

WYCHAVON

conservation area appraisal

Upton Warren



Upton Warren

The Upton Warren Area Appraisal and Management Proposals were adopted by Wychavon District Council as a document for planning purposes. Minute x of the Executive Board meeting of x refers.

Wychavon District Council
Planning Services
Civic Centre
Queen Elizabeth Drive
Persore
Worcestershire
WR10 1PT

Tel. 01386 565000
www.wychavon.gov.uk

DRAFT

Upton Warren

Part 1 Appraisal

1 Introduction

What is this Appraisal for?
Planning Policy Framework

2 Summary of special interest

3 Assessing special interest

Location & Landscape Setting
Historical Development & Archaeology
Plan Form
Spaces
Key Views & Vistas

4 Character analysis

General
Buildings
Materials
Local Details
Boundaries
Natural Environment
Enhancement Opportunities
Neutral Areas
Threats

5 Issues

NOTE

Sources
Further information

Appraisal Map

Part 2 Management Proposals

1 Introduction

What are these management proposals for?

2 Management proposals

Statement of Community Involvement



Upton Warren

Part 1. Upton Warren Conservation Area Appraisal

1 Introduction

What is this Appraisal for?

1.1

A conservation area is an area of special architectural or historic interest, usually the historic part of a town or village, where we wish to preserve or enhance its character or appearance. Part of Upton Warren is a conservation area.

1.2

Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 we must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This appraisal identifies the significance of the Upton Warren conservation area, and provides guidance on how the preservation or enhancement of its character or appearance can be achieved. The first part is the appraisal identifies the conservation area's significance and the second part sets out management proposals for addressing the issues identified in the appraisal.

1.3

The Upton Warren conservation area was designated in July 1975. The boundary was reviewed in October 2013 during the preparation of this appraisal. The current conservation area boundary is shown in the appraisal.

Planning Policy Framework

1.4

This appraisal should be read in conjunction with the Development Plan, which comprises the saved policies of the Wychavon District Local Plan (June 2006) specifically Wychavon District Local Plan Policy Env 12 which is intended to ensure that development preserves or enhances the character or appearance of conservation areas. It should also be read in conjunction with national planning policy as set out in the National Planning Policy Framework (March 2012).

- National Planning Policy Framework 126 -141 sets out the Government's planning policy on conserving and enhancing the historic environment. Chapter 7 'Requiring good design' is also relevant. The protection and enhancement of the historic environment plays an important role in the delivery of sustainable development.

1.5

Wychavon, along with Malvern Hills District Council and Worcester City Council, have prepared a revised Local Plan (the South Worcestershire Development Plan). This Plan has been submitted to the Secretary of State for examination which commenced in October 2013. The Plan contains Historic Environment Policies which when adopted will replace those in the Wychavon Local Plan.

1.6

In accordance with the National Planning Policy Framework, the draft South Worcestershire Development Plan sets out a positive strategy for the conservation and enjoyment of the historic environment.

- Draft policy SWDP6 concerns the contribution of the historic environment to the area's character and identity and its crucial role in supporting sustainable development.

Upton Warren

Development proposals should conserve and enhance those aspects of the historic environment that are recognised as being of significance for their historic, archaeological, architectural or artistic interest and their contribution to the character of the landscape or townscape.

- Draft policy SWDP24 contains more details on the management of the historic environment. It includes provision that proposals likely to affect the significance of a heritage asset, including the contribution made by its setting should demonstrate an understanding of such significance in sufficient detail to allow the potential impacts to be adequately addressed.

1.7

This appraisal supplements Local Plan Policy ENV12 and is intended to help form an understanding of the significance of Upton Warren conservation area in accordance with draft policy SWDP24.

1.8

Wychavon's Residential Design Guide Supplementary Planning Document was adopted by the Council on 7 September 2010 and is relevant in the assessment of development proposals within the conservation area. The Council is also preparing an Historic Environment Supplementary Planning Document which will expand on the policies in the draft South Worcestershire Development Plan.

2 Summary of Special Interest

2.1

Upton Warren has architectural and historic interest, with over a thousand years of settlement history and a number of historic buildings.

2.2

The village retains its rural origins with the meadows alongside the River Salwarpe to

the south and the fields rising above the village to the north providing its immediate rural setting. The village retains historic buildings and layout and has little 20th century development. This character is special as it is a vivid remnant of the rural origins of the area before the 20th century development of the wider area had intruded into the countryside.

2.3

The conservation area is focused on the historic core of the village

The special interest of Upton Warren that justifies its designation as a conservation area includes:

Its long history and the survival of its historic form and identity that is evident in the buildings, plots and village layout.

The historic buildings along its lanes.

The positioning and importance of St Michael's church in the village and adjacent to the River Salwarpe.

Its survival as a reminder of the rural history of the immediate area in contrast to the nearby intrusion of modern infrastructure and development.

The contribution of the natural environment in trees, gardens, open spaces, grass verges and hedges

The conservation area boundary is drawn to reflect this special interest.

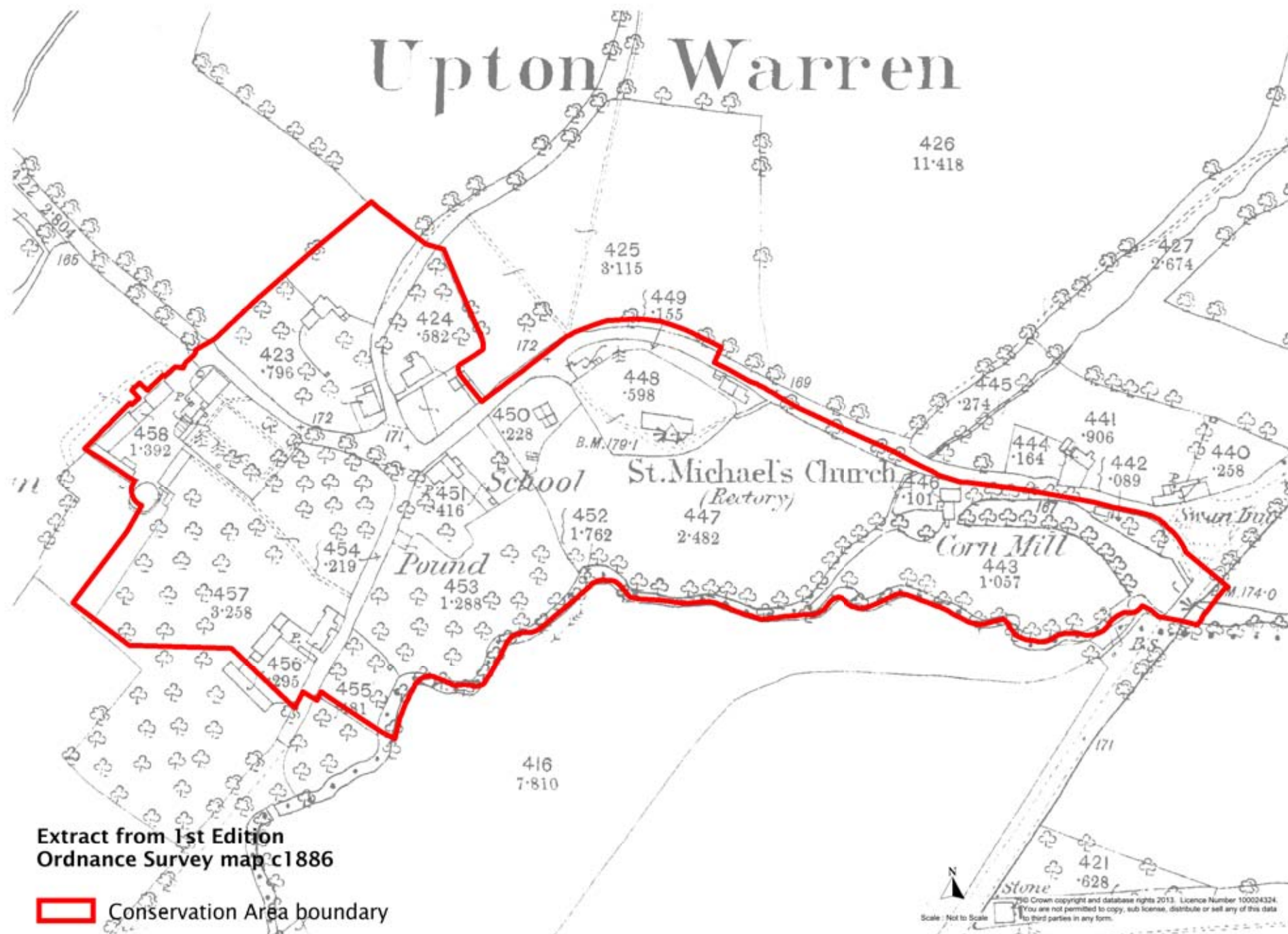
3 Assessing Special Interest

Location & Setting

Location

3.1

Upton Warren is a very small village located just off the west side of the A38 between the A38 and the M5 motorway, about 4 miles north of Droitwich Spa and 3 miles south of



Upton Warren

Bromsgrove. It is to the immediate north of the village of Wychbold which straddles the A38.

Landscape Setting

3.2

The village sits in an area of soft rock, comprising mixed mudstones and sandstones producing a rolling, lowland topography and free draining brown soils. The tree cover comprises relic patches of ancient woodland, scattered hedgerows and streamside tree cover. The River Salwarpe flows to the immediate south of the village, and together with its meadows is the boundary of the conservation area for part of its course.



3.3

The village comprises a few houses and a church ranged along lanes that meet and broaden into a wide junction. The lanes are distinctly rural with hedgerows containing trees, informal planting and verges and its immediate context is fields. However, the village's position between two major roads is apparent with traffic noise clearly audible in the village.



3.4

Its wider setting also comprises the Droitwich Radio transmitters that are visible from the village, and the commercial development in Wychbold along the A38 with its large nursery and garden centre, hotel and filling station, as well as houses. On the east side of the A38 is the Christopher Cadbury Wetland Reserve, which consists of pools created by subsidence after brine extraction in the area.¹

Historical Development & Archaeology

The Origins & Development of Upton Warren

3.5

Upton Warren is included in a grant of land in 716 and in the Domesday survey in 1086 it was stated that it belonged to Evesham Abbey, although apparently it was not in their possession. It also records that there was a priest present in the village and that there was a mill. In the 13th century the holder of the manor was Warin Fitz William de Upton who was succeeded by a son William called Fitz Warin, who was made sheriff of Worcestershire in 1229.

¹ Worcestershire Wildlife Trust website retrieved 7 November 2013

Upton Warren

3.6

Subsequently, the manor passed to John de Grafton with the manor of Grafton, then to the Staffords, followed by the Talbots and Earls of Shrewsbury.

3.7

In 1851 John Noake, author of 'Rambler in Worcestershire' wrote that many of the farmers in the parish were Roman Catholics and he attributed this to the ownership of 4/5ths of the parish by the Catholic Earls of Shrewsbury. He noted that the population amounted to 400-500 and that a great part of the people reside 2, 3 and 4 miles distant from the church. George Stanton, an author writing in 1884 said that the population had diminished from the 327 of 1881 mainly from the decay of cottages, 'nearly one third during the incumbency of the present Rector'. In the 2001 census, the population of the parish was 291.

3.8

A church is thought to have been in existence at the time of Domesday in 1086 but was rebuilt at the end of the 13th century and was consecrated in 1300. The church, St Michael, was entirely rebuilt in the eighteenth century, with the exception of the tower which dates to the late 14th century.



3.9

The Domesday survey records the existence of a mill in the village and this is shown on historic mapping. A diversion of

the River Salwarpe from the Upton Warren bridge, a fine red sandstone structure, created a mill pond and race for a water-driven Corn Mill. The conservation area boundary takes in the area of the former mill pond and the remainder of the River Salwarpe and meadows to the bridge. Mapping from the turn of the 20th century records the mill as disused, but the old Mill House still exists.

Archaeology

3.10

The conservation area is situated just off the modern A38 road between Droitwich and Bromsgrove and this section of it is on the line of a Roman Road. There is evidence of Roman occupation of the area south of Upton Warren near Droitwich in the form of a Roman camp, a Roman settlement at Bays Meadow and Roman fort at Dodderhill, all of which are now Scheduled Ancient Monuments. This occupation is likely to be related to the exploitation of the salt resource in and around Droitwich. The road network for the distribution of salt and movement generally out of Droitwich included this route immediately to the east of the current settlement of Upton Warren.

3.11

The route is also likely to have been a later Saxon Saltway as well and evidence of a grant of land in the Saxon period at Upton Warren exists from 716. To this extent, Upton Warren has had a continuous history alongside an important transport route.

3.12

The agricultural past of Upton Warren is also in evidence with Ridge and Furrow surviving in the fields to the north east of the village. Other Ridge and Furrow more to the north and west of the village has now either been ploughed out or has been affected by the creation of the M5 motorway.

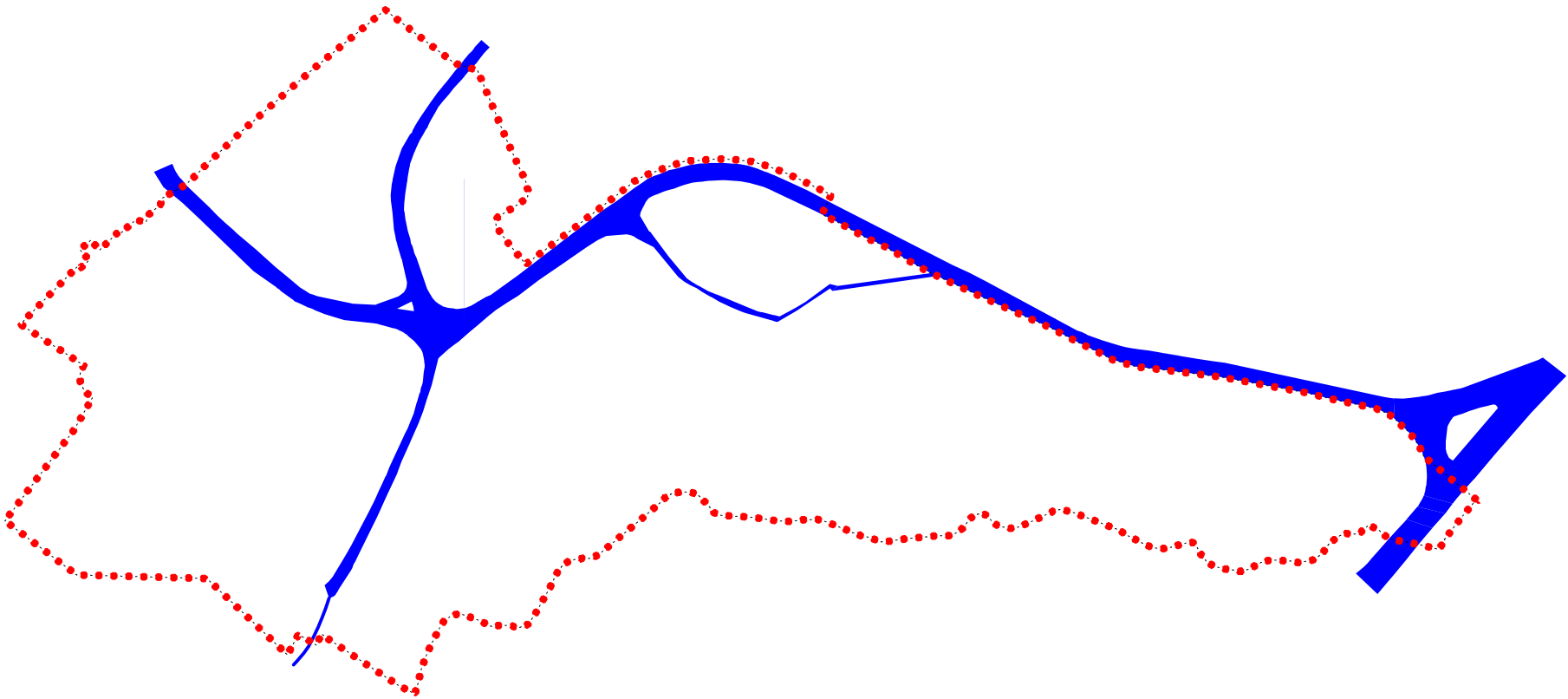
3.13

There is evidence of an earthwork in the field south of St Michael's church and

Upton Warren

Plan Form

-  Conservation Area boundary
-  Roads, lanes and footpaths



Scale : Not to Scale

© Crown copyright and database rights 2013. Licence Number 100024324.
You are not permitted to copy, sub license, distribute or sell any of this data
to third parties in any form.

Upton Warren

although its purpose is not known, it may have been part of a defence from flooding of the River Salwarpe.

Plan Form

3.14

Upton Warren village is formed along three lanes that meet at a junction. Swan Lane, a gently curving lane that leads west off the A38 is the main lane along which the settlement sits. Historic buildings start with the old Mill House on the south side of the lane. Until just before the junction with Rectory and School Lanes, historic buildings are only on the south side. A row of mid 20th century semi-detached brick houses feature on the north side, but are not within the conservation area.



3.15

Where the lanes meet there is a broad junction that has a vestige of green on the west and north sides.



Spaces

3.16

The conservation area has a sense of spaciousness arising from generous plots around many houses, from the prevalence of open space within the village, and from many houses being detached buildings. There are no buildings apart from the 20th century houses on the north side of Swan Lane until the lanes broaden out and meet, so fields are on the northern boundary. On the south side of Swan Lane, there are some smaller roadside cottages set either side of the spacious churchyard of St Michael.



3.17

The meeting of the lanes is at a broad spacious junction with a green area as a traffic island. Historic houses surround the junction, some set back in their gardens, again contributing to spaciousness. Generous plots around housing contribute to the character.

Upton Warren



3.18

To the south of the church there are water meadows leading down to the River Salwarpe. This is an extensive area of open space in the conservation area and provides a setting for the church and the surrounding historic buildings that are on slightly higher ground. The Old Mill, an important part of the village's history and life, is also located in the meadows with the former mill pond and mill race. The meadows would historically have been managed through a livestock grazing regime that would have contributed to the natural setting.

3.19

The preservation of the spaces that remain is essential to preserving the character of the conservation area.

Key Views & Vistas

3.20

The spire of St Michael's church is a landmark in the village and from outside the area. There are views of the spire from the fields around the village, from various places in the lanes and from the southern approach to the village along the A38.

3.21

Views out of the conservation area into the countryside beyond are not extensive partly from the rolling nature of the topography and partly from the tree and hedge cover in some of the lanes. To the immediate north west of the village the land rises to the edge

of the motorway cutting and Swan Lane is carried over on a bridge. There are then views of the fields beyond. There are vantage points facing south and east where the river setting of the village can be appreciated serving as a reminder of the rural settlement origins of the village. The Droitwich transmitters are also visible in the distance in views towards the river.



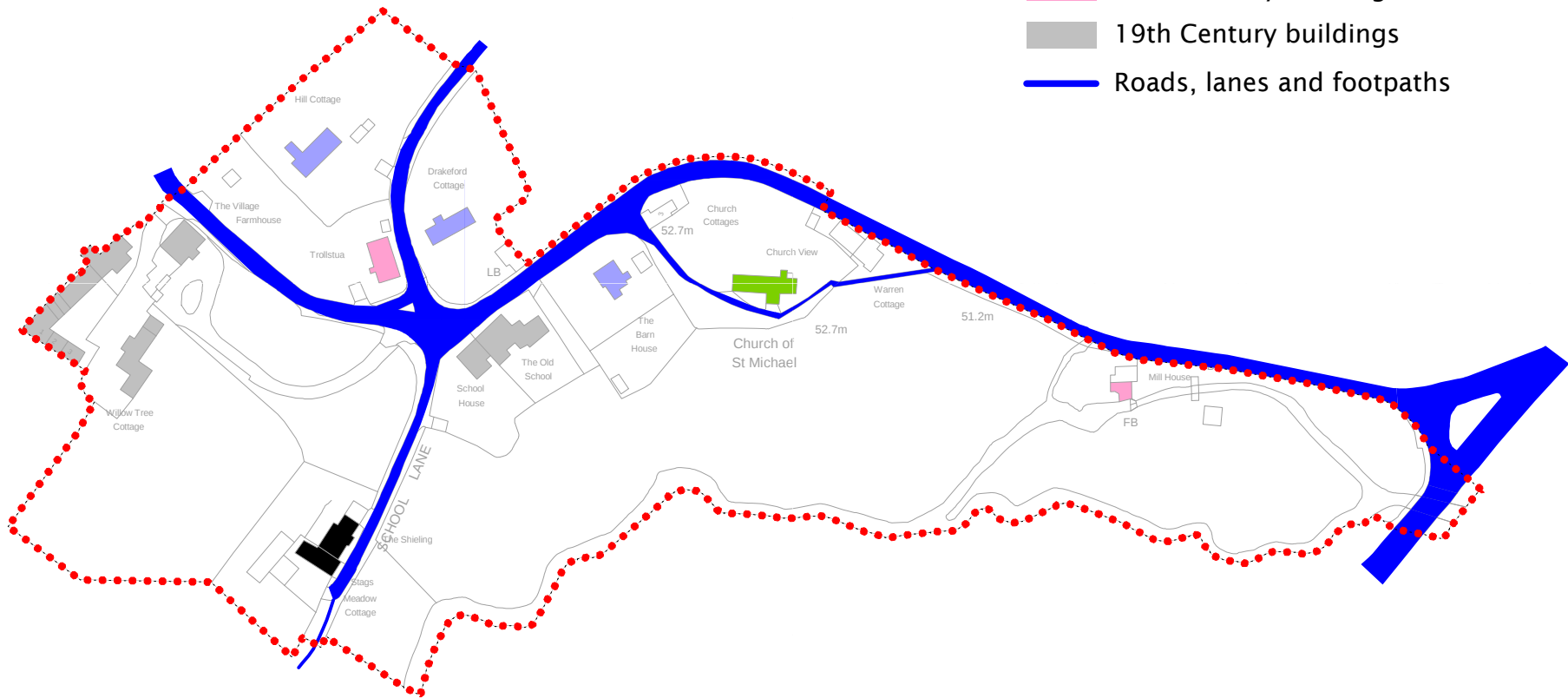
3.22

Within the conservation area there are also views to focal points of buildings. For instance, some of the houses around the junction act as focal points for views from the lanes and the old Mill House closes the view east from the churchyard and School Lane. There is also a range of views out from the higher ground of the churchyard facing south.



Settlement Development

-  Conservation Area boundary
-  13th Century buildings
-  16th Century buildings
-  17th Century buildings
-  18th Century buildings
-  19th Century buildings
-  Roads, lanes and footpaths



Scale : Not to Scale

© Crown copyright and database rights 2013. Licence Number 100024324.
You are not permitted to copy, sub license, distribute or sell any of this data to third parties in any form.

Upton Warren

3.23

The preservation of these key views is important to the character of the conservation area.

4 CHARACTER ANALYSIS

General

4.1

The character of the Upton Warren conservation area is that of an historic rural village comprising a series of historic houses and cottages set around the church and along old lanes. The prominence of historic buildings, together with areas of open space, gardens, trees and grass verges, give it the sense of an historic rural village despite encroachment by modern development.

4.2

Modern intrusion in the form of street lighting is absent from the conservation area although there are obtrusive, though small, pylons at the junction of the lanes. Previous double yellow lines opposite the church are now obscured. There is aural intrusion in the form of traffic noise.



Buildings

4.3

Many of the buildings within the conservation area are timber framed houses

and cottages, with the earliest dating from the 16th century. These typically have a limited span or plan depth dictated by historic building construction methods. The predominant walling material is timber framing and brick of the characteristic warm red/orange of the Worcestershire vernacular.

4.4

Several of the buildings in the conservation area are listed for their special architectural or historic interest. They originated in the 16th or 17th centuries and there is a commonality in their age and materials.

4.5

While the other historic buildings in the conservation area are not listed, many are of architectural and historic interest to Upton Warren.

4.6

The most prevalent building type in the conservation area is houses.

Houses

4.7

Early houses there are some houses of an early date in the conservation area, from the 16th and 17th centuries. They are timber framed buildings almost all with unpainted red brick infill panels although The Barn House has white rendered infill panels. Fenestration is simple small casements either metal frame multi-lights or timber. Doors are typically timber. Some houses are of later date, such as the converted former school house, which is rendered. The Village Farmhouse is 19th century of red brick with an M shape tiled roof and is reported to have been used as a hostel in World War II for BBC workers.²

² Information from Worcestershire County Council Historic Environment Record

Upton Warren



Modern Houses

4.8

There are some mid 20th century semi-detached houses built of brick in the village but these are not within the conservation area.

Other Building Types

4.9

The church, which dates back to the late 13th century, was rebuilt in the 18th century, although its tower dates from the 14th century. There is an old farm within the conservation area, and its former agricultural and outbuildings have been converted to residential accommodation. The former school has also been converted into dwellings. There are a few unconverted former agricultural or out buildings remaining in the conservation area: a derelict barn on School Lane; and an outbuilding on Swan Lane which has a prominence partly through containing the village post box and parish noticeboard.

Listed Buildings

4.10

Some of the buildings in the Upton Warren Conservation Area are "listed" for their architectural or historic interest. Other buildings and structures attached to, or forming part of the curtilage of, these identified buildings and pre-dating 1st July 1948 are also listed by association. While the aim of the listed building legislation is to preserve these buildings for their own sake, any changes affecting them will also be

considered in terms of the effect on the conservation area.

4.11

The Council's Heritage Team should be contacted for advice on whether a building or structure is listed by association ("curtilage listed") before any works are carried out as the summary above is not exhaustive.

Unlisted Buildings

4.12

There are other buildings, which, while not "listed", have qualities of age, style and materials that are locally important and which make a positive contribution to the character and appearance of the conservation area.

Materials

4.13

Part of the character of the Upton Warren conservation area comes from the materials used in its buildings and boundaries. The earliest residential buildings are timber framed with brick infill. From the 19th century onwards brick and slate are more common, reflecting the increasing availability of materials from further afield and changing architectural fashions.

4.14

Walls

Early buildings in the conservation area are timber framed with infill panels of brick. The church is the only example of a stone built building.

4.15

The later buildings in the conservation area are brick, usually of the rich orange/red characteristic of the locality, or of render. Historic boundary walls in the conservation area are either red brick or sandstone ashlar blocks.

Upton Warren



4.16

Roofs.

Roofs in the conservation area are predominantly tiled roofs of the clay red/brown style typical of the Worcestershire vernacular. The continued use of historic roofing materials adds to the special interest and character of the conservation area.

4.17

Windows. The predominant form of window in the conservation area is casements, either metal casements with small leaded multi-light square panes or wooden casements. Historically the windows are single-glazed. The materials used for windows are characteristic of their respective periods of buildings. The retention of these traditional materials is important to the character and appearance of the conservation area.



4.18

Many of the windows in the Upton Warren conservation area have been lost to modern replacements. Modern windows, whether in new materials, changed design and opening or additional features such as trickle vents are rarely able to replicate traditional windows and can often lead to harm to the character or appearance of the conservation area.

4.19

Doors are painted timber. The retention of historic fabric and detailing is important to the character of the conservation area.

4.20

Where there are private drives many are surfaced in loose gravel, which gives a soft textured surface finish appropriate to a rural village conservation area.

Local Details

4.21

There are local building details and other features in the Upton Warren conservation area which contribute to its character and special interest and which are important to retain. These include

- Multi-light casement windows either of metal or wood
- Tiled roofs
- Boundary walls, either in brick or stone
- Timber frame construction with brick infill panels.
- Hedgerow boundaries to properties.

Upton Warren



Boundaries

4.22

Some properties directly abut the lane with no defined boundary marker. Where properties do have boundary features, these are brick or stone walls, or in the case of the driveway to The Village Farmhouse, metal estate railings and a metal gate. Some boundaries are planted and trees or hedges screen views of the buildings.



Natural Environment

4.23

The natural environment makes a significant contribution to the character and appearance of the Upton Warren conservation area.

4.24

The most obvious features in the conservation area are the trees and field and garden hedgerows along the lanes. There are also grass verges at the broad

junction and along the lanes. There are many trees in the conservation area that have significant visual amenity. The verges, hedgerows and trees are prominent features in the village that contribute much to its rural village character. The retention of these is essential to the preservation of the character of the conservation area.



4.25

Usually less apparent, but just as important, are private gardens and fields behind the street frontages. These remain largely undeveloped and continue in use as gardens and amenity space. While their full extent may not be entirely publicly visible, the lack of interruption by buildings and presence of planting contributes to an impression of openness appreciated from glimpses over boundaries and between buildings.

4.26

The natural environment context of green open spaces is important to the setting of the village's historic buildings. In particular, the church's setting is the water meadows to its south, as well as the street scene to its north. The church and the rest of the village is on slightly elevated ground above the meadows. This openness and elevation affords greater prominence to outbuildings within gardens facing the meadows with an increased potential for harm from them to the setting, character and appearance of the conservation area.

Upton Warren

4.27

All trees over a certain size are protected in the conservation area. Written notification must be given to the Council before carrying out any works to these trees. Some trees are individually protected by Tree Preservation Orders and consent is needed from us before any works to them are carried out.

Our Landscape Team can advise on which trees are protected, the type of works which would need to be notified or need consent, the procedures and the likelihood of getting consent for the works. The contribution of the tree to the character and appearance of the conservation area will be a factor in the consideration of a notification or application.



Enhancement Opportunities

4.27

There are features that compromise or detract from the character and appearance of the Upton Warren conservation area. These include:

- **Replacement doors and windows and loss of features**
Many properties have had replacement windows and/or doors, including uPVC double glazed units. Window and door replacements with new ones of a

different design, detail, materials or finish, erodes local building detail, which is an essential part of the distinctive character and appearance of the conservation area.

- **Building maintenance.** It is important for the preservation or enhancement of the conservation area's character and appearance that buildings and features are appropriately maintained. The barn in School Lane is in poor condition.
- **Pylons/Poles.** Resiting or redesign of some pylons/ poles in the conservation area would help in preserving or enhancing its character or appearance.



We would welcome the opportunity of discussing the scope for improving these features.

Neutral Areas

4.28

There are some parts of the conservation area which, in their present form, neither enhance nor detract from its character or appearance.

4.29

We will be careful, however, to guard against these properties and areas becoming too dominant through future additions or alterations.

Threats

4.30

Upton Warren conservation area has had much 20th century development in its wider setting with impact on views, light pollution

Upton Warren

and aural tranquillity and is sensitive to further change. In addition:

- **Incremental erosion of character** through cumulative small changes, such as insertion of rooflights, replacement windows, doors and roof coverings and addition of hard surfacing. Upton Warren has been affected by such changes. These have diminished the quality of buildings and their setting and their contribution to the conservation area. Buildings remain vulnerable to change.

5 ISSUES

5.1

The appraisal has highlighted the following problems and pressures in the Upton Warren conservation area.

- Intrusion of new development in its wider setting
- Loss of architectural features on historic buildings
- Incremental erosion of character
- Building maintenance & repair
- Some street furniture

5.2

The Management Proposals at Section 2 consider how these might be addressed to ensure the continuing preservation and enhancement of the character and appearance of the conservation area.

NOTE

Although it is intended that this appraisal should highlight significant features of the conservation area which are important to its character or appearance, omission of a particular feature should not be taken as an indication that it is without merit and

unimportant in conservation and planning terms.

Sources & Further Information

Sources

Ordnance Survey mapping 1880s to present day

Victoria County History A history of the County of Worcester volume 3 (1924)

English Heritage "Pastscape"

Rambles and Researches among Worcestershire Churches. George K Stanton (London 1884)

The Rambler in Worcestershire: Or stray notes on churches and congregations. John Noake (1851)

The Buildings of England: Worcestershire Alan Brooks and Nikolaus Pevsner (2007)

Worcestershire Landscape Character Assessment, Worcestershire County Council, 1999

Roman Roads in Britain. Ivan D Margary, John Baker London Revised edition (1967)

Coach Travel and Turnpike Roads in Worcestershire. H W Gwilliam (1987)

www.worcswildlifetrust.co.uk retrieved on 7 November 2013

Monument Records Worcestershire County Council

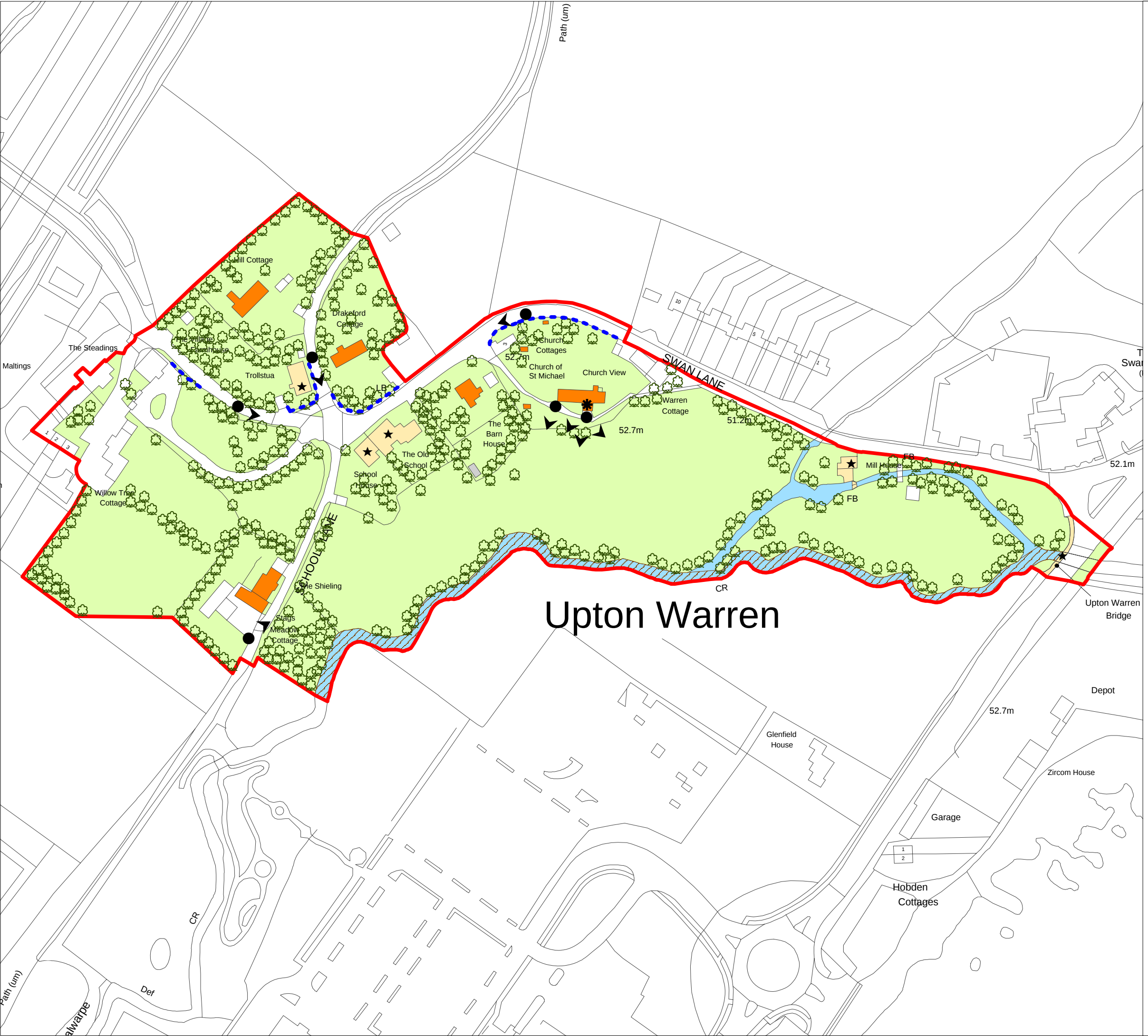
Further Information

For further guidance and information please contact:

The Heritage Section
Planning Services
Wychavon District Council
Civic Centre

Upton Warren Conservation Area Appraisal

-  Conservation Area boundary
-  Important boundary feature
-  Listed Buildings
-  Unlisted buildings of local interest
-  Neutral features
-  Point
-  Landmark features
-  Focal features
-  Important open space
-  Significant trees & tree groups
-  Significant water feature
-  Special Wildlife Site



(Diagrammatic only)

 Scale : Not to Scale

© Crown copyright and database rights 2013.
Licence Number 100024324. You are not permitted to copy, sub license,
distribute or sell any of this data to third parties in any form.
November 2013



Upton Warren

Queen Elizabeth Drive
Persnore
Worcs. WR10 1PT

Tel. 01386 565565
email: planning@wychavon.gov.uk
web: www.wychavon.gov.uk

The following websites contain information relating to conservation areas:

Wychavon District Council at
www.wychavon.gov.uk

English Heritage at
www.english-heritage.org.uk

Part 2 Upton Warren Conservation Area Management Proposals

1 Introduction

What are these Management Proposals for?

1.1

These management proposals are a mid- to long-term strategy for preserving and enhancing the Upton Warren conservation area, addressing the issues arising from the appraisal.

1.2

These proposals are prepared in accordance with our duty under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of our conservation areas.

2 Management Proposals

1. Intrusion of new development

The character of the conservation area is vulnerable to encroachment of new

development within its immediate and wider setting

Action

We will

- Assess new development proposals against the Upton Warren conservation area character appraisal in addition to our Local Plan policies on conservation areas.

2. Loss of architectural features and incremental erosion of character

Many buildings have been adversely affected by the use of inappropriate modern materials, insertion of rooflights or replacement of original doors and windows with poor substitutes, such as uPVC.

Action

We will

- Seek retention of historic fabric where opportunities arise through development proposals.
- Consider the need for Article 4 directions to bring such works under planning control, to ensure that the special qualities of unlisted buildings of local significance are protected.
- Address unauthorised works to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy.

3. Building maintenance & repair

Neglect of historic buildings and features undermines the quality of individual buildings and the area.

Action

We will

- advise owners/occupiers of buildings of appropriate repair where opportunities arise, and the need for prior consent for works, where relevant.

Upton Warren

- seek retention of historic fabric where opportunities arise through development proposals.
- address unauthorised works to buildings through enforcement action where appropriate, in accordance with our Enforcement Policy.

4. Street furniture

Although these undermine the quality of the historic environment, they are mainly necessary elements in the area.

Action We will

- advise on design where opportunities arise through development proposals.

Article 4 Directions

What is an Article 4 Direction?

3.1

An Article 4 Direction is an Order that the District Council can make to provide long-term protection against unsympathetic alterations to unlisted dwellinghouses in conservation areas by restricting certain "permitted development" rights. This means that alterations that formerly did not require planning permission would need permission in the future, although there is currently no fee for such an application required under a Direction. A Direction would only apply to elevations or parts of a property which front public roads, rights of way or public open spaces. It would not normally affect the rear of a property or the rear garden, and does not affect interior alterations.

Why consider them for Upton Warren?

3.2

The conservation area at Upton Warren has been designated in recognition of its special

architectural and historic interest and a desire to preserve its character and appearance.

3.3

Although many alterations to all types of buildings can be controlled in a conservation area by planning permission, changes can still take place to unlisted dwellings and their sites that can damage the character and appearance of the conservation area, but which are "permitted development", i.e. they do not require planning permission.

3.4

There are many buildings in the Upton Warren conservation area which, although not listed, have qualities of age, style and materials which are locally distinct and which make a positive contribution to the character and appearance of the conservation area. That many of these properties retain much of their original character and appearance is to the credit of those owners who have carefully preserved them. There is, however, no guarantee as to their future and these properties are vulnerable to future change.

3.5

It is not currently proposed that an Article 4 direction should be put in place. There is, however, no guarantee as to the unlisted buildings' future and these properties are vulnerable to future change. We therefore intend to continue to monitor possible threats to the conservation area which might require the future consideration of an Article 4 direction.

Statement of Community Involvement

Introduction

1.1

This statement is a summary of community involvement and public consultation undertaken by Wychavon District Council in respect of the Upton Warren conservation area Appraisal and Management Proposals

Upton Warren

and proposed changes to the Upton Warren conservation area boundary.

Background

1.2

A report to the Council's Planning Committee on 9 January 2014 explains the reasons for preparing a character appraisal and management plan for the Upton Warren Conservation Area. Specifically, the character appraisal and plan is drafted in accordance with the requirements on Wychavon District Council imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990, to:

- keep its conservation areas under review;
- prepare policies and proposals for the preservation and enhancement of the character or appearance of its conservation areas; and
- pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in exercising its planning functions.

1.3

The preparation and publication of conservation area character appraisals and management proposals is a key step in the Council fulfilling these duties.

Community Involvement

1.4

Community involvement has taken the form of:

- briefing sessions with the Upton Warren Parish Council and District Council Member for Upton Warren Ward
- a public meeting at Upton Warren Outdoor Centre on the evening of 1st April 2014

- letter to residents affected by the review of the Upton Warren Conservation Area on 24th March 2014.

Consultation

1.5

The consultation period began on 31st March and ended on 12th May 2014

Consultation was by:

- A public meeting held at Upton Warren Outdoor Centre on the evening of 1st April 2014
- Publication of the draft appraisal, management proposals & proposed conservation area boundary changes on the Wychavon District Council website, accompanied by an electronic feedback form
- Placing of the same documents for public inspection during the consultation period at:
 - Planning Reception, Wychavon District Council, Civic Centre, Pershore
 - Droitwich public library
- Letters to Upton Warren residents affected by the review of the conservation area, Upton Warren Parish Council, Worcestershire Archaeological Unit, English Heritage, Worcestershire County Council, Worcestershire County Highways

Consultees

1.6

The following were consulted on the draft appraisal and management plan:

- Upton Warren Parish Council
- District Council Member for Upton Warren Ward
- Upton Warren residents affected by the conservation area review
- Worcestershire County Archaeological Service
- Worcestershire County Council
- Worcestershire County Highways

Upton Warren

- English Heritage

Publicity

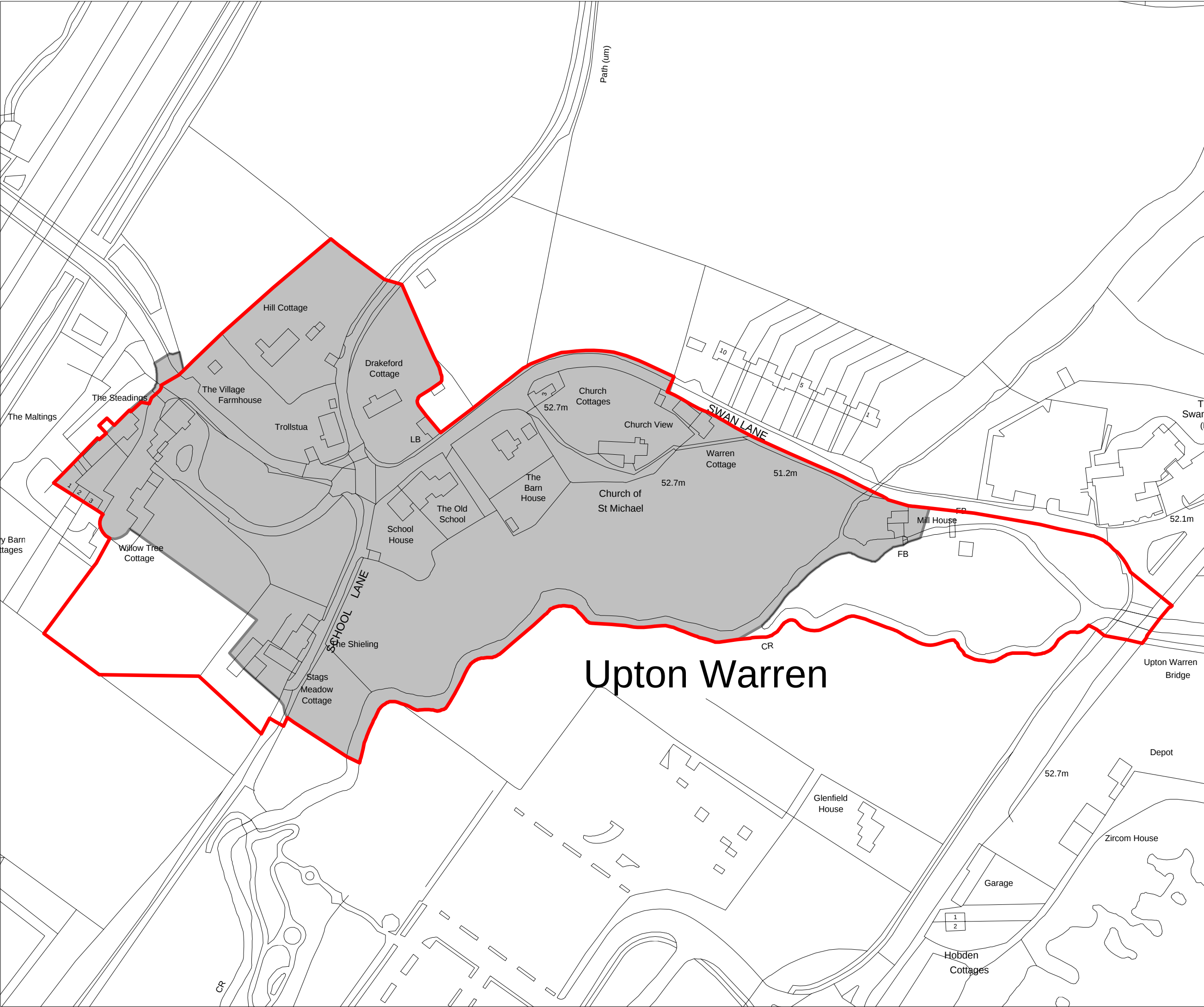
1.7

Notice of the public meeting and consultation was given by way of:

- Posters placed in Upton Warren village and at Pershore Civic Centre
- Letters to residents affected by the conservation area review on 24th March 2014
- A public meeting held at Upton Warren Outdoor Centre on 1st April 2014
- Information item on the Upton Warren parish council website
- "News Focus" on Wychavon Council website during the consultation period
- Notice placed with the documents at the Civic Centre, Droitwich public library, and on the Council's website
- Press release in local newspapers
- Information forwarded to consultees

Community input

1.8



**Upton Warren
Conservation Area**

-  Existing Conservation Area
-  Proposed Conservation Area boundary

 **Scale : Not to Scale**

© Crown copyright and database rights 2013.
Licence Number 100024324. You are not permitted to copy, sub license,
distribute or sell any of this data to third parties in any form.
November 2013

