

# Broadwas and Cotheridge Neighbourhood Development Plan

## Background Paper No. 3 – Built Heritage.

### Background

The Parish Council (for both Broadwas and Cotheridge) have resolved to prepare a Neighbourhood Development Plan (NDP). The current list of Heritage Assets (i.e. listed buildings and structures as recorded by Historic England) is shown as a schedule in Appendix 2 of the NDP. The schedule lists a total of 16 entries in Broadwas and 10 in Cotheridge. They are almost all Grade II listed, the exceptions are the five grade II\* listed buildings thus:

Broadwas:

Butts Farmhouse, Butts Bank  
Stone Farmhouse and Hop Kiln, Bromyard Road  
St Mary Magdalene Church

Cotheridge:

St Leonard's Church  
Cotheridge Court, Church Lane.

There are no Scheduled Ancient Monuments in the NDP area.

Listed buildings are very well protected from development pressures by national legislation, the relevant policies in the National Planning Policy Framework and the relevant policies in the adopted South Worcestershire Development Plan. Of all the listed entries only two, in Broadwas, are within a Development Boundary: Brook Farmhouse and Ivy House. All the other listed buildings are in Open Countryside, which further reduces development pressures which might affect them and their settings.

In the light of the protection these Historic Assets have in current planning legislation and policies there is no need for this NDP to put forward additional policies for listed buildings.

However, it is notable that there is no Conservation Area in either Broadwas or Cotheridge. Historic England has published an Advice Note 1 on the Designation, Appraisal and Management of Conservation Areas<sup>1</sup> where it suggests that “Local communities working on neighbourhood plans may identify areas which have a special interest to them ...” and, in that context, the Steering Group for the NDP has given consideration to the potential for a conservation area designation in the NDP area.

At Broadwas there is a cluster of listed buildings/structures associated with and close to the parish church of Saint Mary Magdalene. This small enclave on the south side of the A44 is distinctive and separate from the main body of the village. In a recent appeal decision (April 2018<sup>2</sup>) the Inspector devoted several paragraphs to the distinctive “Character and Appearance” of the immediate locality and, whilst he upheld the appeal and granted permission for three new dwellings, this issue was of significant concern to him. Furthermore the extensive tree cover and hedges in the vicinity of the appeal site were also important in ensuring the character and appearance of the locality was not damaged by the proposed development. The decision to uphold the appeal was, on the face of it, contrary to Open Countryside policies but the Inspector concluded that other matters were sufficient to override these concerns.

In order to provide future protection to the “character and appearance” of this locality and, above all, the setting of not just the church but also its immediate environs, it is proposed as a suitable candidate for Conservation Area status.

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<sup>1</sup> <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal->  
<sup>2</sup> Appeal reference APP/J1860/W/17/3191631, MHDC reference Application 17/00169/FUL, appeal at “Zourka”, Church Lane, Broadwas.

