLG, *NPPF*, p. 72.

- 3.16 Setting is defined as:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*¹²

- 3.17 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 3.18 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹³ (henceforth referred to as 'GPA 3'), particularly the checklist given on page 11. This advocates the clear articulation of "what matters and why".¹⁴
- 3.19 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance

¹² MHCLG, *NPPF*, p. 71.

¹³ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹⁴ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

- 3.20 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.
- 3.21 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹⁵:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed

building in its surrounding landscape or townscape” (paragraph 56)“.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

- 3.22 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.
- 3.23 In accordance with the levels of significance articulated in the

¹⁵ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the NPPF;
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.¹⁶

3.24 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

3.25 Assessment of any harm will be articulated in terms of the policy

¹⁶ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

¹⁷ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

3.26 In order to relate to key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** *It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;*¹⁷ and
- **Less than substantial harm.** *Harm of a lesser level than that defined above.*

3.27 With regards to these two categories, the PPG states:

*“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”*¹⁸

3.28 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

¹⁸ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

- 3.29 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm identified.
- 3.30 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, 'preserving' means doing 'no harm'.¹⁹
- 3.31 Preservation does not mean no change; it specifically means no harm. GPA 2 states that "*Change to heritage assets is inevitable but it is only harmful when significance is damaged*".²⁰ Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.
- 3.32 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to

setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating "what matters and why". Of particular relevance is the checklist given on page 13 of GPA 3.

- 3.33 It should be noted that this key document also states that:

"Setting is not itself a heritage asset, nor a heritage designation..."²¹

- 3.34 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

- 3.35 With regards to changes in setting, GPA 3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".²²

- 3.36 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²³

Benefits

¹⁹ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

²⁰ Historic England, *GPA 2*, p. 9.

²¹ Historic England, *GPA 3*, p. 4.

²² Historic England, *GPA 3.*, p. 8.

²³ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

- 3.37 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.
- 3.38 As detailed further in Section 6, the NPPF (at Paragraphs 201 and 202) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.
- 3.39 Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 201 and 202.
- 3.40 The PPG provides further clarity on what is meant by the term 'public benefit', including how these may be derived from enhancement to the historic environment ('heritage benefits'), as follows:

"Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8).

Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation.²⁴*

- 3.41 Any 'heritage benefits' arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the Decision Maker.

²⁴ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

4. Planning Policy Framework

4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to the protection of the historic environment.

Legislation

4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,²⁵ which provides statutory protection for Listed Buildings and Conservation Areas.

4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*²⁶

²⁵ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

²⁶ *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

4.4 In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*²⁷

4.5 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.²⁸

4.6 Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.²⁹ Whilst works to Scheduled Monuments are subject to a high level of

²⁷ *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

²⁸ *Jones v Mordue* [2015] EWCA Civ 1243.

²⁹ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.

- 4.7 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.³⁰

National Planning Policy Guidance

The National Planning Policy Framework (July 2021)

- 4.8 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in July 2021. This replaced and updated the previous NPPF 2019. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.9 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans,

incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 4.10 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 4.11 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at

³⁰ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

paragraph 11 of the NPPF and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or*
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."³¹*

4.12 However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in

³¹ MHCLG, *NPPF*, para. 11.

*footnote 68); and areas at risk of flooding or coastal change.*³² (our emphasis)

4.13 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.14 Heritage Assets are defined in the NPPF as:

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*³³

4.15 The NPPF goes on to define a Designated Heritage Asset as a:

*"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."*³⁴

4.16 As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of

*Outstanding Universal Value forms part of its significance."*³⁵

4.17 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 195 that:

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*³⁶

4.18 Paragraph 197 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

³² MHCLG, *NPPF*, para. 11, fn.7.

³³ MHCLG, *NPPF*, p. 67.

³⁴ MHCLG, *NPPF*, p. 66.

³⁵ MHCLG, *NPPF*, pp. 71-72.

³⁶ MHCLG, *NPPF*, para. 195.

- c. *the desirability of new development making a positive contribution to local character and distinctiveness.*³⁷

4.19 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

*"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*³⁸

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

- a. *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*³⁹

4.20 Section b) of paragraph 200, which describes assets of the

³⁷ MHCLG, *NPPF*, para. 197.

³⁸ MHCLG, *NPPF*, para. 199.

highest significance, also includes footnote 68 of the *NPPF*, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

4.21 In the context of the above, it should be noted that paragraph 201 reads as follows:

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

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*⁴⁰

4.22 Paragraph 202 goes on to state:

³⁹ MHCLG, *NPPF*, para. 200.

⁴⁰ MHCLG, *NPPF*, para. 201.

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."⁴¹

4.23 With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."⁴²

4.24 Footnote 68 of the NPPF clarifies that non-designated assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

4.25 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable

⁴¹ MHCLG, *NPPF*, para. 202.

⁴² MHCLG, *NPPF*, para. 203.

use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

4.26 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

4.27 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

4.28 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."⁴³

4.29 In terms of assessment of substantial harm, the PPG confirms

⁴³ MHCLG, *PPG*, paragraph 007, reference ID: 18a-007-20190723.

that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."*⁴⁴ (our emphasis)

Local Planning Policy

Malvern Hills District Council

- 4.30 MHDC local planning policy is set out within the South Worcestershire Development Plan, which was adopted in 2016

⁴⁴ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

and supersedes the Malvern Hills District Local Plan 2006. Policy SWDP 6, Historic Environment, states:

"A. Development proposals should conserve and enhance heritage assets, including assets of potential archaeological interest, subject to the provisions of SWDP 24. Their contribution to the character of the landscape or townscape should be protected in order to sustain the historic quality, sense of place, environmental quality and economic vibrancy of south Worcestershire.

B. Development proposals will be supported where they conserve and enhance the significance of heritage assets, including their setting. In particular this applies to:

i) Designated heritage assets; i.e. listed buildings, conservation areas, scheduled monuments, registered parks and gardens and registered battlefields, as well as undesignated heritage assets (as identified in extant local lists and heritage assets recorded in Historic Environment Records).

ii) The historic landscape, including locally distinctive settlement patterns, field systems, woodlands and commons and historic farmsteads and smallholdings.

iii) Designed landscapes, including parkland, gardens, cemeteries, churchyards, public parks, urban open spaces and industrial, military or institutional landscapes.

iv) Archaeological remains of all periods.

v) *Historic transportation networks and infrastructure including roads and trackways, canals, river navigations, railways and their associated industries.*

vi) *The historic core of the cathedral city of Worcester, with its complex heritage of street and plot patterns, buildings, open spaces and archaeological remains, along with their settings and views of the city.*

vii) *The civic, religious and market cores of south Worcestershire's city, town and village fabric with their wide variety of building styles, materials and street and plot patterns."*

4.31 Policy SWDP 24, Management of the Historic Environment, states:

"A. Development proposals affecting heritage assets will be considered in accordance with the Framework, relevant legislation and published national and local guidance.

B. Proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets.

C. The sympathetic and creative reuse and adaptation of historic buildings will be encouraged. Such proposals, and other proposals for enabling development that provide a sustainable future for

heritage assets identified as at risk, will be considered in accordance with SWDP 24 A.

D. Where a material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the relevant Historic Environment Record and where appropriate at the asset itself through on-site interpretation."

Wyre Forest District Council

4.32 Planning policy in the Wyre Forest District is set out in the Adopted Core Strategy Development Plan Document (adopted 2010), the Site Allocations and Policies Local Plan 2006 – 2026 (adopted 2013) and the Planning Obligations Supplementary Planning Document (adopted 2016).

4.33 The Core Strategy contains Policy CP11, Quality Design and Local Distinctiveness which refers to heritage assets and states:

"New development should sensitively connect to the surrounding streets, spaces and communities. Where appropriate, proposals should incorporate strong links to nearby town centres and local centres.

Design measures which help to improve sustainable transport including pedestrian, cycling and public transport links should be integral within scheme designs.

The emphasis on the creation of successful places will start with a careful consideration of movement routes based on well planned streets and spaces. New developments and their layouts should take into account heritage assets and where possible utilise historic streets, buildings, spaces and infrastructure as an integral part of the scheme design. Subsequent DPDs which allocate sites will take full account of the heritage assets within the landscapes and settlements. The positive management of the District's historic environment and heritage assets will be taken forward through the development of appropriate SPDs.

Designs should combine active frontages and secure private areas and, where appropriate, the suitable integration of mixed uses complemented by attractive buildings and landscaping that is an integral part of the overall scheme design.

It is essential that new buildings and spaces are fit for purpose and capable of future adaptation. Buildings and spaces will themselves need to be well-designed to complement the layout through the appropriate use of scale, mass, proportions and materials coherently brought together as part of a bespoke architectural approach.

'Design quality', reflecting a thorough understanding of site context, must be demonstrated as part of any proposal. The authority will require the submission of an accompanying Design and Access Statement that has regard to the latest Supplementary Planning Guidance or Document(s).

Developers will be required to demonstrate how their proposals address community safety and crime prevention in Design and Access Statements."

4.34 The Site Allocations and Policies Local Plan contains Policy

SAL.UP6, Safeguarding the Historic Environment, which states:

"Heritage Assets

Any development proposal affecting the District's heritage assets, including their setting, should demonstrate how these assets will be protected, conserved and, where appropriate, enhanced. The District's heritage assets include:

- *Conservation Areas, Listed Buildings and Scheduled Monuments.*
- *Building and Structures on the Local Heritage List.*
- *Landscape features including ancient woodlands and veteran trees, field patterns, watercourses, and hedgerows of visual, historic or nature conservation value.*
- *Archaeological remains and non-designated historic structures recorded on the County Historic Environment Record.*
- *Historic parks and gardens.*

Developments that relate to a Heritage Asset should be accompanied by a Heritage Statement. Where proposals are likely to affect the significance of a heritage asset, including its setting, the Heritage Statement should demonstrate an understanding of such significance and in sufficient detail to assess any potential impacts. This should be informed by currently available evidence.

When considering a development proposal which may affect a Heritage Asset, or when preparing a Heritage Statement, applicants should have regard to the following points:

i. To ensure that proposals would not have a detrimental impact on the significance of a Heritage Asset or its setting and to identify how proposals make a positive contribution to the character and local distinctiveness of the area.

ii. Any harm or loss of significance will require clear and convincing justification.

iii. The re-use of heritage assets will be encouraged where this is consistent with the conservation of the specific heritage asset.

iv. Proposals which secure the long-term future of a heritage asset at risk will specifically be encouraged.

v. That repairs, alterations, extensions and conversions of heritage assets take into account the materials, styles and techniques to be used and the period in which the asset was built.

vi. The installations of fixtures and fittings should not have a detrimental impact on a heritage asset, should be inconspicuously sited and proportioned and be designed sympathetically.

vii. In considering new development that may affect a heritage asset, proposals will need to identify how the scale, height and massing of new development in relation to the particular feature, and the materials and design utilised, does not detrimentally affect the asset or its setting.

Development proposals that would have an adverse impact on a heritage asset and/or its setting, or which will result in a reduction or loss of significance, will not be permitted, unless it is clearly demonstrated the following criteria are met:

a. There are no reasonable alternative means of meeting the need for development appropriate to the level of significance of the Heritage Asset.

b. The reasons for the development outweigh the individual significance of the Heritage Asset, its importance as part of a group and to the local scene, and the need to safeguard the wider stock of such Heritage Assets.

c. In the case of demolitions, that the substantial public benefits of the development outweigh the loss of the building or structure; or the nature of the asset prevents all reasonable uses of the site; or the loss of the heritage asset is outweighed by the benefits of bringing the site back into use. Redevelopment proposals should provide design which mitigates appropriately against the loss of the heritage asset in proportion to its significance at a national or local level.

Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum, through the relevant Historic Environment Record.

Conservation Areas

When development is proposed in, or adjacent to, a Conservation Area, proposals should accord with the existing (or draft) Conservation Area Character Appraisal and seek to enhance or better reveal the significance of the area. Development should not

adversely affect views into, within, or out of the Conservation Area.

Proposals for the demolition of a building or structure in a Conservation Area will only be permitted where it has been clearly demonstrated that:

i. It has no significance in itself or by association, and no value to the significance of the Conservation Area.

ii. Its demolition or replacement would benefit the character or appearance of the Conservation Area.

iii. Proposals include detailed and appropriate proposals for redevelopment, together with clear evidence redevelopment will proceed.

Proposals that affect shop fronts within a Conservation Area should have regard to the Council's Shop Front Design Guidance."

4.35 The Planning Obligations Supplementary Planning Document contains the following paragraphs:

"Wyre Forest District contains a variety of heritage assets including listed buildings, conservation areas, monuments, historic landscapes and archaeology. These assets, both designated and non-designated, all combine to provide a sense of place and help to make the area unique. The continued protection, conservation and enhancement of existing assets is seen as a key objective for the future development of the District.

The NPPF states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.'

Policy SAL.UP6:Safeguarding the Historic Environment of the Site Allocations and Policies Local Plan requires any development proposal to demonstrate how the heritage assets will be protected, conserved and, where appropriate, enhanced.

In order to secure the relevant 'heritage objective,' the types of planning obligations that may be used by the local authority in respect of the historic environment fall into three broad categories:

- To require the carrying out of specific operations or activities to a heritage asset*
- To require a sum or sums of money to be paid towards the cost of the carrying out specific operations or activities to an heritage asset*
- To restrict the development or use of the land until the identified 'heritage objective' has been met.*

Planning applications which are close to certain types of heritage asset or its setting (e.g. canals, publicly owned Listed or Locally Listed Buildings etc), or that directly impact upon or fall within a heritage asset may result in a developer being required to either carry out specific improvement works or to set aside a commuted sum of money.

The type of contributions or specific operations or activities likely to be required for the District's historic heritage are as follows (this list is not exhaustive but provides an indication of how planning obligations may be used):

- Contribution towards the repair, restoration or maintenance of a heritage asset.*
- Contribution towards improved signage to and from*

a heritage asset.

- *Contribution towards the provision of interpretation panels/ material illustrating the history of a heritage asset. Please note that where proposed development directly involves sites of historic or local interest (e.g. canal side development, or sites that contain Listed or Locally Listed Buildings) developers will be expected to make full use of this heritage asset as an information resource and as such, new development will be expected to be accompanied by relevant interpretation material of the historical and archaeological background of the heritage asset.*
- *Contribution towards environmental improvements of a heritage asset e.g. public realm improvement in a conservation area.*
- *Contribution towards better understanding, education and research of an archaeological site or resources that have not only wider community benefits but an identifiable relationship/ connection with the development concerned.*

Consultation with the landowner will be required for the above operations and activities.

Local Plan Policies with regards to the NPPF and the 1990 Act

4.36 With regard to Local Plan policies, paragraph 219 of NPPF states that:

"...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the close the policies in the plan to the policies in the Framework, the greater the weight that may be given)."⁴⁵

4.37 When reading the policies as a whole there is considered to be a provision for balancing harm against public benefits and therefore the policies are considered to be in line with the guidance within the NPPF.

⁴⁵ MHCLG, *NPPF*, p. 219.

5. The Historic Environment

5.1 This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.

5.2 Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers and HER 'monument' numbers have the prefix WSM.

5.3 A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-4 in Appendix 3.

Previous Archaeological Works

5.4 A previous desk-based assessment was produced by Pegasus Group for the land within the site in 2017 (WSM68373). As part of this assessment a geophysical survey was undertaken within the majority of the site in 2017 (WSM68391). Due to thick and tall vegetation present in the eastern end of the site it was not suitable for survey. No anomalies of probable archaeological origin were detected and the results primarily reflect agricultural land usage, modern activity and anomalies of a natural origin.

5.5 However, salvage excavations took place in the field immediately to the east in the 1950s during gravel extraction which recorded a prehistoric barrow, Iron Age activity and

Roman rural settlement (WSM34721; Figure 4). Further associated salvage excavations took place c. 500m and c. 700m south-east of the site which also recorded putative Romano-British farmsteads (WSM34723, WSM34724).

5.6 Excavations at Longmore Hill Farm c. 400m south of the site, associated with the Blackstone-Astley Aqueduct, recorded evidence of Neolithic/Bronze Age settlement (WSM34780).

5.7 A desk-based assessment and geophysical survey immediately to the south-west of the site recorded only a single curvilinear anomaly of possible archaeological origin (WSM47431, 45753, 55800). A subsequent evaluation was undertaken in 2019 (WSM72090) and strip map and sample in 2021 (WSM77604) of which the results are pending.

5.8 Archaeological trial trench evaluation at Redstone Lane immediately to the north-east of the site recorded only 19th-20th century detritus (WSM29099) associated with the former Chequers Farm.

5.9 The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

5.10 The solid geology of the site is mapped by the British Geological Survey as primarily comprising Wildmoor Sandstone Formation.

No superficial deposits are recorded within the site, although alluvial sand and gravel deposits are recorded c. 70m to the east by the BGS. However, gravel quarries identified on historic aerial photographs indicate that upper gravel terrace deposits are present immediately to the east of the site.

Archaeological Baseline

Prehistoric (pre-43 AD) and Romano-British (AD 43 - 410)

- 5.11 Geological areas with potential to contain Palaeolithic artefacts have been mapped within the study area by the WHER (Figure 2). The site is not located within a mapped area of Palaeolithic potential.
- 5.12 A number of cropmarks indicative of possible prehistoric and Roman activity have been recorded within the site on historic aerial photographs (Plate 2). These features are illustrated approximately on Figure 4, although it should be noted that the representations of the archaeological features on this plan are based on oblique aerial photographs and should be considered as approximate only. A cropmark enclosure is visible on aerial photographs in the northern part of the site (WSM08070) which appears to represent a Romano-British farmstead including a long but narrow rectangular building, possibly a barn. The HER record describes two possible buildings within the enclosure, although only the rectangular structure is clearly visible, which is c. 30m long and c. 9m wide. A number of more ambiguous cropmarks are located to the south of the building, within the site, one of which may be the second structure referred to by

the WHER. Although the enclosure is partially located within the site, this large rectangular building appears to have been largely located outside the site, and has been built over by 20th-century residential development. However, it is possible that the southern terminus of the rectangular building extends within the site boundary.



Plate 2: 1959 Historic England Archives aerial photograph of cropmarks within the site

- 5.13 The geophysical survey within the site identified a weak linear trend which roughly correlates with the position of the cropmarks interpreted as a possible enclosure. These anomalies lack a distinct form a magnitude of response to confidently be interpreted as a potential archaeological feature and may instead have an agricultural origin.

- 5.14 Cropmarks identified from a Cambridge University Collection of Aerial Photography (CUCAP) image (not available for consultation) are recorded within the southern extent of the site and described by the WHER as a “clear double ditch line on different alignment to current fields” along with “other less definite features.” A photograph held by the WHER, which could not be copied, appeared to show a possible section of track (approximately transcribed onto Figure 4) along with vague linear features, possibly boundary ditches, which may or may not have been associated with the trackway. The date of this trackway is unknown, although it could potentially be of Iron Age or Roman origin – it is suggested as the latter by the WHER (WSM15928).
- 5.15 Excavations at Longmore Hill Farm c. 400m south of the site associated with the Blackstone-Astley Aqueduct recorded evidence of Neolithic/Bronze Age settlement (WSM34780) in the form of a pit, Beaker pottery and flint artefacts. The settlement appears to have been located adjacent to the natural pool at Longmore Hill Farm (taking its name from ‘mere’ meaning ‘pool’). A palaeochannel may have once flowed northward from this pool, along the bottom of the hillslope on which the site is located, although it has now been variously diverted, canalised and culverted in places.
- 5.16 An extant substantial bivallate enclosure, of putative Iron Age date, is recorded c. 660m south of the site, on a hillcrest to the south-east of Longmore Hill Farm (WSM68282).
- 5.17 Excavations took place c. 40m east of the site in the 1950s, to salvage archaeological information in advance of gravel quarrying (WSM34721, WSM08071, WSM08072; Figure 4). The excavations were initiated as a ring ditch and enclosure had been identified as cropmarks on an aerial photograph. These excavations identified a barrow, an Iron Age pit and hearth (possibly an industrial feature/kiln), and four Romano-British settlement enclosures, along with a well and roundhouse. This settlement appears to have been largely separated from the site by a hill and what in recent centuries has comprised an area of lower-lying boggy ground (now woodland). The artefactual evidence indicated occupation of the site from the Iron Age and throughout the Roman period. A north-west/south-east aligned trackway was identified between the enclosures and respecting the barrow, following a ridge parallel to the modern Bridleway to the west (which passes through the site). Two further rapid excavations took place in advance of associated gravel quarrying c. 500m and c. 700m south-east of the site which recorded putative Romano-British farmsteads (WSM34723, WAS34724). Cropmarks of possible enclosures have also been recorded c. 690m south-east of the site (WSM06070).
- 5.18 Excavations associated with the Blackstone-Astley Aqueduct c. 630m north-west of the site (WSM01136) recorded six phases of Romano-British activity and a possible aisled barn.
- 5.19 In summary, the study area (particularly the north-eastern half on or near the river gravel terraces) appears to have been densely-settled in the prehistoric and Romano-British periods.

These areas of settlement appear to have extended into the site in the form of part of a probable Romano-British farmstead enclosure (visible as cropmarks) containing one or more buildings (WSM08070). A large rectangular building, clearly visible as a cropmark, appears to have been located immediately beyond the site boundary, although it is possible that the southern terminus of the building is located beneath the site boundary. The geophysical survey within the site identified anomalies which correspond with the cropmarks within the site, although these lack a distinct form and magnitude of response to confidently be interpreted as an archaeological feature. Instead, it is considered that these may be of an agricultural origin.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.20 The site was located within the medieval parish of Astley, which covered quite a large area; the main area of settlement was located in the uplands between c. 1.3km and 2.3km south-west of the site. The Grade I Listed Church of St. Peter (1082676), constructed in the 12th century, is located c. 2.3km south-west of the site, adjacent to the former site of a priory.
- 5.21 At Redstone Rock c. 680m north-east of the site, a medieval hermitage was established in rock-cut caves in the face of a sandstone cliff overlooking the River Severn (WSM02384). East of the Severn, the historic routeway of Watery Lane appears to have led to ferry a crossing (WSM32712) near Redstone Rock. This route likely continued west of the river on the alignment of

the existing Redstone Lane (which also formed the northern boundary of the parish) passing 50m-70m north of the site, to the crossroads with the medieval road to Worcester in the vicinity of the existing Astley Cross.

- 5.22 Further medieval activity is recorded at the northern edge of the study area in the form of ridge and furrow or watermeadow earthworks (WSM09072) and the nearby 16th-century Walshes Farm (WSM61611). Little Larford Farm, c. 1km east of the site, was also established in the 16th century (WSM61709).
- 5.23 In contrast to earlier periods, known early medieval and medieval activity within the study area is scarce, and largely confined to the north-eastern edge in the vicinity of the River Severn. The area of site was likely in use as common land in the early medieval or medieval period, and no substantial medieval settlement is recorded in the vicinity. The geophysical survey did not identify any anomalies indicative of medieval activity and the site is unlikely to contain medieval below-ground archaeological remains.

Post-medieval (1540 – 1800) and Modern (1801 – present)

- 5.24 The settlement pattern of the study area changed in the post-medieval period, with numerous isolated farmsteads and the occasional country house being established from at least the 16th century onwards. The common land was gradually encroached upon and enclosed as farmland as the period progressed. The B4196 adjacent to the site was designated a turnpike road, indicating its importance as a transport route.

- 5.25 The Grade II Listed *Longmore Hill Farmhouse* (1155902) was constructed c. 650m south of the site in the 17th century. A large number of farms were established in the area in the 19th century including the former *Chequers Farm* immediately to the north-east of the site (WSM61615) and *Peacock Farm* c. 240m south-west of the site (WSM61706). Other farms established in the 19th century include *New Barns Farm* (WSM61624) c. 400m to the west of the site, and *Redstone Farm* c. 630m to the north-east (WSM61610).
- 5.26 The first map to record the site in detail is the 1813 enclosure plan (Plate 3). The site is depicted as comprising a number of fields of newly enclosed former common land, in the ownership of various different individuals. The north-eastern part of the site is not shown in detail but is labelled as 'The Bogs.' A small house is depicted on the edge of the recorded area (A).

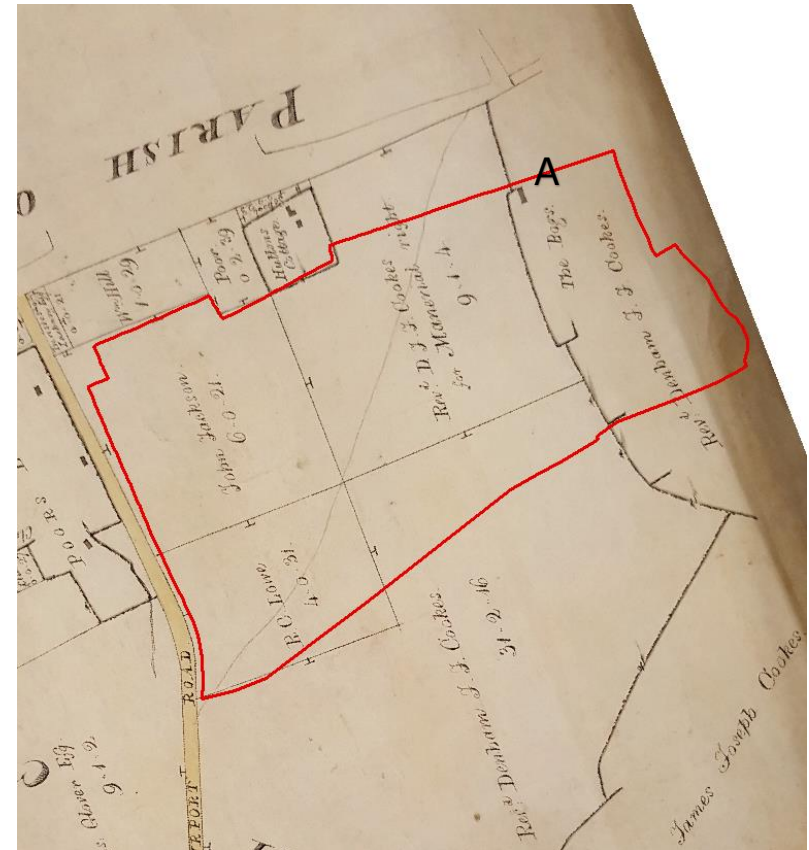


Plate 3: Plan of the allotments, made on the waste lands, in the parish of Astley

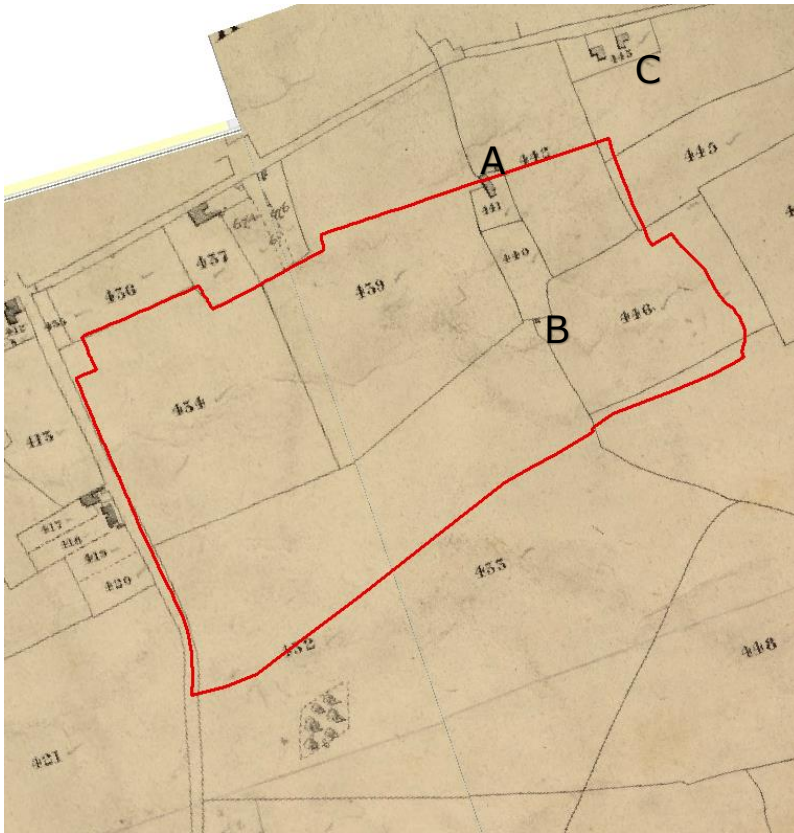


Plate 4: 1840 Astley Tithe Map

5.27 The 1840 Tithe Map of Astley (Plate 4) records the entire site. A house and barn are recorded in the north-eastern part of the site (**A**), with a further small outbuilding to the south (**B**). Chequers Farm is depicted to the north-east of the site (**C**). The two largest fields within the site are named as “Common Piece,” confirming their former use as common land.

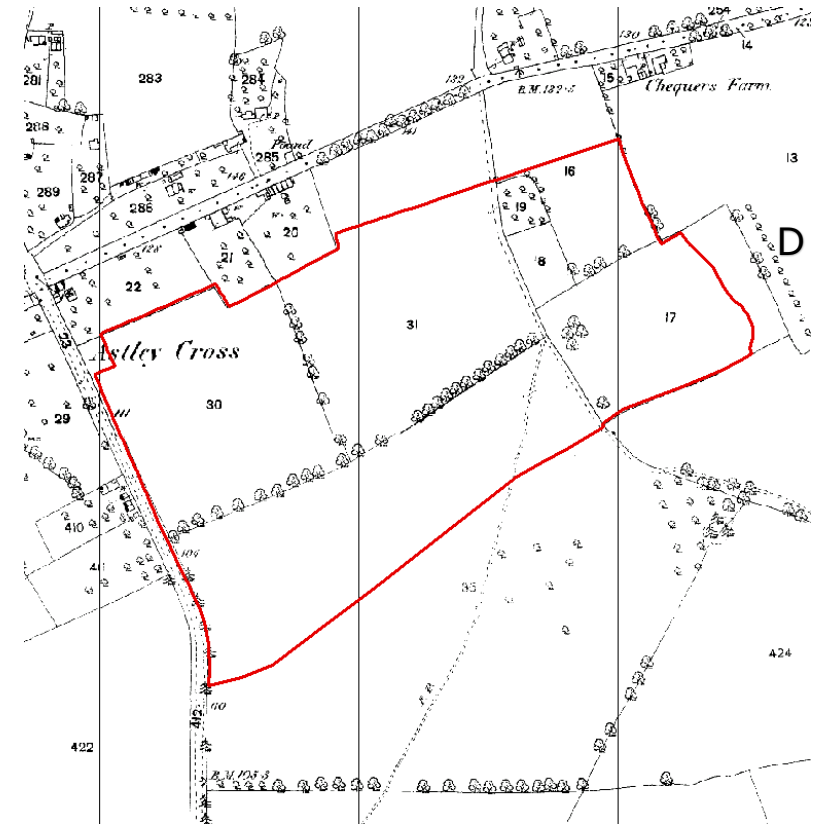


Plate 5: 1884 Ordnance Survey Map

5.28 The house and agricultural buildings within the site had been demolished by the time of the 1884 OS map (Plate 5), which does not depict any structures within the site, although the PRow and bridleway are recorded. However, a double-line of trees is visible to the east on the probable alignment of the prehistoric/Roman trackway identified during excavations in the 1950s (**D**).

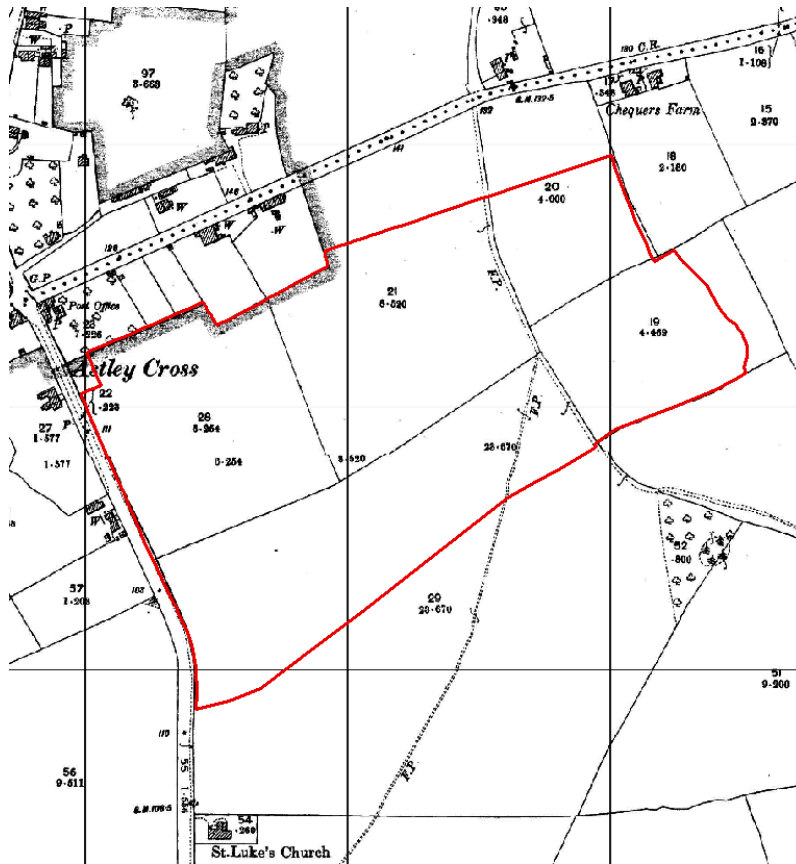


Plate 6: 1903 Ordnance Survey Map

5.29 St. Luke's Church was constructed c. 135m to the south of the site in 1900, and is depicted on the 1903 Ordnance Survey map (Plate 6), although it had been demolished by 1974 (Plate 7). Within the site itself, the smaller plots of land in the north-eastern part of the site had been amalgamated into a larger field by 1903.

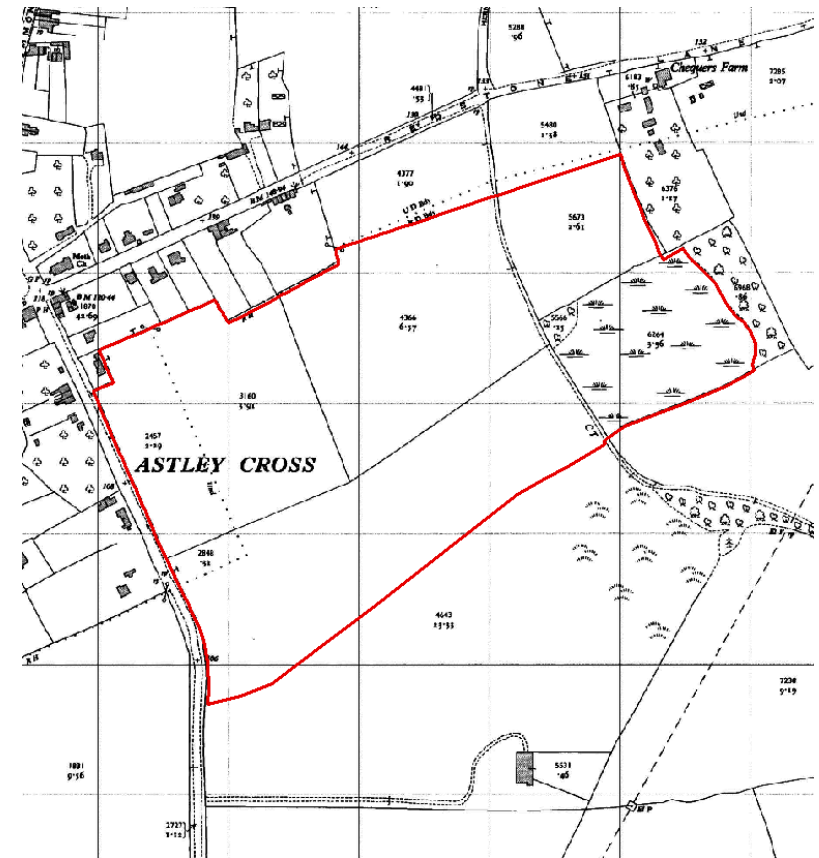


Plate 7: 1954-74 Ordnance Survey Map

5.30 The 1954-74 Ordnance Survey map (Plate 7) records that north-eastern field of the site had reverted to boggy waste ground. This field has since developed into an area of woodland.

5.31 In summary, the north-eastern part of the site may contain below-ground remains of a house, barn and outbuilding, first recorded in 1813. Such below-ground remains are considered to

comprise non-designated heritage assets. This area was not suitable for survey at the time of the geophysical survey.

Undated

- 5.32 A substantial earthwork bank forms part of the tree-lined boundary between the north-western fields of site, which follows an undulating ridgeline (Figure 4, Plates 8-10). This feature is uncharacteristic of the thin hedgerows of parliamentary enclosure, and may represent a remnant of an earlier landscape feature. It may therefore comprise a non-designated heritage asset.



Plate 8: Close-up of earthwork bank, looking south-west



Plate 9: Earthwork bank, looking north-east



Plate 10: Earthwork bank, looking south-east

Historic Land Characterisation (HLC)

- 5.33 The historic landscape of the site (Figure 3) is largely recorded as “encroachment enclosure,” reflecting the conversion of the

common land of the site to private enclosures. The two north-eastern fields of site, now waste ground and woodland, are recorded as “field reorganization.” The 19th and 20th-century landscape of the site is considered to be of low heritage significance.

Statement of Archaeological Potential and Significance

- 5.34 In summary, the study area (particularly the north-eastern half on or near the river gravel terraces) appears to have been densely-settled in the prehistoric and Romano-British periods. A large rectangular building, clearly visible as a cropmark, appears to have been located immediately beyond the site boundary, although it is possible that the southern terminus of the building is located beneath the site boundary. The geophysical survey within the site identified anomalies which correspond with the putative cropmarks thought to have been potentially associated with the structure, within the site. However, these lack a distinct form and sufficient magnitude of response to confidently be interpreted as an archaeological feature. Instead, it is considered that these features may be of an agricultural origin.
- 5.35 In contrast to earlier periods, known early medieval and medieval activity within the study area is scarce, and largely confined to the north-eastern edge in the vicinity of the River Severn. The area of site was likely in use as common land in the early medieval or medieval period, and no substantial medieval settlement is recorded in the vicinity. The geophysical survey did not identify any anomalies indicative of medieval activity and

the site is unlikely to contain medieval below-ground archaeological remains.

- 5.36 The settlement pattern of the study area changed in the post-medieval period, with numerous isolated farmsteads and the occasional country house being established from at least the 16th century onwards. The common land, including the site, was gradually encroached upon and enclosed as farmland as the period progressed. The north-eastern part of the site may contain below-ground remains of a house, barn and outbuilding first recorded in 1813. Such below-ground remains are considered to comprise non-designated heritage assets.
- 5.37 The site contains an undated earthwork bank which forms part of the boundary between the two north-western fields. This feature potentially comprises a non-designated heritage asset, at most.

Designated Heritage Assets

- 5.38 No designated heritage assets are located within the site.
- 5.39 The closest designated heritage assets are the 17th-century Grade II Listed *Longmore Hill Farmhouse* and 19th-century *Stable, Dovecote and Cowhouse East of Longmore Hill Farmhouse* (1155902 and 1349462) located c. 650m south of the site.
- 5.40 Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

6. Setting Assessment

6.1 Step 1 of the methodology recommended by the Historic England guidance GPA 3 (see Methodology above) is to identify which heritage assets might be affected by a proposed development.

6.2 Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.

6.3 Consideration was made as to whether any of the heritage assets present within or beyond the study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.

Step 1

6.4 Assets in the vicinity identified for further assessment on the basis of distance and potential visibility comprise:

- The Grade II Listed Longmore Hill Farmhouse c. 620m south of the site (1155902);
- The Grade II Listed Stable, Dovecote and Cowhouse East of Longmore Hill Farmhouse c. 610m south of the site (1349462); and
- The Grade II Listed Tudor Rose Cottage c. 990m north-west of the site (1082713).

6.5 A review of designated heritage assets within and beyond the study area identified three assets which were considered to be potentially sensitive to adverse impacts resulting from the development of the site. These assets comprise:

- The Grade II Listed Astley War Memorial c. 830m south-west of the site (1461628);
- The Grade II* Listed Pool House c. 1.2km south-west of the site (1082676);
- The Grade II Listed The Red House c. 1.1km west of the site (1082687); and
- The Grade II Listed Oakhampton c. 1.2km south-west of the site (1155896).

6.6 Following field visits, the War Memorial and the three selected designated heritage assets beyond the study area were not considered to be sensitive to development within the site, as due to the screening effect of topography, built form, dense vegetation or lack of historical or functional association, the site does not form a part of their setting.

Step 2

Grade II Listed Buildings at Longmore Hill Farm

6.7 The Grade II Listed Longmore Hill Farmhouse (1155902) and Stable, Dovecote and Cowhouse East of Longmore Hill Farmhouse (1349462) are located c. 620m and c. 610m south

of the site, respectively. The farmhouse comprises a 17th-century timber-framed single storey building, with attic gables and a central brick chimney stack and tiled roof. The building has a strong south-facing aspect and is sited close to the road to the south. The stable, dovecote and cowhouse comprise a 19th-century range forming the eastern boundary of the farmyard, constructed of red sandstone ashlar with tiled roofs. The dovecote is located centrally to the cowhouse and stable, and comprises two storeys with a hipped roof and dormer windows. The buildings primarily derive their significance from the architectural and historic interest of their built fabric, which has aesthetic, historical and evidential values as a post-medieval farmhouse and farmyard buildings.

- 6.8 However, the buildings also derive some significance from their setting. The most important element of their setting is the farm complex of which they are part, the buildings together have group value which contributes to their historic interest and aesthetic value. The buildings also derive historic interest and aesthetic value from their surviving historic setting, primarily the surrounding gardens and grounds. The farmhouse and the Listed buildings of the farm complex also derive historic interest and aesthetic value from the surrounding agricultural land, particularly that which with which they are functionally and historically associated, which contributes to their historical illustrative value as farm buildings.
- 6.9 The farm buildings also derive significance from the natural pond to the north-west, from which the name of the farm (Longmore

meaning “long mere (pool)”) is derived. The pond therefore contributes to the historical illustrative value of the buildings of Longmore Hill Farm.

- 6.10 The site is screened from the Listed buildings by the intervening topography (Plate 11). The site formerly comprised common land which would not have been associated with a farmstead, and the Tithe Apportionment of 1840 indicates that the site formed part of a separately tenanted landholding from the farm (although they were both owned by the same individual, Maria Henriette Cookes, she owned a great deal of land belonging to more than one farm within the parish). The site does not therefore contribute to the significance of the Listed buildings at Longmore Hill Farm, and the proposed development will not harm the significance of these buildings.



Plate 11: View to Longmore Hill Farm from western field of site, looking south-east

Tudor Rose Cottage

- 6.11 Tudor Rose Cottage is located on a hill c. 990m north-west of the site (1082713). It comprises a small timber-framed 17th-century house. It is located to the north-west of the A451, set back from the road within the grounds of a nursery. Topographically, it is located beyond the break of slope of the hill on land which is gently sloping to the north-west. The building primarily derives its significance from the historic and architectural interest and evidential value of its physical fabric.
- 6.12 The building also derives some significance from its setting, although its surroundings have been greatly altered in modern times. The surrounding agricultural and nursery buildings and modern yard do not contribute to its significance. It primarily derives significance from its siting near the road (although it does not have a strong visual or spatial relationship with it) and the nearby village of Dunley, the hinterland of which it is located

in. These historical associations contribute to its historical illustrative value as a rural dwelling outlying the town. The surrounding agricultural land also contributes to its significance for this reason.

- 6.13 Glimpsed long-distance views of the lower-lying landscape to the south-east may be possible from the building during the winter, when the screening effect of vegetation is reduced. The site may be visible as one element within these extensive and distant chance landscape views, which the building does not appear to have been sited to take advantage of. The site itself does not contribute to the significance of the asset, and the proposed development, which would form a minor extension of the existing urban form at Areley Common, would not adversely alter the setting of or harm the significance of the asset.

7. Conclusions

Archaeological Significance and Potential

- 7.1 In summary, the study area (particularly the north-eastern half on or near the river gravel terraces) appears to have been densely-settled in the prehistoric and Romano-British periods. A large rectangular building, clearly visible as a cropmark, appears to have been located immediately beyond the site boundary, although it is possible that the southern terminus of the building is located beneath the site boundary. The geophysical survey within the site identified anomalies which correspond with the putative cropmarks thought to have been potentially associated with the structure, within the site. However, these lack a distinct form and sufficient magnitude of response to confidently be interpreted as an archaeological feature. Instead, it is considered that these features may be of an agricultural origin.
- 7.2 In contrast to earlier periods, known early medieval and medieval activity within the study area is scarce, and largely confined to the north-eastern edge in the vicinity of the River Severn. The area of site was likely in use as common land in the early medieval or medieval period, and no substantial medieval settlement is recorded in the vicinity. The geophysical survey did not identify any anomalies indicative of medieval activity and the site is unlikely to contain medieval below-ground archaeological remains.

- 7.3 The settlement pattern of the study area changed in the post-medieval period, with numerous isolated farmsteads and the occasional country house being established from at least the 16th century onwards. The common land, including the site, was gradually encroached upon and enclosed as farmland as the period progressed. The north-eastern part of the site may contain below-ground remains of a house, barn and outbuilding first recorded in 1813. Such below-ground remains are considered to comprise non-designated heritage assets.
- 7.4 The site contains an undated earthwork bank which forms part of the boundary between the two north-western fields. This feature potentially comprises a non-designated heritage asset, at most.
- 7.5 In summary, geophysical survey has suggested that cropmarks within the site may be of agricultural origin rather than being associated with Romano-British activity.

Archaeological Impacts

- 7.6 The proposed development may have a limited impact upon the earthwork bank in the north-western part of the site, as a recreational route will be established across it, which may involve levelling or excavating into part of the feature.

7.7 Impact on archaeology was not mentioned in the reason for refusal for the previously-proposed development, and these matters could be adequately addressed through a condition appended to any permission granted.

Setting Assessment

7.8 The setting assessment considered the potential impact of the proposed development on the designated heritage assets within

and beyond the study area, as a result of change within their setting. This assessment has concluded that the site does not contribute to the significance of any designated heritage assets as part of their setting, and that the proposed development will not result in harm to the significance of any designated heritage assets.

Sources

Legislation and Policy Guidance

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Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

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Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

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UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

UK Public General Acts, *Planning and Compulsory Purchase Act 2004*.

Court and Appeal Decisions

Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697.

Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin).

R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137.

Jones v Mordue [2015] EWCA Civ 1243.

Cartographic Sources

1813 Astley Enclosure Map

1840 Astley Tithe Map

1884 First Edition Ordnance Survey Map

1902-03 Second Edition Ordnance Survey Map

1927 Third Edition Ordnance Survey Map

1954-55 Ordnance Survey Map

1954-73 Ordnance Survey Map

1973 Ordnance Survey Map

1975-94 Ordnance Survey Map

Aerial Photography References

1959 SWR15943

1959 SWR23621

Appendix 1: Gazetteer of Heritage Data

Heritage Data

HER Event Data

Ref	Record Type	Name
WSM34408	EVT	Salvage Excavation in 1992 in Northern Part of Field West of Dunley Road, Astley
WSM34721	EVT	Excavations in 1956-58, Larford Farm, Astley
WSM34723	EVT	Excavation in 1958, Romano-British Site, Astley and Dunley
WSM34724	EVT	Excavation in 1958, Of A Probable Romano-British Settlement, Astley and Dunley
WSM34780	EVT	Salvage Excavation in 1991, in Field West of Longmore Hill Farm, Astley
WSM20800	EVT	Rapid Survey in 1994, Astley to Worcester Aqueduct, Astley and Dunley
WSM20801	EVT	Rapid Survey in 1994, Astley to Worcester Aqueduct, Astley and Dunley
WSM20802	EVT	Rapid Survey in 1994, Astley to Worcester Aqueduct, Astley and Dunley
WSM30039	EVT	Archaeological Evaluation in 1999, Little Heath Cottage, Astley
WSM35968	EVT	Watching Brief in 2006, Land South of Redacre House, Astley and Dunley
WSM36161	EVT	Rapid Survey in 1994, Astley to Worcester Aqueduct, Astley and Dunley
WSM38568	EVT	Watching Brief in 2008, 25 Church Walk, Areley Kings
WSM40808	EVT	Watching Brief in 2009, Longmore Hill Farm, Astley
WSM33541	EVS	Building Recording in 2004 at Larford Farm, Astley and Dunley
WSM02217	EVP	Unstratified find of flint axe/pick in 1974 at 2 Ridleys Cross, Astley
WSM11094	EVP	Unstratified Finds in 1991 Following Top Soil Stripping at Astey Waterworks
WSM32579	EVP	Unstratified Finds in 2003, The Orchard, Astley
WSM32580	EVP	Unstratified Finds in 2003, Road Piece, Astley
WSM32581	EVP	Unstratified Finds in 2003, in Field called The Field, Astley
WSM32583	EVP	Surface Finds of Post-Medieval Pottery Sherds from Fields in Astley
WSM11847	EVT	Analysis of Invertebrates in 1996, Marina Construction, Stourport
WSM11085	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct, Stourport
WSM11086	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct, Stourport
WSM11087	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct, Stourport
WSM11088	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct, Astley and Dunley

WSM11089	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct, Stourport
WSM11090	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct, Astley and Dunley
WSM11092	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct, Astley and Dunley
WSM32743	EVP	Survey of the Fisheries of the Worcestershire Severn
WSM55800	EVS	Geophysical survey report at Astley Cross, Stourport-on-Severn
WSM68391	EVS	Geophysical Survey in 2017 on land at Astley Cross, Stourport-on-Severn
WSM69171	DBA	Desk Based Assessment at Dunley Road, Areley Kings
WSM29099	EVT	Evaluation in 1997 at Redstone Lane, Stourport-on-Severn
WSM29696	EVT	Salvage Recording in 1995, Astley Pumping Station, Astley
WSM29962	EVT	Salvage Recording in 1991, Blackstone to Astley Aqueduct
WSM30019	EVT	Salvage Recording in 1994, Astley to Worcester Aqueduct, Astley and Dunley
WSM69535	EVS	Ongoing work: Historic Building Recording at The Areley Centre, Abberley Avenue, Stourport-on-Severn
WSM70431	DBA	Desk-based Assessment of land at Pearl Lane, Stourport
WSM71201	EVS	Geophysical Survey in 2018 on Land at New Barns Farm, Pearl Lane, Stourport
WSM71496	EVT	Historic Building Recording at Squirrel Inn, 61 Areley Common, Stourport-Upon-Severn
WSM72090	EVT	Ongoing Work: Evaluation at Pearl Lane, Astley Cross, Stourport-on-Severn
WSM72794	EVT	Evaluation in 2019 at New Barns Farm, Pearl Lane, Stourport on Severn
WSM72828	EVP	Evaluation in 2020 at land off Dunley Road, Stourport
WSM77446	EVT	Ongoing Work: Evaluation at Pine Lodge, Dunley, Stourport on Severn
WSM77569	EVT	Ongoing Work: Excavation at Pearl Lane, Stourport
WSM68373	DBA	Desk Based Assessment, Astley Cross, Astley and Dunley and Stourport on Severn
WSM47431	DBA	Desk based assessment at Astley Cross, Astley
WSM45753	EVP	Desk Based Assessment in 2010, Land at Astley Cross, Stourport
WSM77604	EVT	Ongoing Work: Strip, Map and Sample Excavation at Pearl Lane, Astley Cross, Stourport on Severn

HER Monument Data

PrefRef	Record Type	Name	MonType	Period
WSM02384	MON	Redstone Rock Dwellings, north of Larford Farm, Astley and Dunley	HERMITAGE (RELIGIOUS); ROCK CUT CHAMBER; ROCK CUT DWELLING; SITE	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM05438	BLD	Longmorehill Farm, Astley	FARMHOUSE; TIMBER FRAMED BUILDING	17TH CENTURY AD to 21ST CENTURY AD

WSM15041	BLD	Areley King's Methodist Church, Areley Common, Astley cross.	CHURCH	POST MEDIEVAL
WSM23369	BLD	Stables, Longmore Hill Farmhouse, Astley	STABLE; DOVECOTE; Cowhouse	19TH CENTURY AD to 21ST CENTURY AD
WSM33626	BLD	Stables at Larford Farm, Astley and Dunley	STABLE; LOOSE BOX	POST MEDIEVAL to 21ST CENTURY AD
WSM34635	BLD	Kings Arms Public House, Red House Lane, Stourport on Severn	PUBLIC HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM34864	BLD	The Astley Cross Inn, Cross Roads, Astley Cross, Stourport on Severn	PUBLIC HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM37446	BLD	Icehouse, 25 Church Walk, Stourport on Severn	ICEHOUSE	18TH CENTURY AD to 19TH CENTURY AD
WSM05436	MON	St Luke's Church (Site), Astley	CHURCH	POST MEDIEVAL
WSM30337	PAR	General Parish Information, Stourport on Severn	TOWN; BRICKWORKS; FISH WEIR	POST MEDIEVAL to 20TH CENTURY AD
WSM40480	PAR	Unlocated Finds from the Parish of Stourport		Unknown
WSM41588	PAR	General Information for the Parish of Astley and Dunley	EVENT	POST MEDIEVAL
WSM42346	PAR	Unstratified and Unlocated Finds for the parish of Astley and Dunley	FINDSPOT	POST MEDIEVAL
WSM32021	MON	Field Name of Upper Broadway, Astley	ROAD	POST MEDIEVAL
WSM08070	MON	Enclosure and Buildings, Astley Cross	BUILDING; ENCLOSURE	ROMAN
WSM08071	MON	Romano British Farmstead, Larford, Astley	ENCLOSURE; HUT; WELL	ROMAN
WSM08072	MON	Iron Age Occupation, Larford, Astley	OCCUPATION SITE	IRON AGE
WSM08073	MON	Round Barrow, Larford, Astley	ROUND BARROW	EARLY BRONZE AGE to EARLY IRON AGE
WSM08074	MON	Ring ditch, between Larford & Astley Cross	RING DITCH	Unknown
WSM06070	MON	Possible enclosures, north west of Seedgreen House, Astley	ENCLOSURE	Unknown
WSM09072	MON	Ridge and Furrow, West of Walshes Farm, Stourport	RIDGE AND FURROW; WATER MEADOW	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM46165	BLD	Tudor Rose Cottage, Dunley Road, Dunley	TIMBER FRAMED HOUSE	17TH CENTURY AD to 21ST CENTURY AD
WSM36442	MON	Flame Fougasse, Areley Common Road	FLAME DEVICE	World War Two
WSM36458	MON	Road Block, A451/B4194, Areley Kings, Stourport	ROADBLOCK	World War Two
WSM21078	MON	Road Block, Areley Common, Stourport	ROADBLOCK	World War Two

WSM48143	BLD	St Bartholomew's Church Of England Primary School	SCHOOL; PLAQUE; WAR MEMORIAL	MODERN
WSM48185	BLD	Milestone, Pearl Lane, Astley	MILESTONE	17TH CENTURY AD to 19TH CENTURY AD
WSM49068	MON	Osier Bed, Sandhampton, Astley and Dunley	OSIER BED	POST MEDIEVAL
WSM10850	MON	Cropmarks, West of Seed Green House, Astley	UNASSIGNED	Unknown
WSM11093	MON	Late Neolithic to Bronze Age Occupation Site, west of Longmore Hill Farm, Astley	OCCUPATION SITE	LATE NEOLITHIC to EARLY BRONZE AGE
WSM12810	MON	Areley Court (Site of), Stourport	HOUSE	POST MEDIEVAL
WSM12846	MON	Redstone Rock Ferry and Ford, Stourport	LANDING STAGE; FORD	POST MEDIEVAL
WSM56797	MON	Pond, Walshes Farm, Stourport on Severn	POND	POST MEDIEVAL
WSM56804	MON	Osier Bed, South West of Stourport Marina, Astley and Dunley	OSIER BED	Unknown
WSM56839	MON	Pond, South Redstone Nature Reserve, Stourport on Severn	POND	POST MEDIEVAL to 21ST CENTURY AD
WSM56840	MON	Pond, Severn Side Park House, Stourport on Severn	POND	POST MEDIEVAL
WSM56841	MON	Osier Bed, North West of Redstone Rock, Stourport on Severn	OSIER BED	POST MEDIEVAL
WSM56842	MON	Marsh, North of Redstone Rock, Astley and Dunley	MARSH	POST MEDIEVAL
WSM56843	MON	Marsh, North of Redstone Rock, Astley and Dunley	MARSH	POST MEDIEVAL
WSM51454	MON	Site of Outfarm south of Walshes Farm, Stourport	OUTFARM	19TH CENTURY AD to Unknown
WSM15928	MON	Cropmarks, SE of Astley Cross	TRACKWAY	Unknown
WSM53960	MON	Site of Redstone Farm, Stourport	FARMSTEAD	19TH CENTURY AD to Unknown
WSM53965	MON	Site of Chequers Farm, Stourport	FARMSTEAD	19TH CENTURY AD to Unknown
WSM54055	BLD	Long Moor Hill Farm (Longmorehill Farm), Astley and Dunley	FARMSTEAD	17TH CENTURY AD to 21ST CENTURY AD
WSM54058	BLD	Larford Farm Barns (Larford Farm), Astley and Dunley	FARMSTEAD	16TH CENTURY AD to 21ST CENTURY AD
WSM54059	MON	Site of Little Larford Farm, Astley and Dunley	FARMSTEAD	19TH CENTURY AD to Unknown

WSM01136	MON	Site of Roman Building, Dunley Road, Areley Kings, Stourport	BUILDING	ROMAN 1ST CENTURY AD to ROMAN 5TH CENTURY AD
WSM59104	LND	Site of Outfarm south of Walshes Farm, Stourport	OUTFARM	19TH CENTURY AD to Unknown
WSM61610	LND	Site of Redstone Farm, Stourport	FARMSTEAD	19TH CENTURY AD to Unknown
WSM61611	LND	Old Beams Public House and Walshes Farm (Walshes Farm), Stourport	FARMSTEAD	16TH CENTURY AD to 21ST CENTURY AD
WSM61615	LND	Site of Chequers Farm, Stourport	FARMSTEAD	19TH CENTURY AD to Unknown
WSM61705	LND	Long Moor Hill Farm (Longmorehill Farm), Astley and Dunley	FARMSTEAD	17TH CENTURY AD to 21ST CENTURY AD
WSM61708	LND	Larford Farm Barns (Larford Farm), Astley and Dunley	FARMSTEAD	16TH CENTURY AD to 21ST CENTURY AD
WSM61709	LND	Site of Little Larford Farm, Astley and Dunley	FARMSTEAD	19TH CENTURY AD to Unknown
WSM62378	LND	Sandhampton House, Astley and Dunley	FARMSTEAD	19TH CENTURY AD to 21ST CENTURY AD
WSM56937	RIG	Area of Palaeolithic Potential, Holt Heath Sand and Gravel Member	ENVIRONMENTAL DEPOSIT	Marine Isotope Stage 05d to Marine Isotope Stage 02
WSM56943	RIG	Area of Palaeolithic Potential, Power House Terrace Deposits	ENVIRONMENTAL DEPOSIT	Marine Isotope Stage 02 to 21ST CENTURY AD
WSM56950	RIG	Area of Palaeolithic Potential, Worcester Member	ENVIRONMENTAL DEPOSIT	Marine Isotope Stage 02
WSM23823	MON	The Cloth Horse Ford, Stourport on Severn	LANDING STAGE	18TH CENTURY AD
WSM23824	MON	Ferry, River Severn, Astley	FORD; LANDING STAGE	MEDIEVAL
WSM67666	MON	Site of Building, Southwest of Stourport Marina, Astley and Dunley	BUILDING	19TH CENTURY AD to 20TH CENTURY AD
WSM68076	MON	Stretch of former road, Areley Kings, Stourport	ROAD	LATE 11TH CENTURY AD to 17TH CENTURY AD
WSM68251	MON	Pond, North West of Longmore Farm, Astley and Dunley	POND	POST MEDIEVAL to 21ST CENTURY AD
WSM68282	MON	Enclosure east of Longmore Hill Farm, Astley and Dunley	ENCLOSURE; HILLFORT?	IRON AGE
WSM68340	RIG	Area of Palaeolithic Potential, Kidderminster Station Member	ENVIRONMENTAL DEPOSIT	Marine Isotope Stage 06

WSM26323	MON	Chequers Farm/Old Farm Inn (site of), Redstone Lane, Stourport-on-Severn	FARM; PUBLIC HOUSE	18TH CENTURY AD to 20TH CENTURY AD
WSM28897	PRK	Park at Areley Court, Stourport on Severn	PARK	18TH CENTURY AD to 19TH CENTURY AD
WSM29465	MON	Site of Victorian House, later Severn Manor Hotel, Areley Common, Stourport	HOUSE; AUXILIARY HOSPITAL; COUNTRY CLUB; PUBLIC HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM32711	MON	Historic Track - Sandy Lane, Hartlebury Common	TRACKWAY	18TH CENTURY AD to 19TH CENTURY AD
WSM32712	MON	Historic Track - Watery Lane, Hartlebury Common	TRACKWAY	15TH CENTURY AD to 21ST CENTURY AD
WSM34524	MON	Site of Pound, Astley Cross, Stourport	POUND; POUND	POST MEDIEVAL
WSM34604	MON	Site of Sand Pit, North-East of Windmill, Areley Kings, Stourport	SAND PIT	19TH CENTURY AD
WSM34610	MON	Site of Redstone Farmhouse, Farm Buildings and Farm Yard, Redstone, Stourport	FARM; PUBLIC HOUSE	18TH CENTURY AD to 20TH CENTURY AD
WSM06069	MON	Iron Age - Romano-British Occupation, Larford Farm, Astley	ENCLOSURE	EARLY IRON AGE to ROMAN 5TH CENTURY AD
WSM41243	MON	Pond, North of Stitch Coppice, Astley and Dunley	POND	18TH CENTURY AD to 21ST CENTURY AD
WSM61624	LND	New Barns Farm, Stourport	FARMSTEAD	19TH CENTURY AD to 21ST CENTURY AD
WSM53974	BLD	Converted farm buildings at New Barns Farm, Stourport	FARM BUILDING; HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM53974	BLD	Converted farm buildings at New Barns Farm, Stourport	FARM BUILDING; HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM70426	BLD	Farmhouse at New Barns Farm, Stourport	FARMHOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM70427	MON	Site of farm building at New Barns Farm, Stourport	FARM BUILDING	19TH CENTURY AD to 20TH CENTURY AD
WSM61706	LND	Peacock Farm, Astley and Dunley	FARMSTEAD	19TH CENTURY AD to 21ST CENTURY AD
WSM54056	BLD	Farmhouse at Peacock Farm, Astley and Dunley	FARMHOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM70429	BLD	Farm buildings at Peacock Farm, Astley and Dunley	FARM BUILDING	19TH CENTURY AD to 21ST CENTURY AD
WSM70430	MON	Site of farm buildings at Peacock Farm, Astley and Dunley	FARM BUILDING	19TH CENTURY AD to 21ST CENTURY AD

WSM70430	MON	Site of farm buildings at Peacock Farm, Astley and Dunley	FARM BUILDING	19TH CENTURY AD to 21ST CENTURY AD
WSM70434	BLD	9-13 Ivy Cottages, Kings Arms Lane, Areley Kings	TERRACE; HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM70435	BLD	2 Redhouse Lane, Areley Kings, Stourport on Severn	HOUSE	16TH CENTURY AD to 21ST CENTURY AD
WSM70436	BLD	63 (West View House) Areley Common, Areley Kings, Stourport on Severn	HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM70437	BLD	40-42 Areley Common, Areley Kings, Stourport on Severn	HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM34540	BLD	School House, Areley Centre & The Old School, Abberley Avenue, Areley Kings	SCHOOL	19TH CENTURY AD
WSM34540	BLD	School House, Areley Centre & The Old School, Abberley Avenue, Areley Kings	SCHOOL	19TH CENTURY AD
WSM34540	BLD	School House, Areley Centre & The Old School, Abberley Avenue, Areley Kings	SCHOOL	19TH CENTURY AD
WSM48146	BLD	War Memorial south of The Old Police House, Astley	OBELISK; CROSS; WAR MEMORIAL	MODERN
WSM71373	BLD	Shopping Parade at Queen's Road, Stourport on Severn	SHOPPING PARADE	20TH CENTURY AD to 21ST CENTURY AD
WSM71970	MON	Site of Parish Room, Ridley's Cross, Astley and Dunley	VILLAGE HALL	20TH CENTURY AD
WSM72239	LND	Defence of Britain defended locality, Dunley Road Junction, Areley Kings	DEFENDED LOCALITY	World War Two
WSM70432	BLD	2 Commonsides, Pearl Lane, Areley Kings	HOUSE	POST MEDIEVAL to 21ST CENTURY AD
WSM72812	MON	Roman field system, Dunley Road, Areley Kings, Stourport	FIELD SYSTEM	ROMAN 1ST CENTURY AD to ROMAN 5TH CENTURY AD
WSM73299	BLD	6 Areley Common, Stourport on Severn	VILLA	19TH CENTURY AD to 21ST CENTURY AD
WSM08127	BLD	The Round House, Areley Common, Stourport on Severn	WINDMILL; HOUSE	19TH CENTURY AD to 21ST CENTURY AD
WSM34533	BLD	Squirrel Inn, Areley Common, Stourport	PUBLIC HOUSE	POST MEDIEVAL to 21ST CENTURY AD
WSM73334	BLD	Cast Iron Post Box, Dunley Road, Stourport on Severn	POST BOX	19TH CENTURY AD to 20TH CENTURY AD

WSM73333	BLD	16 Dunley Road, Stourport on Severn	LODGE	19TH CENTURY AD to 21ST CENTURY AD
WSM73760	MON	Medieval pits and possible corn dryer east of Dunley Road, Stourport	PIT; CORN DRYING KILN?; FEATURE	LATE 11TH CENTURY AD to 19TH CENTURY AD
WSM77597	BLD	Mill Cottage, 1 Areley Common, Stourport On Severn	MILL HOUSE	18TH CENTURY AD to 21ST CENTURY AD

Appendix 2: Designation Descriptions

LONGMORE HILL FARMHOUSE

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1155902**

Date first listed: **27-Nov-1984**

Statutory Address 1: **LONGMORE HILL FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **LONGMORE HILL FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **Worcestershire**

District: **Malvern Hills (District Authority)**

Parish: **Astley and Dunley**

National Grid Reference: **SO 80514 68794**

Details

SO 86 NW ASTLEY CP LONGMORE HILL

4/60 Longmore Hill Farmhouse

-

GV II

Farmhouse. C17. Timber-framed, mainly painted brick and some lath and plaster infill, sandstone base to stack with brick shafts, tiled roof. Central stack, lobby entry with main range of 2 bays, end bay is gabled, slightly projecting wing to right of 2 bays. Single storey with attics in gables. C20 3-light wooden casements, one in each gable and one below flanking porch, later porch with C20 door and sidelights. West gable has two casements in attic and one 3-light casement on ground floor. Rear has later brick extension and outshut, central stack has 3 conjoined star-plan shafts. Framing: 3 panels high from sill to wall-plate with diagonal bracing from sill to corner posts, V-struts in gables, 2 collars with upper square panels in left bay gable, timber weathering at lintels and tie-beam of gables.

Listing NGR: SO8051468794

Legacy

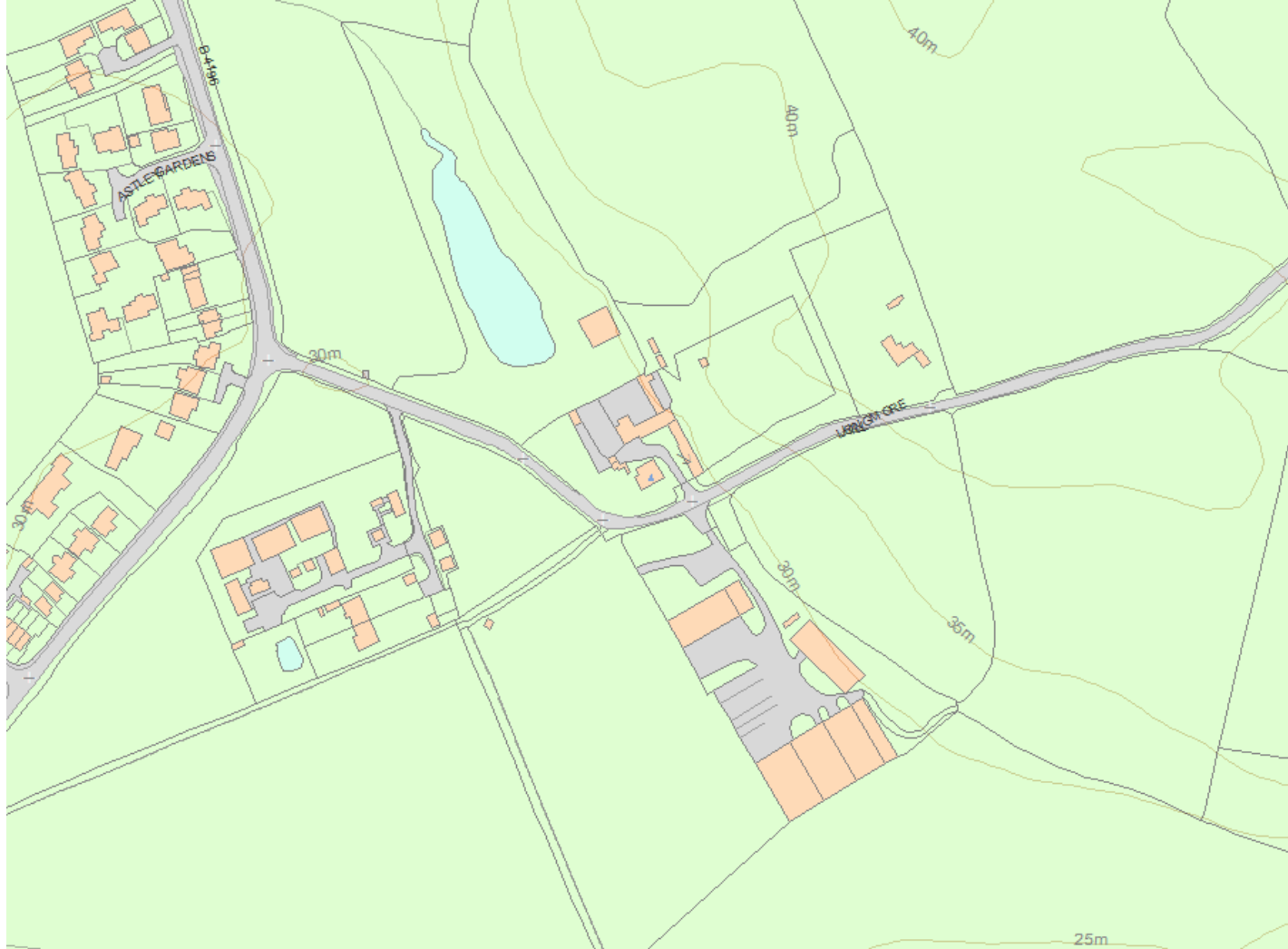
The contents of this record have been generated from a legacy data system.

Legacy System number: **152289**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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Longmore Hill Barn

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1349462**

Date first listed: **27-Nov-1984**

Statutory Address 1: **Longmore Hill Barn, Astley, Stourport On Severn, DY13 0SG**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **Longmore Hill Barn, Astley, Stourport On Severn, DY13 0SG**

The building or site itself may lie within the boundary of more than one authority.

County: **Worcestershire**

District: **Malvern Hills (District Authority)**

Parish: **Astley and Dunley**

National Grid Reference: **SO 80530 68810**

Details

This list entry was subject to a Minor Amendment on 09/09/2020

SO 86 NW 4/61

ASTLEY CP Longmore Hill Barn

(Formerly listed as Stable, dovecote and cowhouse east of Longmore Hill Farmhouse, LONGMORE HILL)

GV II Former stable, dovecote and cowhouse. Early C19. Coursed, dressed red sandstone, tiled roofs. Axial group forming eastern boundary of farm yard.

Stable: single storey, central entrance with one window either side; simple slightly cambered stone lintels, windows bear traces of former wooden frame with closely spaced mullions.

Dovecote: central to stable and cowhouse, two storeys, hipped roof with dormers one on each face containing traces of openings for entry; doorway above ground level to left; ground floor has one window and one doorway to right; cambered stone lintels throughout.

Cowhouse single storey with right entrance and two windows to left, cambered stone lintels throughout.

Listing NGR: SO8053068810

Legacy

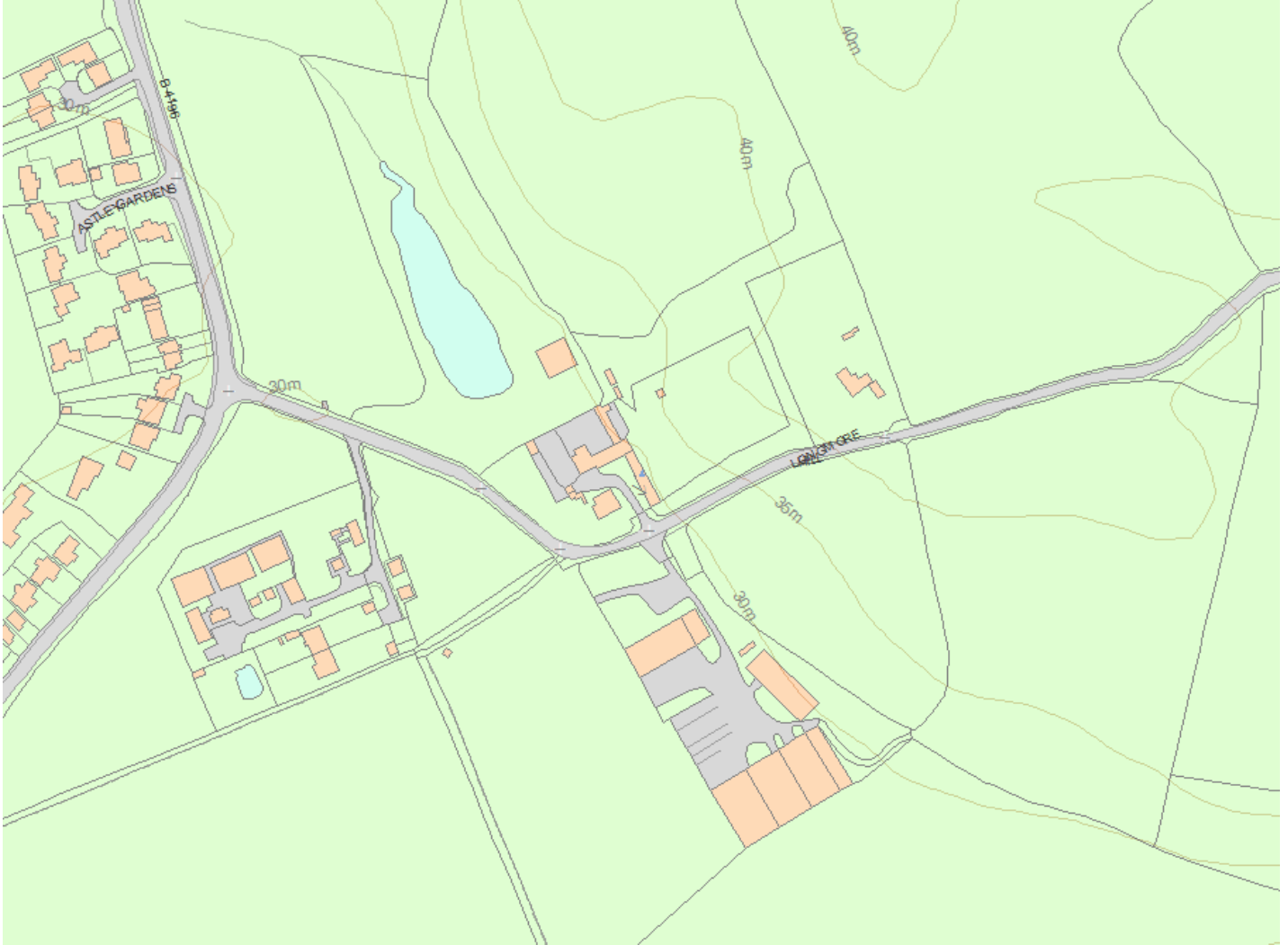
The contents of this record have been generated from a legacy data system.

Legacy System number: **152290**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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TUDOR ROSE COTTAGE

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1082713**

Date first listed: **27-Nov-1984**

Statutory Address 1: **TUDOR ROSE COTTAGE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

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Location

Statutory Address: **TUDOR ROSE COTTAGE**

The building or site itself may lie within the boundary of more than one authority.

County: **Worcestershire**

District: **Malvern Hills (District Authority)**

Parish: **Astley and Dunley**

National Grid Reference: **SO 79252 69917**

Details

SO 76 NE ASTLEY CP -

3/34 Tudor Rose Cottage

-

- II

Small house. C17. Timber-framed with painted brick and lath and plaster infill, C20 tiled roof 2-bay with end stack partly enclosed in later lean- to extension, later stack to rear. Single storey and attic, central door with later porch, two 2-light metal casements with surface leading, one either side of entrance, gable end has one 2-light metal casement in attic with similar window and plain ledge door on ground floor. Framing: 3 panels from sill to wall-plate, gable end has diagonal braces from sill to posts and V-struts in gable.

Listing NGR: SO7925269917

Legacy

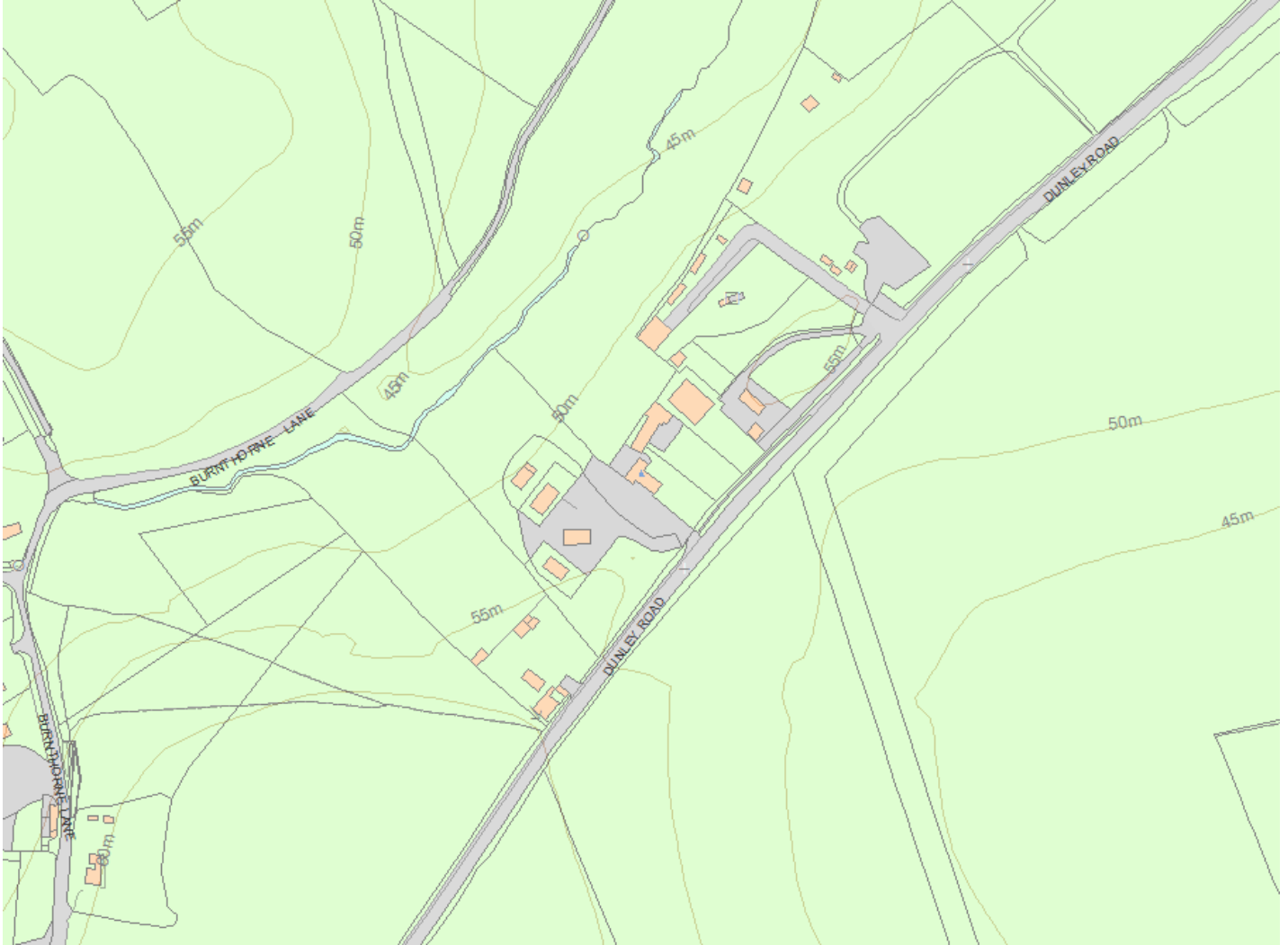
The contents of this record have been generated from a legacy data system.

Legacy System number: **152262**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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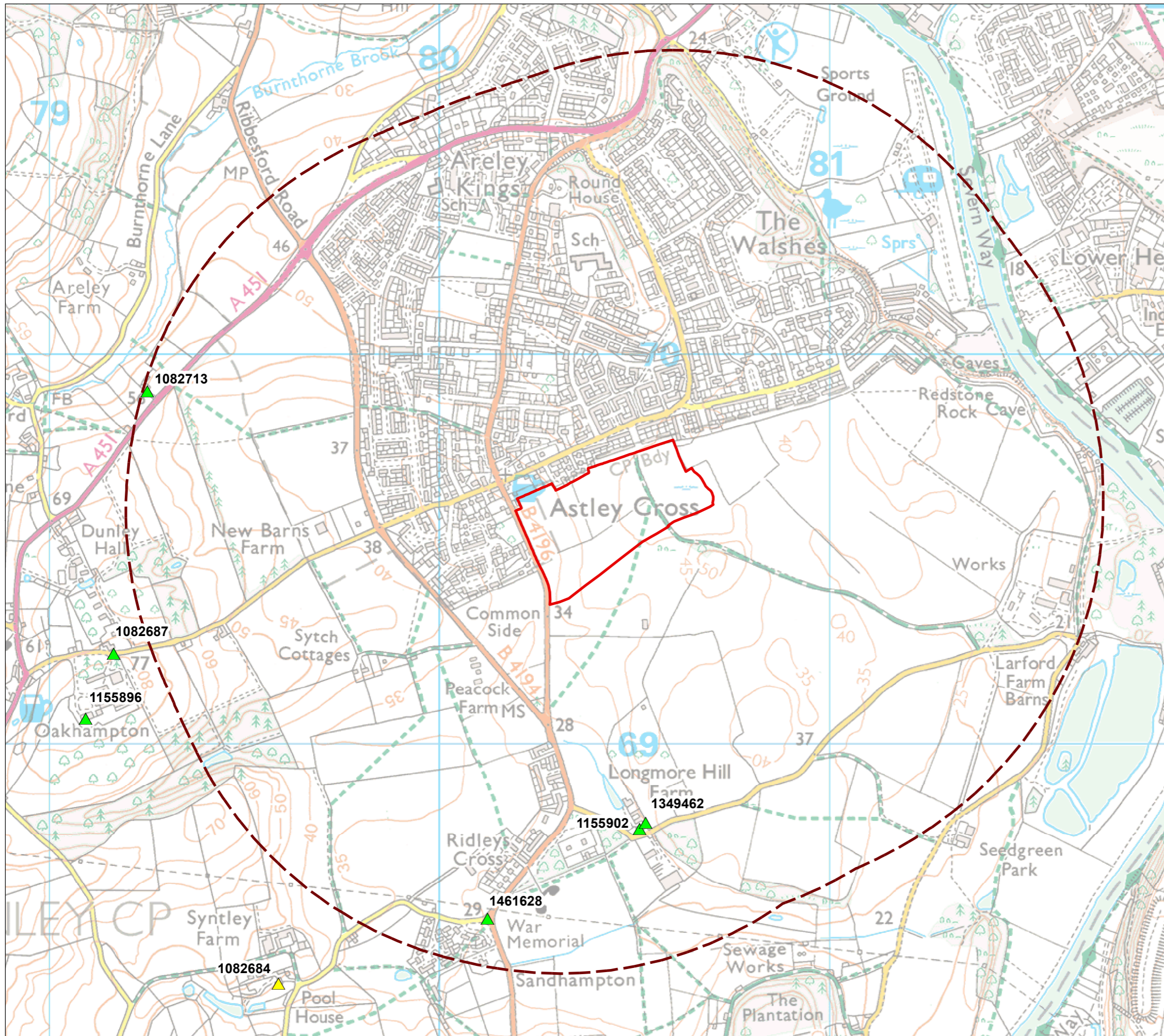
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← [Previous - Overview](#)

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Appendix 3: Figures



KEY

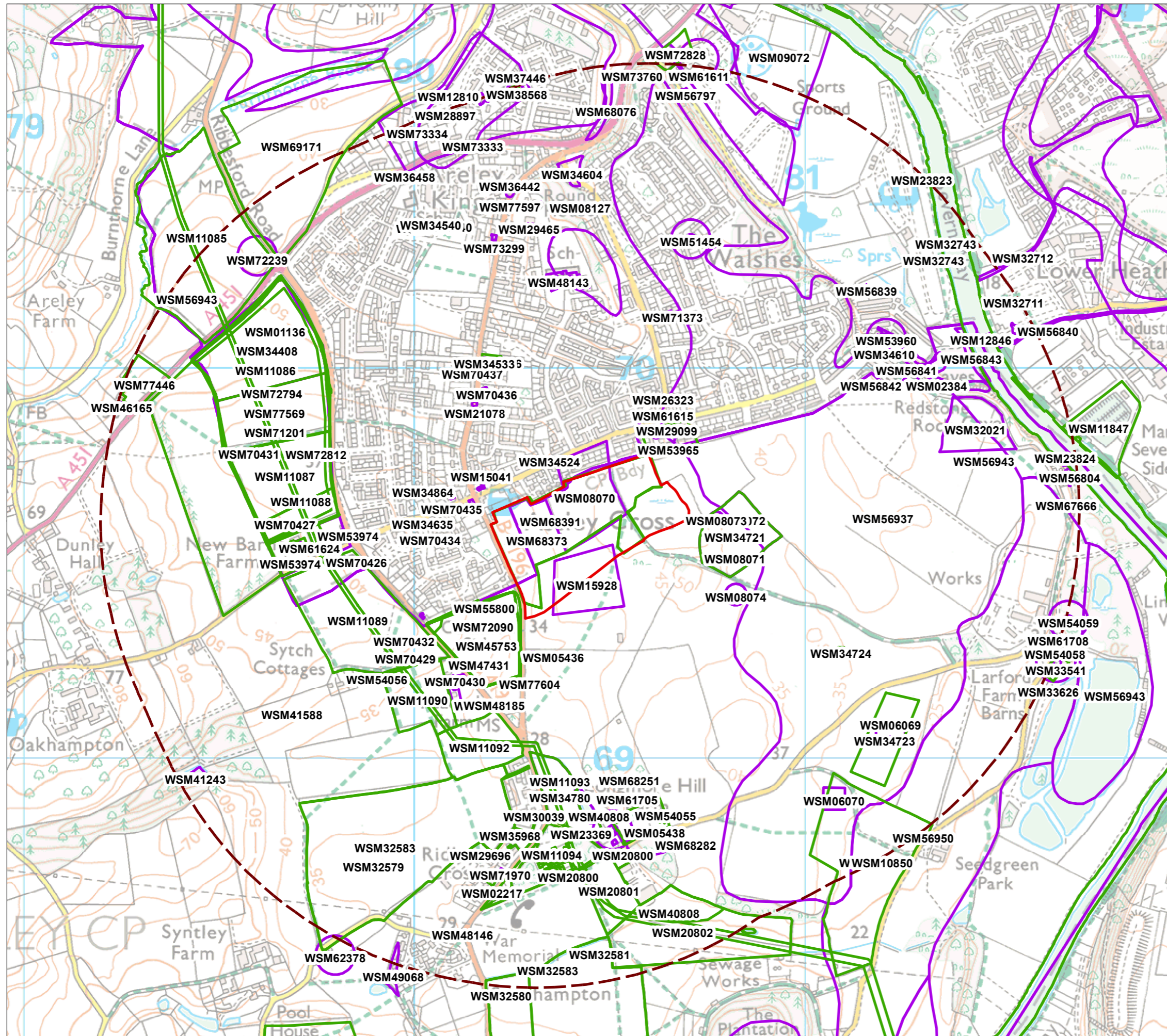
- Site
- 1km Study Area
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building

Revisions:
 First Issue- 28/01/2022 RW
 Second Issue- 17/03/2022 RW - red line alteration

Figure 1 - Designated Heritage Assets
 Land at Areley Common,
 Astley Cross,
 Stourport-on-Severn

Client: Gladman Developments Ltd
 DRWG No: **P16-1283** Sheet No: - REV:A
 Drawn by: RW Approved by: GS
 Date: 17/03/2022
 Scale: 1:10,000 @ A3





KEY

- Site
- 1km Study Area
- Archaeological Events
- Monuments

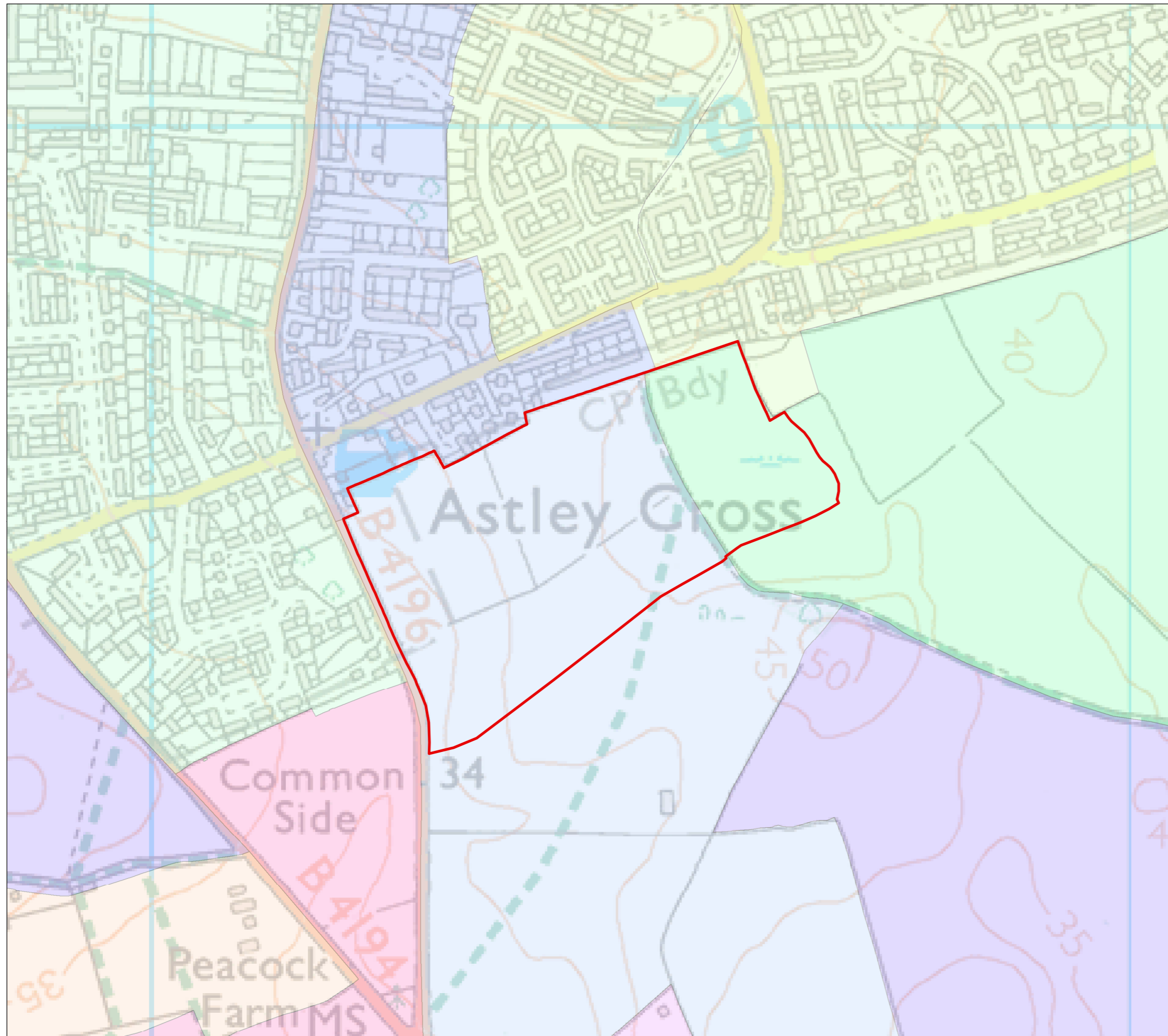
Revisions:
 First Issue- 28/01/2022 RW
 Second Issue- 17/03/2022 RW - red line alteration

**Figure 2 - WHER Data
 Within 1km Study Area**

Land at Areley Common,
 Astley Cross,
 Stourport-on-Severn

Client: Gladman Developments Ltd
 DRWG No: P16-1283 Sheet No: - REV:A
 Drawn by: RW Approved by: GS
 Date: 17/03/2022
 Scale: 1:10,000 @ A3





KEY

- Site
- Ancient Semi-Natural Woodland
- Caravan Park/Chalet Site
- Clustered Settlement
- Encroachment Enclosure
- Field Amalgamation
- Field Reorganisation
- Industrial/Factory Complexes
- Interrupted Row
- Meadow
- Modern Expansion
- Modern Infill
- Modern Sub-division
- Natural Open Water
- Nucleated Cluster
- Nursery/Garden Centre
- Parkland
- Parliamentary Enclosure
- Piecemeal Enclosure
- Pre-1880's Orchard
- Recent Woodland (Secondary)
- Replanted Ancient Woodland
- Sand & Gravel Extraction Site
- Small Irregular or Rectilinear Fields
- Sports Ground
- Utilities

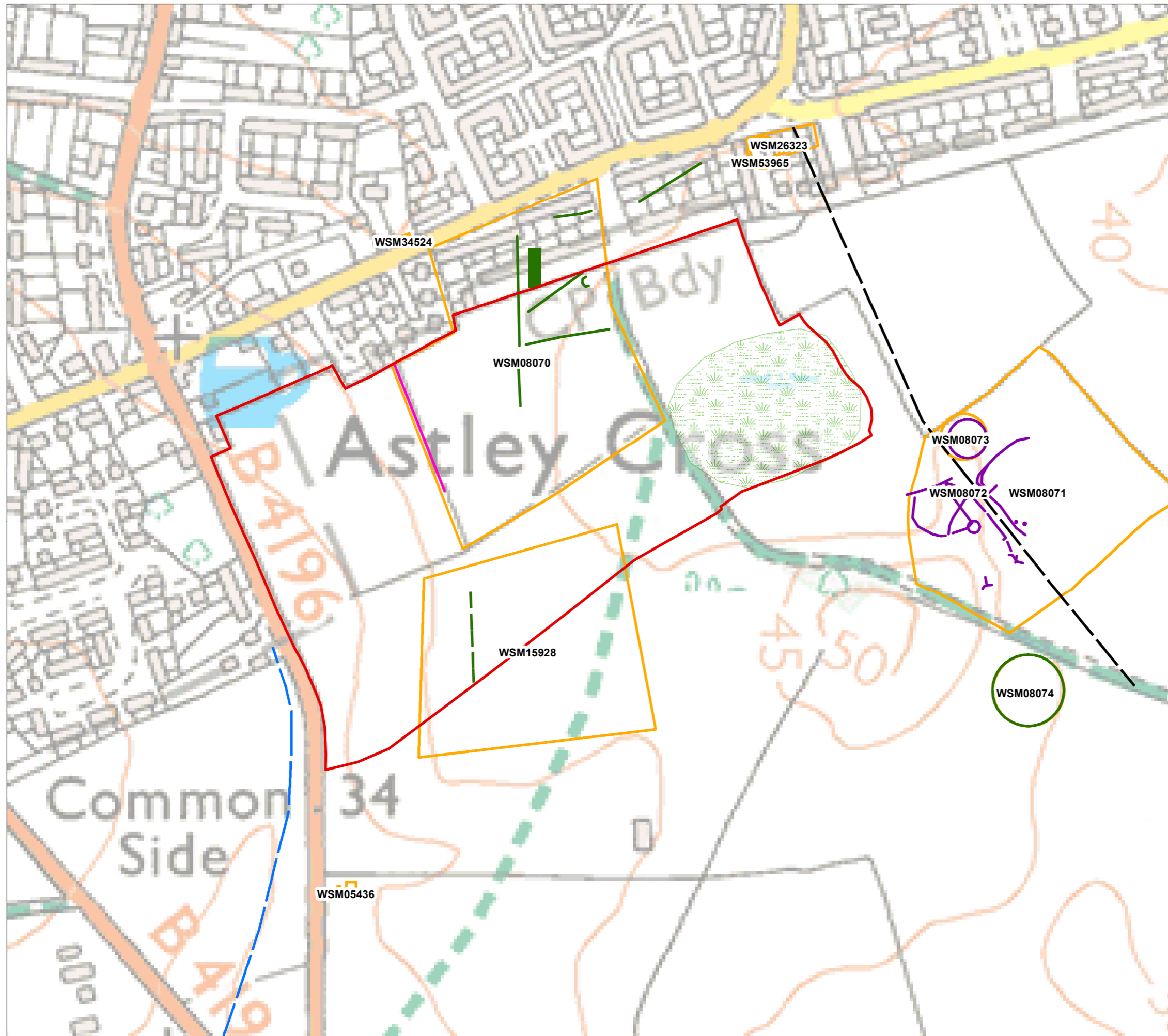
Revisions:
 First Issue- 28/01/2022 RW
 Second Issue- 17/03/2022 RW - red line alteration

Figure 3 - Historic Landscape Characterisation Data

Land at Areley Common,
 Astley Cross,
 Stourport-on-Severn

Client: Gladman Developments Ltd
 DRWG No: **P16-1283** Sheet No: - REV:A
 Drawn by: RW Approved by: GS
 Date: 17/03/2022
 Scale: 1:4,000 @ A3





KEY

- Site
- Approx. cropmark of building
- Approx. cropmarks
- - - Approx. location of possible trackway cropmark
- Earthwork bank
- - - Putative route of prehistoric/Roman trackway
- Excavated features
- Boggy area
- - - Possible paelaeochannel (after Keith-Lucas 2011)
- HER Monuments

Revisions:
 First Issue- 28/01/2022 RW
 Second Issue- 17/03/2022 RW - red line alteration

Figure 4 - Interpretive Plan of Archaeological Features

Land at Areley Common,
 Astley Cross,
 Stourport-on-Severn

Client: Gladman Developments Ltd
 DRWG No: **P16-1283** Sheet No: - REV:A
 Drawn by: RW Approved by: GS
 Date: 17/03/2022
 Scale: 1:3,000 @ A3



Appendix 4: Geophysical Survey Report



**magnitude
surveys**

**Geophysical Survey Report MSSO85
of
Land at Astley Cross,
Stourport-on-Severn, Worcestershire**

**For
Pegasus Group**

**On Behalf Of
Gladman Developments Ltd.**

Magnitude Surveys Ref: MSSO85

Worcestershire HER Event Number: WSM68391

February 2017



magnitude surveys

Unit 17, Commerce Court

Challenge Way

Bradford

BD4 8NW

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Report Written by:

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Report Checked by:

Chrys Harris BA MSc

Report Issued:

07 February 2017

Abstract

Magnitude Surveys was commissioned to assess the subsurface archaeological potential of a c. 8.32ha area of land at Astley Cross, Stourport-on-Severn, Worcestershire. A hand-pulled, cart-mounted fluxgate gradiometer survey was successfully completed over the majority of the site. A c. 1ha field at the eastern end of the site could not be surveyed due to thick and tall vegetation. No anomalies of a probable archaeological origin were detected. The geophysical results primarily reflect agricultural land usage, modern activity and anomalies of a natural origin.

Contents

Abstract	1
List of Figures	3
1. Introduction	4
2. Quality Assurance	4
3. Objectives.....	4
4. Geographic Background.....	5
5. Archaeological Background.....	5
6. Methodology.....	7
6.1. Data Collection.....	7
6.2. Data Processing.....	7
6.3. Data Visualisation and Interpretation	8
7. Results.....	9
7.1. Qualification	9
7.2. Survey Considerations.....	9
7.3. Discussion	9
7.4. Interpretation	10
7.4.1. General Statements.....	10
7.4.2. Magnetic Results - Specific Anomalies	10
8. Conclusions	11
9. Archiving	12
10. Copyright.....	12
11. References.....	13

List of Figures

Figure 1:	Site Location	1:25,000 @ A4
Figure 2:	Location of Survey Areas	1:2500 @ A3
Figure 3:	Magnetic Greyscale	1:1500 @ A3
Figure 4:	Magnetic Interpretation	1:1500 @ A3
Figure 5:	Magnetic Interpretation—Satellite	1:1500 @ A3



1. Introduction

- 1.1. Magnitude Surveys Ltd (MS) was commissioned by Pegasus Group on behalf of Gladman Developments Ltd. to undertake a geophysical survey on a c. 6.67ha area of land at Astley Cross, Stourport-on-Severn, Worcestershire (SO 8040 6964). Approximately 5.6ha were surveyed, with the remainder being unsuitable for survey.
- 1.2. The geophysical survey comprised hand pulled, cart-mounted fluxgate gradiometer survey.
- 1.3. The survey was conducted in line with the current best practice guidelines produced by Historic England (David et al., 2008), the Chartered Institute of Field Archaeologists (CIfA, 2014) and the European Archaeological Council (Schmidt et al., 2015).
- 1.4. The survey was conducted in line with a WSI approved by Worcestershire Archive and Archaeology Service in advance of fieldwork.
- 1.5. The survey commenced on 23 January 2017 and took two days to complete.

2. Quality Assurance

- 2.1. Project management, survey work, data processing and report production have been carried out by qualified and professional geophysicists to standards exceeding the current best practice (CIfA, 2014; David et al., 2008, Schmidt et al., 2015).
- 2.2. Magnitude Surveys is a corporate member of ISAP (International Society of Archaeological Prospection).
- 2.3. Director Graeme Attwood is a Member of the Chartered Institute for Archaeologists (CIfA), the chartered UK body for archaeologists, as well as the Secretary of GeoSIG, the CIfA Geophysics Special Interest Group. Director Finnegan Pope-Carter is a Fellow of the London Geological Society, the chartered UK body for geophysicists and geologists, as well as a member of GeoSIG, the CIfA Geophysics Special Interest Group. Director Chrys Harris is a doctoral candidate in archaeological geophysics at the University of Bradford.
- 2.4. All MS managers have postgraduate qualifications in archaeological geophysics. All MS field staff have relevant archaeology or geophysics degrees and supervisors have at least three years' field experience.

3. Objectives

- 3.1. The geophysical survey aimed to assess the subsurface archaeological potential of the survey area.

4. Geographic Background

- 4.1. The site is located at the southern end of Astley Cross, which lies roughly 2km southwest from the centre of Stourport-upon-Severn, Worcestershire (Figure 1). Survey was undertaken across two arable fields, as well as two small sections within a third arable field (Figure 2). A fourth field was covered in dense and tall grasses; to the south of this was a small woodland; as per first comment, it was not possible to survey in either of these areas. The site's northern boundary is formed by housing, while the B4196 forms the site's western boundary. Arable fields form the site's southern and eastern boundaries.
- 4.2. The underlying geology of the survey area is comprised of sandstone of the Wildmoor Sandstone formation. No superficial deposits are recorded within the survey area itself; although superficial sand and gravel deposits have been recorded in the fields adjacent to the eastern end of site, and to the south, which have been previously quarried in the 20th century (British Geological Survey, 2017).
- 4.3. The soils consist of freely draining slightly acid sandy soils (Soilscapes, 2017).

5. Archaeological Background

- 5.1. The following section summarises the archaeological background derived from a draft Archaeology and Built Heritage Statement produced by Pegasus Group. For a more detailed discussion of the archaeological background, see Lucey (2016).
- 5.2. No previous archaeological or geophysical investigations have been undertaken on the site itself, but a number have been undertaken in the wider landscape and have recorded evidence for archaeological activity. A short section of an earthwork bank forms part of the boundary between Areas 1 and 2, and could potentially be of archaeological origin.
- 5.3. A previous geophysical survey undertaken immediately south-west of site, across the B4196, only identified a single curvilinear anomaly of a possible archaeological origin; although a possible paleochannel was also suggested as source of the anomaly (EWR7452).
- 5.4. Evidence for prehistoric activity was recorded through excavations c.40m immediately east of the wooded area of site, in the form of a round barrow (EWR1078). The excavations also revealed Romano-British rectangular enclosures, a well, and a trackway orientated on a NW-SE alignment. Evidence for Iron Age activity was also recorded, including a pit, a hearth, and artefactual remains (WSM08071, WSM08072). Cropmarks of trackways and linear features of unknown origin are recorded immediately to the south of the site (WSM15928).
- 5.5. Prehistoric activity has also been identified in the wider landscape. A Neolithic/Bronze Age settlement area (EWR1092), including a pit, Beaker pottery and flint artefacts, was recorded c.400m south of site. Extant earthworks recorded c.660m south of site may represent the remains of a possible Iron Age enclosure (WSM68282). Excavations c.500m and 700m southeast of site identified potential Romano-British farmsteads (EWR1080, ERR1081), while further Romano-British activity was recorded 630m north-west of site (WSM01136). Within the site itself, cropmarks identified in aerial photographs were interpreted as an

enclosure, potentially containing two buildings of Romano-British origin (WSM08070). The northern portion of the enclosure and the cropmark of a large rectangular building have been constructed over, but the southern portion of the cropmarks extend into the northern end of Area 2.

- 5.6. The site is located c.1.3 – 2.3km northeast of the main settlement area of the Medieval parish of Astley, but little evidence for Medieval activity has been recorded in the wider landscape. A medieval hermitage was established in the Redstone Rock cliff faces, c.680m north-east of site (WSM02384). Ridge and furrow earthworks (WSM09072) and a Medieval farmstead (WSM61611) are recorded c.1km north of site.
- 5.7. Map regression details the evolution of the site's configuration as common land to private enclosures from the post-Medieval to modern periods. The 1813 enclosure plan denotes several newly created field boundaries within the site, as well as a house near the north-eastern corner of the site. Additional smaller sub-divisions are recorded in the 1840 tithe map, as well as a smaller building to the south of the house near the north-eastern corner. In the 1884 OS map, these structures are not denoted on the map, indicating their demolition within the intermediary period between the mapping. The 1954-74 OS map records a boggy area at the eastern end of site, which correlates with the current area of woodland.

6. Methodology

6.1. Data Collection

6.1.1. Geophysical prospection comprised the magnetic method as described in the following table.

6.1.2. Table of survey strategies:

Method	Instrument	Traverse Interval	Sample Interval
Magnetic	Bartington Instruments Grad-13 Digital Three-Axis Gradiometer	1 m	200 Hz reprojected to 0.125 m

6.1.3. The magnetic data were collected using MS' bespoke hand-pulled cart system.

- 6.1.3.1. MS' cart system was comprised of Bartington Instruments Grad 13 Digital Three-Axis Gradiometers. Positional referencing was through a Hemisphere S321 GNSS Smart Antenna RTK GPS outputting in NMEA mode to ensure high positional accuracy of collected measurements. The Hemisphere S321 GNSS Smart Antenna is accurate to 0.008 m + 1 ppm in the horizontal and 0.015 m + 1 ppm in the vertical.
- 6.1.3.2. Magnetic and GPS data will be stored on an SD card within MS' bespoke datalogger. The datalogger is continuously synced, via an in-field Wi-Fi unit, to servers within MS' offices.
- 6.1.3.3. A series of temporary sight markers were established in each survey area to guide the surveyor and ensure full coverage with the cart. Data were collected by traversing the survey area along the longest possible lines, to ensure that the data was efficiently collected and processed.

6.2. Data Processing

6.2.1. Magnetic data were processed in bespoke in-house software produced by MS. Processing steps conform to Historic England's standards for "raw or minimally processed data" (see sect 4.2 in David et al., 2008: 11).

Sensor Calibration – The sensors were calibrated using a bespoke in-house algorithm, which conforms to Olsen et al. (2003).

Zero Median Traverse – The median of each sensor traverse is calculated within a specified range and subtracted from the collected data. This removes striping effects caused by small variations in sensor electronics.

Projection to a Regular Grid – Data collected using RTK GPS positioning requires a uniform grid projection to visualise data. Data are rotated to best fit an orthogonal grid projection and are resampled onto the grid using an inverse distance-weighting algorithm.

Interpolation to Square Pixels – Data are interpolated using a bicubic algorithm to increase the pixel density between sensor traverses. This produces images with square pixels for ease of visualisation.

6.3. Data Visualisation and Interpretation

6.3.1. This report presents the gradient of the sensors' total field data as greyscale images. Multiple greyscales images at different plotting ranges have been used for data interpretation. Greyscale images should be viewed alongside the XY trace plots, included in the digital archive. XY trace plots visualise the magnitude and form of the geophysical response, aiding in anomaly interpretation.

6.3.2. Geophysical results have been interpreted using greyscale images and XY traces in a layered environment, overlaid against open street mapping, satellite imagery, historic mapping and LiDAR data.



7. Results

7.1. Qualification

7.1.1. Geophysical techniques are not a map of the ground and are instead a direct measurement of subsurface properties. Detecting and mapping features requires that said features have properties that can be measured by the chosen technique(s) and that these properties have sufficient contrast with the background to be identifiable. The interpretation of any identified anomalies is inherently subjective. While the scrutiny of the results is undertaken by qualified, experienced individuals and rigorously checked for quality and consistency, it is often not possible to classify all anomaly sources. Where possible an anomaly source will be identified along with the certainty of the interpretation. The only way to improve the interpretation of results is through a process of comparing excavated results with the geophysical reports. MS actively seek feedback on their reports as well as reports of further work in order to constantly improve our knowledge and service.

7.2. Survey Considerations

Survey Area	Surveyed Y/N	Ground Conditions	Further notes:
1	Y	The field sloped up from west to east. The ground cover consisted of short stubble.	An electricity pole was located in the centre of the area. Garden areas and wire fencing was located along the boundaries with housing.
2	Y	The field sloped gently down from west to east. The ground cover consisted of short stubble.	Garden areas and wire fencing was located along the boundaries of housing.
3	N	The field was flat. The ground cover consisted dense and tall grasses.	Could not be surveyed.
4	Y	The field sloped up from southwest to northeast. The ground cover consisted of short stubble.	
5	Y	The field was flat. The ground cover was a mix of short stubble and tall weeds.	The ground was deeply rutted in places. The centre of the survey area was covered in tall and thick vegetation which prohibited survey in this area.

Refer to Figure 2 for survey area locations.

7.3. Discussion

7.3.1. The geophysical results are presented in consideration with satellite imagery (Figure 5) and historic mapping (Ordnance Survey, 6" 2nd edition c.1882-1913; Figure 6).

7.3.2. The fluxgate gradiometer survey has responded well to the site's environment. The results show an area of relatively low magnetic enhancement, with weak responses of agricultural and natural origins, punctuated by strong ferrous-type anomalies. Anomalies reflecting modern agricultural activity, identifiable in Bing (2017) and Google

(2017) satellite imagery, have been detected in all surveyed areas. Minor background variations in the soil's magnetic properties have been detected across the site as weak, amorphous responses. Several areas of more distinct natural responses have been indicated. Broad ferrous-type anomalies produced by the neighbouring housing and the services in Areas 1 and 2 may overwhelm the responses of any weaker adjacent signals. No anomalies of a probable or possible archaeological origin have been identified.

7.4. Interpretation

7.4.1. General Statements

- 7.4.1.1. Geophysical anomalies will be discussed broadly as classification types across the survey area. Only anomalies that are distinctive or unusual will be discussed individually.
- 7.4.1.2. **Undetermined** – Anomalies are classified as Undetermined when the anomaly origin is ambiguous through the geophysical results and there is no supporting or correlative evidence to warrant a more certain classification. These anomalies are likely to be the result of geological, pedological or agricultural processes--although an archaeological origin cannot be entirely ruled out. Undetermined anomalies are generally not ferrous in nature.
- 7.4.1.1. **Ferrous** – Discrete ferrous-like, dipolar anomalies are likely to be the result of modern metallic disturbance on or near the ground surface. A ferrous spread refers to a concentrated scattering of these discrete, dipolar anomalies. Broad dipolar ferrous responses from modern metallic features, such as fences, gates, neighbouring buildings and services, may mask any weaker underlying archaeological anomalies should they be present.

7.4.2. Magnetic Results - Specific Anomalies

- 7.4.2.1. **Agricultural** – A series of parallel linear anomalies have been detected in all surveyed areas. The patterning of these responses is characteristic of ploughing activity. These responses likely represent modern ploughing activity, given their correlation with recent ploughing visible in satellite imagery (Bing, 2017; Google, 2017).
- 7.4.2.2. **Undetermined** – In Area 2, a very weak linear trend [2a] roughly correlates with the position of cropmarks interpreted as a potential enclosure from aerial photographs (see 5.5). These anomalies lack a distinct form and magnitude of response to confidently be interpreted as a potential archaeological feature. Furthermore, as there are additional anomalies of a similar magnetic strength and in parallel alignments with [2a], an agricultural origin is possible. A further anomaly [2b] has been detected running perpendicular to [2a], but has an opposite sign of response is likely of an un-related origin. Further anomalies classified as “Undetermined” across Areas 1, 4 and 5 are most likely associated with agricultural and modern processes.

Within Area 5, the anomalies classified as “Undetermined (Spread)” correlate with the deep tractor ruts noted in the survey considerations (see 7.2). The affected

area also correlates with modern tractor movement visible in satellite imagery (Figure 5). However, the strong positive and negative magnetic signs of these responses is not typically characteristic of modern tractor features; therefore, further magnetic enhancement of these features through modern, archaeological or agricultural processes is possible.

7.4.2.3. **Ferrous** – An underground service has created a strong ferrous response which is orientated on a sub north-south alignment within Area 2. A short gap in the anomaly likely indicates where part of the service has been replaced with a plastic section. Further ferrous responses have been produced by electricity poles within the centre of Area 1. The minor magnetic interference produced by associated the power lines has been marked as a linear band of ferrous spread orientated southwest – northeast through Area 1.

Ferrous responses along the perimeter of the field are resultant of wire fences, property boundaries and garden features, such as greenhouses. A strong ferrous response recorded along the eastern edge of survey Area 2 has been caused by a farm track.

8. Conclusions

- 8.1. The fluxgate gradiometer survey has successfully been undertaken within the surveyable areas. No anomalies of a probable or possible origin have been classified. The geophysical results primarily reflect agricultural and modern activity, as well as subtle variations in the soil's magnetic properties. The detection of anomalies natural and agricultural in origin, weak and strong in magnitude, demonstrate the magnetic method has been effective on the site.
- 8.2. Modern agricultural ploughing has been detected throughout the survey area as weak parallel, linear anomalies. These anomalies correlate with the current ploughing trends visible in satellite imagery. In Area 5, strong positive and magnetic responses correlate with deep tractor ruts noted on the ground surface; however, given the magnitude and form of these anomalies, magnetic enhancement through other agricultural, modern or archaeological processes is possible.
- 8.3. Small variations and areas of low-level background responses have been detected throughout the site, particularly evident in Area 2, and are typical of natural changes in the magnetism of the soils and geology.
- 8.4. Modern activity has been identified across the site through strong, ferrous-type responses. Broad ferrous responses around the perimeter of the fields are produced by adjacent fences, tracks and buildings. Within the fields, modern services have been detected in Areas 1 and 2 as broad ferrous responses, while discrete ferrous responses represent scattered debris on or near the ground surface.
- 8.5. A number of anomalies have been classified as "Undetermined" in origin. In Area 2, two of these responses have been detected within the vicinity of cropmarks identified through aerial

photographs. However, the form and patterning of these anomalies is not indicative of a specific origin. Therefore, an agricultural, modern or archaeological origin is possible.

9. Archiving

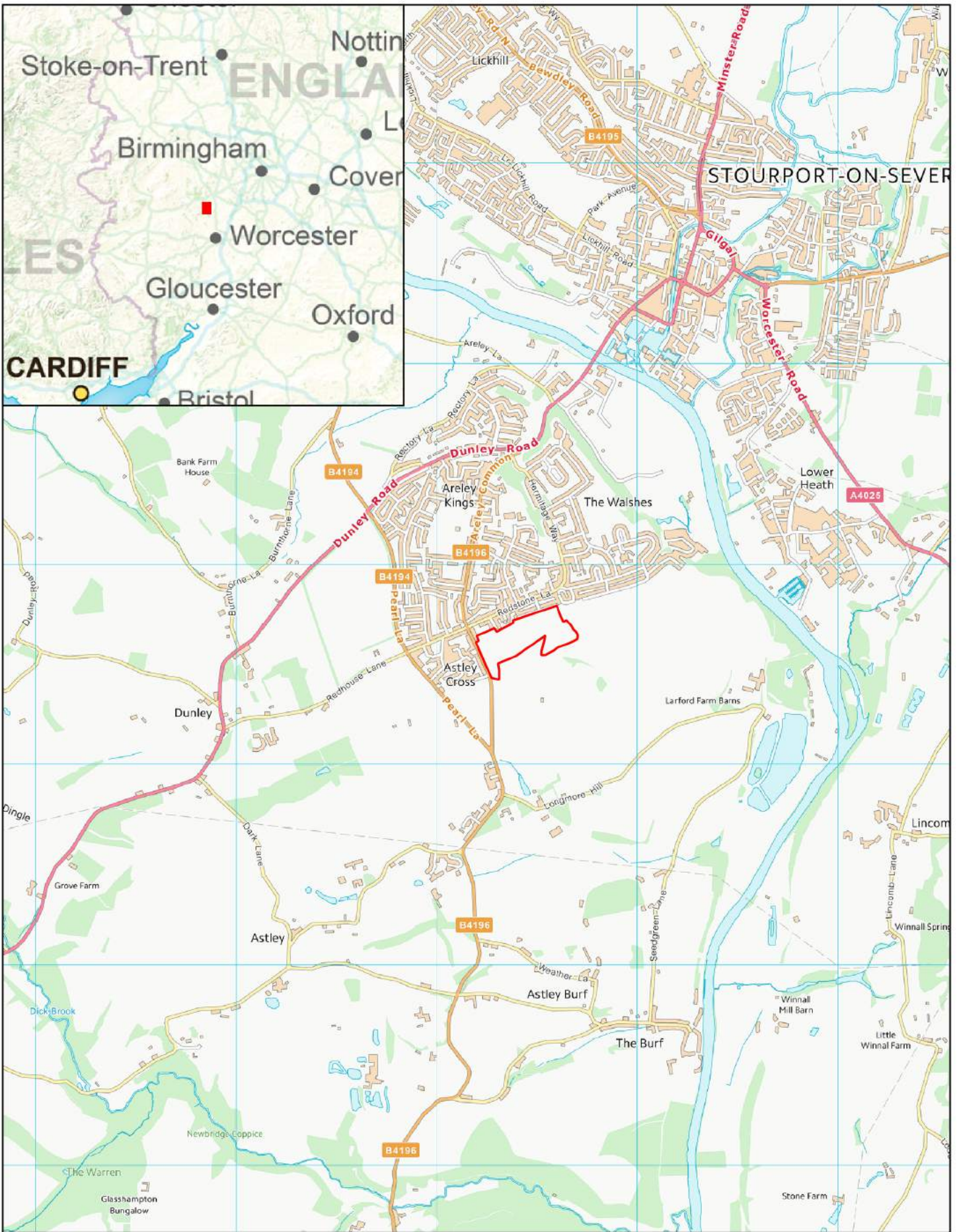
- 9.1. MS maintains an in-house digital archive, which is based on Schmidt and Ernenwein (2013). This stores the collected measurements, minimally processed data, georeferenced and un-georeferenced images, XY traces and a copy of the final report.
- 9.2. MS contributes all reports to the ADS Grey Literature Library subject to any time embargo dictated by the client.

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11. References

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MSS085 - Land at Astley Cross, Stourport-on-Severn, Worcestershire


Figure 1 - Site Location

1 : 25,000 @ A4

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OS (100056946)

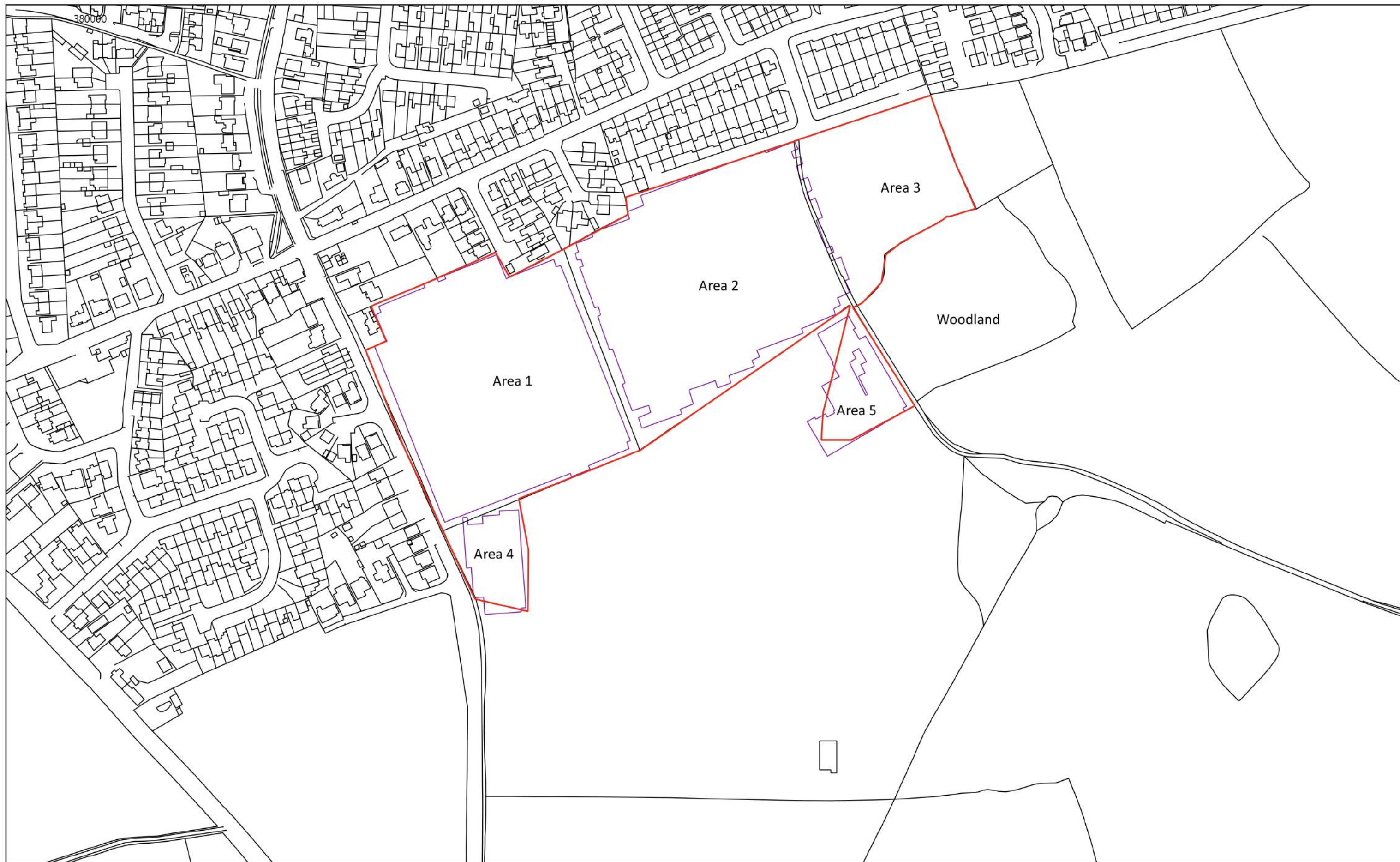
 Site Boundary





0 0.5 1 km

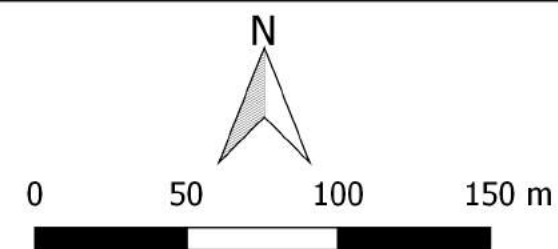



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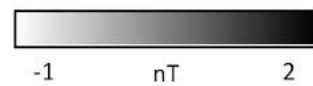
MSSO85 - Land at Astley Cross, Stourport-on-Severn, Worcestershire
Figure 2: Location of Survey Areas
1 : 2500 @ A3
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-  Intended Survey Area
-  Surveyable Extent

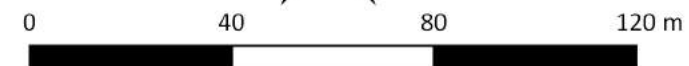




MSSO85 - Land at Astley Cross, Stourport-on-Severn, Worcestershire
 Figure 3 - Magnetic Greyscale
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Site Boundary Surveyable Extent

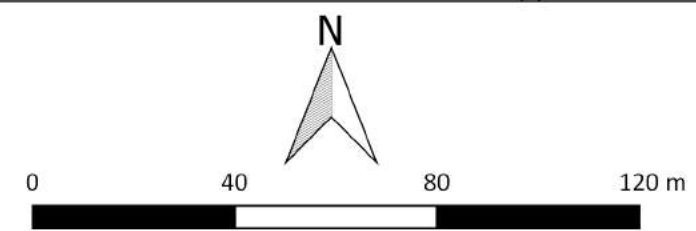


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MSSO85 - Land at Astley Cross, Stourport-on-Severn, Worcestershire
 Figure 4 - Magnetic Interpretation
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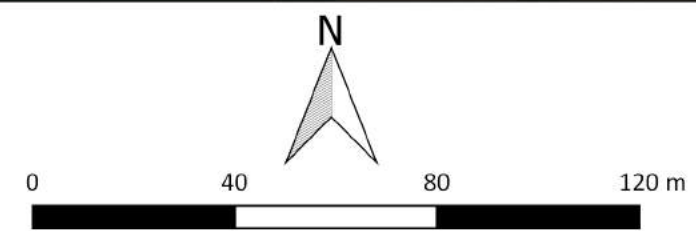
- | | | |
|---------------------|-----------------------|-------------------|
| Agricultural (Weak) | Ferrous (Spread) | Site Boundary |
| Natural (Weak) | Undetermined (Spread) | Surveyable Extent |
| Natural (Spread) | Undetermined (Strong) | |
| Ferrous (Dipolar) | Undetermined (Weak) | |





MSSO85 - Land at Astley Cross, Stourport-on-Severn, Worcestershire
 Figure 5 - Magnetic Interpretation - Satellite
 1 : 1500 @ A3
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 Contains Satellite Imagery © Infoterra & Bluesky 2016 © Google 2017

- | | | |
|--|---|---|
|  Agricultural (Weak) |  Ferrous (Spread) |  Site Boundary |
|  Natural (Weak) |  Undetermined (Spread) |  Surveyable Extent |
|  Natural (Spread) |  Undetermined (Strong) | |
|  Ferrous (Dipolar) |  Undetermined (Weak) | |



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