

Solihull Local Plan Review

Supplementary Heritage Impact Assessments

SMBC Local Plan Review - Heritage Impact Assessments at Additional Sites at:

Additional Land north of Waste Lane, Balsall Common (added to Site 1, now BC1);

Land east of Dog Kennel Lane, Shirley (added to Site 12, now BL2);

Pheasant Oak Farm (21, now BC4), Trealion Stud (22, now BC5) and Lavender Hall Farm (23, now BC6), Balsall Common;

Oak Farm, Catherine-de-Barnes (24, now HA2);

Land south of School Road, Hockley Heath (25, now HH1); and

Woods Farm, Bill's Lane, Shirley (26, now BL3)

Solihull MBC CLAUDE (Conservation of the Historic Environment, Landscape Architecture, Urban Design and Ecology), Planning Design and Engagement
8th October 2020

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Introduction - Local Plan Review Assessment of Heritage Impacts

This supplementary document should be read with the main Heritage Impact Assessment for Sites 2 to 20 produced by Solihull MBC CLAUDE (Conservation of the Historic Environment, Landscape Architecture, Urban Design and Ecology) and dated 08/10/2020, including its introduction and methodology sections which are identical for this report.

It should also be read with the *DBP Planning for the Historic Environment* reports for Site 1 (now BC1) at Barretts Farm Balsall Common, and for Site 12 (now BL2) at Light Hall Farm, Dog Kennel Lane, Shirley, and the previously proposed Site 13 at Whitlock's End Farmhouse, Bill's Lane, Shirley. These are related to the Heritage Impact Assessments included here for: Land at Waste Lane Balsall Common that is added to Site 1 (BC1); for Land at Stratford Road and Dog Kennel Lane, Shirley that is added to Site 12 (BL2); land at Woods Farm Shirley adjoining the previously proposed Site 13 and called BL3 (excluding the previous Site 13 altogether). Sites 21 to 25 are not related to the DBP reports apart from the proximity of Site 21 (now BC4) to Berkswell Windmill that is examined in their report for Site 3 (now BC3) at Windmill Lane. Site 26 (now BL3) west of Whitlocks End Farmhouse was added to the previously proposed Site 13, assessed by *DBP Planning for the Historic Environment*. The addition was proposed before DBP carried out final site visits and submitted the report, and so the impact of the addition of site 26 (now BL3) upon the grade 2 listed Whitlocks End Farmhouse was assessed by DBP and included in that report (see HIA for previously proposed Site 13 in the Evidence Base).

Neighbourhood Plans are summarised in the main HIA, but only the plan for Berkswell is relevant to this supplementary document, and is therefore covered below.

Berkswell Neighbourhood Development Plan

This plan is relevant to three sites assessed here (addition to Site 1 (now BC1) with land at Waste Lane/ Old Waste Lane, Site 21 (now BC4) at Pheasant Oak Farm and Site 23 (now BC6) at Lavender Hall Farm). It was made in 2019 and includes Policies BE.4 Responding to Local Character and BE.6 Heritage Assets.

The vision states that:

'The many historic features that emphasise and enhance the rural character of Berkswell, whether in the countryside or built environment, will be conserved and new development will be designed to be sensitive to our local heritage, character and distinctiveness.'

Objectives include:

'7. To support the continued conservation and appreciation of Berkswell village as a Conservation Area and other heritage assets across the parish.'

Local Plan Review Assessment of Heritage Impacts - Site 1 (now BC1) extension at Land North of Waste Lane, Balsall Common

1.1 Location and Description

1.1.1 This site lies immediately east of the built-up area of Balsall Common. This supplementary Heritage Impact Assessment should be read together with that produced for the Council at Site 1 at Barretts Farm in Balsall Common in March 2019 by DBP Planning for the Historic Environment. The land addressed by this current assessment lies immediately east of and adjacent to the land examined by DBP for Site 1. DBP did visit some land rear of properties in Old Waste Lane, in part to look at views of Site 1 and the listed buildings within and adjacent to it from a public footpath connecting Barretts Lane to Old Waste Lane. The land currently accommodates engineering works and compounds for HS2 to its east, and diverted footpaths for the Kenilworth Greenway continuity. These are temporary adverse impacts of the HS2 project upon heritage assets, with elements such as the compounds and storage stockpiles eventually being entirely removed. The additional land that is the subject of this report is a roughly rectangular area with Station Road to its short northern edge. The Kenilworth Greenway lies to its eastern edge, Waste Lane at the south and the original Site 1 to the west.

1.1.2 The land appears to comprise mostly of fields used for grazing, or for arable crop growing, apart from those now used for HS2 construction works and haul road with storage areas and site accommodation. Views were obtained from outside the site and using aerial imagery and Google Streetview images. Assessments were made on site in June 2019 and September 2020. Photograph stitches are not verified and were created with basic cropping and correction features for illustrative purposes only. In their 2019 report DBP commented as follows upon buildings overlooking and south of this additional site land:

Additional buildings

1.4.7 In addition to the buildings shown above, the author notes the following buildings:

- Laburnam Cottage/Melrose Cottage – a pair of cottages off Old Waste Lane that appear to be timber framed buildings refaced in brick
- Field Cottage – a double-fronted (extended cottage next to Laburnum/Melrose Cottage
- Laburnum Farm – an early farmstead on Old Waste Lane with some timber framing visible in the rear wing

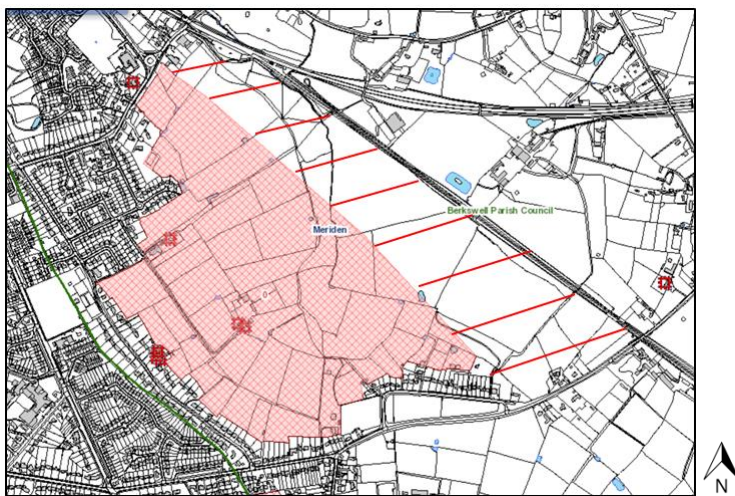


Fig. 1 location of additional site hatched red, original Site 1 densely cross hatched

1.2 Evidence from Historic England and HER

- 1.2.1 The Heritage List entry of relevance to the site is:
BERKSWELL WASTE LANE (North Side) Crabmill Farmhouse SP 27 NE 12/266 II
2. Late C16 or early C17. Timber frame, whitewashed brick, tiled roof with 4 hipped dormers. 1 storey and attics, modern flush lattice casement windows. Back wing.
- 1.2.2 There are no scheduled ancient monuments or conservation areas on or near to the site, and no listed buildings within it.

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020)

Historic Landscape Character Summary:

Within the site boundary the predominant historic landscape character is planned enclosure comprising medium and small rectilinear fields with straight boundaries which appear to have been enclosed on an area of common or heath land, probably in the 18th-19th century. The dismantled Kenilworth and Berkswell Branch Railway, which now forms part of the Kenilworth Greenway project, crosses the north-east edge of the site. Two historic farmsteads: Barrett's Lane Farm and Pool Orchard; a 20th century recreation area and Post-1955 detached housing is also within the site boundary.

Within the wider study area there are a range of different Historic Landscape Character zones. The urban area of Balsall Common situated to the west of the site, is largely a post-1950s expansion of the settlement interspersed with some pockets of earlier 20th century settlement. The historic landscape character to the south and south-west of the site boundary is typical of the formal enclosure in the 18th and 19th century. It is predominantly planned enclosure, with rectilinear fields with straight boundaries and straight roads, that are interspersed with numerous pre-1880 historic farmsteads and small holdings particularly to the south west of the PSS.

To the east and north-east, the historic landscape character is more varied. The Coventry/Birmingham railway and dismantled Kenilworth/Berkswell line represents a clear dividing line between urban Balsall Common and the planned enclosed landscape to the west and south-west. In contrast, north of the railway there are areas of mixed enclosure including piecemeal enclosure, possible squatter enclosure, planned enclosure, irregular enclosure, and paddocks. East of the site, between the railway lines, the landscape is also mixed with some very large post- second world war fields as well as paddocks and closes and planned enclosure. Settlement in these areas is dispersed in the form of historic farmsteads, detached pre 1880 housing and country houses dating from the Post-Medieval to Modern periods with many being from 20th century.

Site Sensitivity to change:

Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which is mainly 18th-19th century rural landscape with historic farmsteads.

Planning Recommendations for the PSS:

A programme of archaeological assessment should be undertaken, the first phases of which should comprise detailed desk-based (including a walkover survey) and geophysical survey. This should include an assessment of the impacts of the proposed development on the historic buildings which survive across and in the vicinity of the application site. This should be followed by a programme of evaluative fieldwork, the scope of which should be informed by the results of the earlier surveys. This fieldwork should be undertaken prior to the determination of any planning application in order to provide sufficient information to enable a reasoned and informed planning decision to be made. The archaeological evaluation will inform the development of a strategy, if appropriate, to mitigate the potential archaeological impact of the proposed development; this strategy may include designing the development to avoid impacting archaeological deposits which are worthy of conservation.

The Historic Landscape Character of this area should be taken into account when considering any planning application for this site.

1.4 Historic Mapping

- 1.4.1 The map regression back to the 1886 First Edition OS reveals a surprisingly high degree of survival of field hedgerows. The relationship of the site to the Heritage Assets is clear and consistent on the early OS map extracts below. Earlier information from Tithe Maps and any relevant estate maps has not been examined yet.

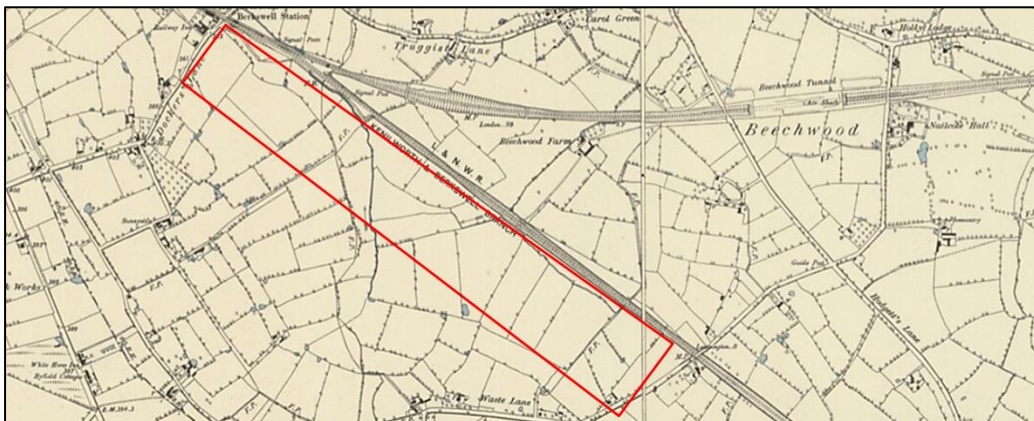


Fig.2 OS First Edition 1886, not to scale, site outline approximate for information (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

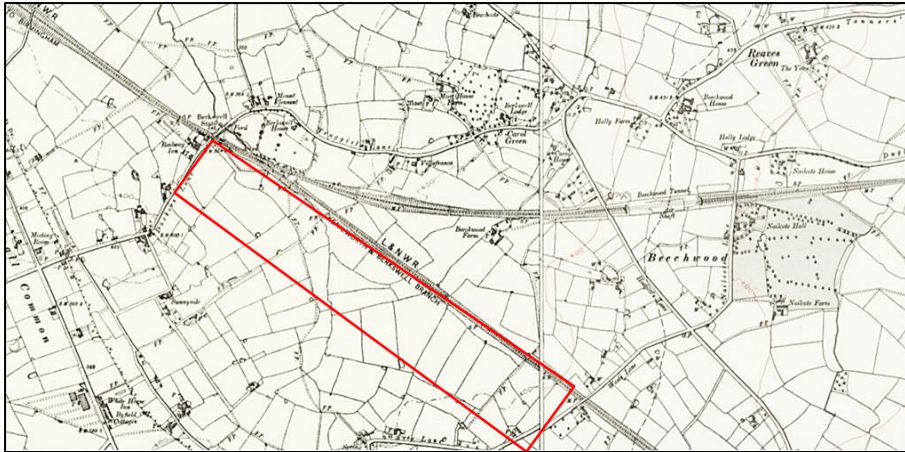


Fig.3 1934 OS map, not to scale, site outline approximate for information (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

- 1.4.2 The heritage assets adjacent to the site are cottages of 18th or 19th century origin along Waste Lane. Some have outbuildings and yards, and were probably small farmsteads. They are of low local significance only as homesteads that help to create the subtle overall picture of a rural area with a long tradition of small scale agriculture. To the east of the Kenilworth Greenway former railway cutting is the grade 2 listed Crabmill Farm, beyond the late 18th or early 19th century Odnauil End Farm with a house and outbuildings in large grounds.

1.5 Photographs of site and surroundings 2019 and August 2020



1. View along Waste Lane westward, HS2 haul road entrance on right, 19th century cottages beyond



2. View into site from Waste Lane between Dragonflies and Kenilworth Greenway



3. Cottage of C19th or earlier origins on Waste Lane



4. View in from Waste Lane looking north east (Streetview autumn capture)

1.6 Assessments of Significance and Setting

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act which requires the LPA “to consider the desirability of preserving the building or its setting”. The NPPF explanation of the setting of a heritage asset defined (by Historic England) 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”*.
- 1.6.2 Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: *‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’*
- 1.6.3 Finally, significance should be assessed with reference to the NPPF glossary as follows: *‘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.*
- 1.6.4 The nearest Designated Heritage Asset to the addition to this site is **Crabmill Farm**, about 160m to the north east beyond the cutting of the former Kenilworth branch railway line. It is therefore east of the line of HS2. The allocation would not impact upon its significance due to a combination of the distance from the site, field boundary and Greenway hedgerows, the presence of Odnau End Farm and its agricultural buildings to the south west of the listed building, and a slightly lower land level at the listed building. The site allocation would have no impact upon its setting. Its immediate setting is the gardens, yard and paddocks around the farmhouse to all sides. The wider setting includes post-war houses to the east, fields to its north and south, and fields and Odnau End Farm to the west. Its setting has Medium vulnerability to further change as it has already been affected by incremental changes some of which are not in keeping with the setting of the original building. These include the construction of post war houses and the loss of field division hedgerows and their trees. Views to the site would always be filtered to some degree, probably significantly, by hedgerows and trees at the edge of the site, along the Greenway, around Odnau End Farm, and in the fields between.

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.5 The next closest Designated Heritage Asset is the very important **Berkswell Windmill** (grade 2* listed) in Windmill Lane about 210 metres to the south. The development of the land for housing would not impact upon the setting and therefore the significance of the windmill.

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Grade 1 and Grade 2* listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting

Table for Measuring Sensitivity of Setting to Further Change



- 1.6.6 The setting of the windmill does allow its significance to be appreciated from numerous points including as illustrated below. The immediate setting has been found in the report on Site 3 at Windmill Lane by DBP (March 2019) to include the fields to the north and east of the windmill, the houses and park home site to the south, the paddocks to the south west of Windmill Lane and the three houses in large plots immediately west of the mill. The wider setting is said in that report to include the houses, farmsteads and fields along Hob Lane. This site is not included in that land, and between this site extension and the windmill, the land between Waste Lane and Hob Lane is proposed for allocation as Site 21 which is assessed later in this document.

- 1.6.7 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At both of these DHAs of **Berkswell Windmill** and **Crabmill Farm**, the additional change produced by the development of the site would be highly unlikely to cause further harm to their setting and significance. Using the advice in GPA3 their settings are considered to make a moderate contribution to their significance. Using GPA3 advice both the physical surroundings and the experience of the assets contribute positively to their significances. However, in the case of **Berkswell Windmill** and **Crabmill Farm**, the setting of importance does not include the site. On this basis, the site makes no contribution to their significances.

- 1.6.8 The site makes no contribution to the architectural or historic interest of the DHAs of Berkswell Windmill or Crabmill Farm. Development of the site could impact upon their wider settings, but that could be moderated or mitigated by development that respects this context and uses scale, massing, densities and materials that reflect the location and surroundings.

1.7 Locally Listed Buildings and Other Heritage Assets

- 1.7.1 Potentially Indirectly Affected Heritage Assets (HAs) such as Dragonflies and Laburnum Farm are close to the site. Odnau End Farm is a characterful building group focussed on the cottage, but lies east of The Greenway and the route of HS2 which will separate it from this site extension.
- 1.7.2 The settings and experience of all of these HAs will be adversely impacted temporarily and then permanently by the construction activities and then the appearance and operation of HS2. This will lie to the west of the Greenway and the raising of a section of Waste Lane as a new overbridge with parapets would be part of the new visual impact, including through the loss of vegetation for the construction. New plants will mature in time but a large adverse impact would occur at day one of operation. Planting will not prevent ongoing disturbance from the sound of trains, and the new overbridge will be permanently visually greater and more urban than the current brick parapet structure.
- 1.7.3 The heritage assets are better presented as a result of having agricultural fields to their rear and both sides. There is no evidence that the land behind and to either side is, or has previously been, in the ownership of the dwellings or used by them as part of a farmstead. Notwithstanding this, the land is a suitable visual element of their setting and it emphasises their earlier purpose and the reason for which they were built amongst productive land. The development of the land for residential purposes would make a significant change to its appearance and to the setting in which the heritage assets are appreciated.
- 1.7.4 Assuming that development would not be unduly tall in its rural edge position at two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, and that layout, massing and materials suited the context of a site near to heritage assets, parts of new buildings would be seen from **all the HAs** and their gardens. It is possible that new streetlighting might produce a slight over-halo seen from the HAs too. Waste Lane has no lighting for this to merge with. However, as buildings of low local value only in terms of heritage impacts, their retention with sympathetic development nearest to them is sufficient to reflect that value.

1.8 Minimising Harm and Enhancing Significance

- 1.8.1 In order to prevent or minimise impacts upon the setting and therefore the significance of the Heritage Assets this additional eastern section of Site 1 could be developed using a scale, massing, layout, design and materials that have due regard to their settings where development is adjacent to them. New or retained planting should not be relied upon to reduce impacts that ought to be designed out instead. Planting is impermanent and the impacts of built development may significantly outlive planting benefits. Heritage assets such as The Cottage and Dragonflies could be retained within or at the edge of the site, aiming to ensure that development around them encourages their appreciation as part of the local historic landscape and farmstead character, including local materials and vernacular design. They are easily appreciated elements of local character and distinctiveness. To allow their contribution to be appreciated their private gardens should be retained at their current extent, as the generous plots continue to emphasise former small holding status. New dwellings either side could be served from Waste Lane to maintain the

characteristic of plots accessed from the lane that runs across the formerly less productive 'waste' land.

1.8.2 Using advice in GPA3 the extent to which setting contributes to the significance of Heritage Assets on Old Waste Lane and Waste Lane is influenced by:

- alteration of the wider surroundings by settlement growth shown in historic maps; the wider setting of the heritage assets is still a rural scene at the edge of the settlement
- generally open rural appearance as a suitable setting for rural buildings, comprising fields not demonstrated to have been previously associated with the farmsteads or dwellings
- fields, hedgerows and trees that contribute significantly to local character and appearance, and that may have a historical connection to the heritage assets as divisions of functional land and therefore contribute to their settings to some extent
- principal view of the HAs is from Waste Lane and the development of the site would alter that appreciation of the assets
- Limited direct views of assets from the site, including from footpaths across level fields, and as filtered glimpses through and over trees and hedgerows
- HS2 will have a significant impact upon the wider setting, producing a more urban appearance to this part of Waste Lane and affecting tranquillity

1.8.3 Hedgerows and trees should be retained wherever possible and added to as appropriate, so that local historic landscape character is maintained or enhanced as far as possible. As can be seen from the OS extracts above several hedgerows survive at least in part since the 19th century or earlier. The retention of the majority of the roadside hedgerows would help to restrict the amount of new building seen by car drivers and passengers as a major visual receptor in this area. This aspect of landscape and visual impact assessment also represents the experience that many people might have of the area around the DHAs beyond their setting, given that the majority will not be on foot, bicycle or horseback.

Local Plan Review Assessment of Heritage Impacts - Site 12 (now BL2) extension at Land east of Dog Kennel Lane and south of Stratford Road, Shirley

1.1 Location and Description

- 1.1.1 This site is immediately east of the built-up area of Shirley and Site 11 where ZF, Birmingham Audi, Toyota and the Village Hotel are located. This supplementary Heritage Impact Assessment should be read together with that produced for SMBC about Site 12 at Light Hall Farm in Shirley in March 2019 by DBP Planning for the Historic Environment. The additional land that is the subject of this report lies further to the east of the original allocation site, and is a near-rectangular area with Stratford Road along its northern edge, and Dog Kennel Lane and Site 12 to its west. A greenway representing an ancient track from Cheswick Green, the Salter Street and Earlswood runs to the south west as a public footpath to Dog Kennel Lane. Beyond fields to the south lies Cheswick Green. Site assessments were made in spring and autumn 2020, with previous consideration of the character of this additional site as part of assessment of Site 12 with DBP in 2019. Photograph stitches are not verified and were created with basic cropping and correction features for illustrative purposes only.



Fig. 1 approximate location of additional site hatched red, original Site to its west, and site 11 above

1.2 Evidence from Historic England and HER

- 1.2.1 The Heritage List entry of relevance to the site is:
SOLIHULL DOG KENNEL LANE (south side) 5108
SP 17 NW 2/522B Pillar Box at SP 129 771 II 2. Pillar box. Circa 1857 for the Birmingham District of the GPO. Cast iron. Fluted column with taper towards top on moulded base. Moulded top with shallow cone and moulded band marked VR and POST OFFICE and with royal crests. Horizontal aperture below. Manufactured by Smith and Hawkes Ironfoundry, Broad Street, Birmingham. Listing NGR: SP1295277089
- 1.2.2 There are no scheduled ancient monuments or conservation areas on or near to the site, and no listed buildings within it. The grade 2 listed **Light Hall Farm** lies to the west and was assessed by DBP in respect of the original Site 12. It is not subject to this supplementary site assessment because the DBP report determined that the land directly to the south west of this supplementary site does not form part of the setting of **Light Hall Farm**. This allocation of additional land east of the earlier site will therefore not impact upon the setting of that grade 2 listed building.

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020)

Historic Landscape Character Summary:

The site comprises large rectilinear fields with straight boundaries which are laid out in a very regular pattern representative of planned enclosure in the 18th and 19th centuries. Extant ridge and furrow in some of these fields suggests that they were once medieval open fields. To the east of the site there is an area of post-1955 detached housing fronted along the Stratford Road and Creynolds Lane.

The wider study area is divided by the Stratford Road, formerly Monkspath Street. The area to the south-west of Stratford Road comprises areas of mixed enclosure including planned enclosure, large irregular fields with curvilinear boundaries (representative of the piecemeal enclosure of open fields by informal arrangement) and paddocks and closes. In the south-east of the study area is Shirley Golf Course; this area previously formed irregular fields in the late 19th century and evidence of irregular enclosure remains in fields to the north of the golf course. Settlement on this side of the Stratford Road comprises post-1955 detached and semi-detached housing along Creynolds Lane and at Cheswick Green. A pre-1880 Country House and possible moated site, Elliot's Hall, is located along Creynolds Lane and is currently in use as a Management Centre and in the west of the study area can be found Light Hall Farm, a pre-1880 farmstead and possible medieval moated settlement. The site of the former TRW research centre for the automotive industry is located between Dog Kennel Lane and Stratford Road. North-east of the Stratford Road, is the urban area of Monkspath comprising post-1955 detached housing. To the north-west of the Stratford Road there are post-1955 commercial, retail and industrial zones and the urban area of Shirley Heath comprising post-1955 semi-detached housing.

Conservation Areas within the PSS:

None

Conservation Areas within the study area (1km buffer from PSS boundary)

None

Listed Buildings within the PSS:

None

Locally Listed Buildings within the PSS:

None

Site Sensitivity to change of this PSS and the original PSS 'South of Dog Kennel Lane':

Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which is predominantly 18th/19th century planned enclosure with some extant ridge and furrow, the remnant of an earlier, potentially medieval landscape.

Planning Recommendations for this PSS and the original PSS 'South of Dog Kennel Lane':

The Historic Landscape Character of this area should be taken into account when considering any planning application for this site.

1.4 Historic Mapping

1.4.1 The map regression back to the 1886 First Edition OS reveals a surprisingly high degree of survival of field hedgerows, or at least trees within the line of hedges. The relationship of the site to the Heritage Assets is clear and consistent on the early OS map extracts below. Earlier information from Tithe Maps and any relevant estate plans (if any) has not yet been obtained. These surviving signs of enclosure patterns are part of the local character and distinctiveness, and their retention could contribute to the character of a scheme.



Fig. 2 First Edition OS map 1886 – not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

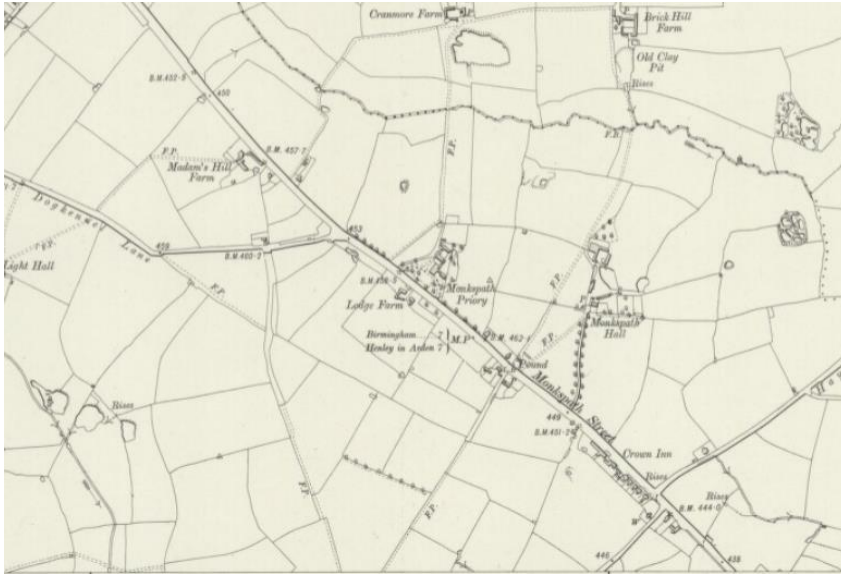


Fig.3 First Edition OS map 1920 – not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)



Fig.4 First Edition OS map 1945 – not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

1.5 Photographs of site and surroundings



1. *View from Dog Kennel lane opposite Toyota dealership, with A3400 behind, showing grade 2 listed pillar box at the highway edge*



2. *Basic photo stitch of view in from Dog Kennel Lane*



3. *East of Dog Kennel Lane north of field footpath , where green Lane meets Dog Kennel Lane*

1.6 Assessments of Significance and Setting

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act which requires the LPA “to consider the desirability of preserving the building or its setting”. The NPPF explanation of the setting of a heritage asset defined (by Historic England) 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”.
- 1.6.2 Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: ‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’
- 1.6.3 Finally, significance should be assessed with reference to the NPPF glossary definition as follows:
‘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.’
- 1.6.4 The nearest Designated Heritage Asset to the site is the **Pillar Box at Dog Kennel Lane**, only about 20m to the west. The significance of this lies in its representation of an early and elaborately designed post box reflecting the status of nearby houses such as Light Hall that presumably secured its allocation beyond Shirley village centre in a rural setting. It is of architectural and historic interest. **It is of: Medium Architectural and Historic Significance; Medium Importance; Medium Sensitivity to Further Change in Setting.**

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

- 1.7.1 Key views of the DHA are only from Dog Kennel Lane. Some views would have development in the background at some distance, or off to the east of Dog Kennel Lane directly opposite. Its setting contributes very little to its significance and the allocation of this additional land at and to the east of Site 12 would not erode that contribution. Cumulative impact along with the construction of houses and commercial buildings on the TRW site and the proposed allocation of the main part of Site 12 has been considered. This report concludes that the development of the site would preserve the setting of the DHA as required by Section 66 of the Act, and would not cause harm to it, subject to development on the closest part of the site being subject to reasonable limitations on heights, and using an external materials palette that pays some regard to context. As a consequence of residential development any

increased usage of the pillar box might ensure that its retention and ongoing use is viable in the future.

1.8 Minimising Harm and Enhancing Significance

- 1.8.1 The significance of the DHA of the ***pillar box*** should be safeguarded by ensuring that any development immediately to its east is respectful of its context at this rural edge. Creating footpaths with fortuitous views of the DHA could better reveal its significance to an increased number of people particularly if new public open space maximises views and understanding of the DHA and its relationship to landscape and earlier land use.
- 1.8.2 Retaining and managing historic hedgerows and trees as HAs, creating opportunities to better reveal their significance, would contribute to any development's landscape character, as well as to biodiversity.

Local Plan Review Assessment of Heritage Impacts - Site 21 (now BC4) at Pheasant Oak Farm, Hob Lane, Balsall Common

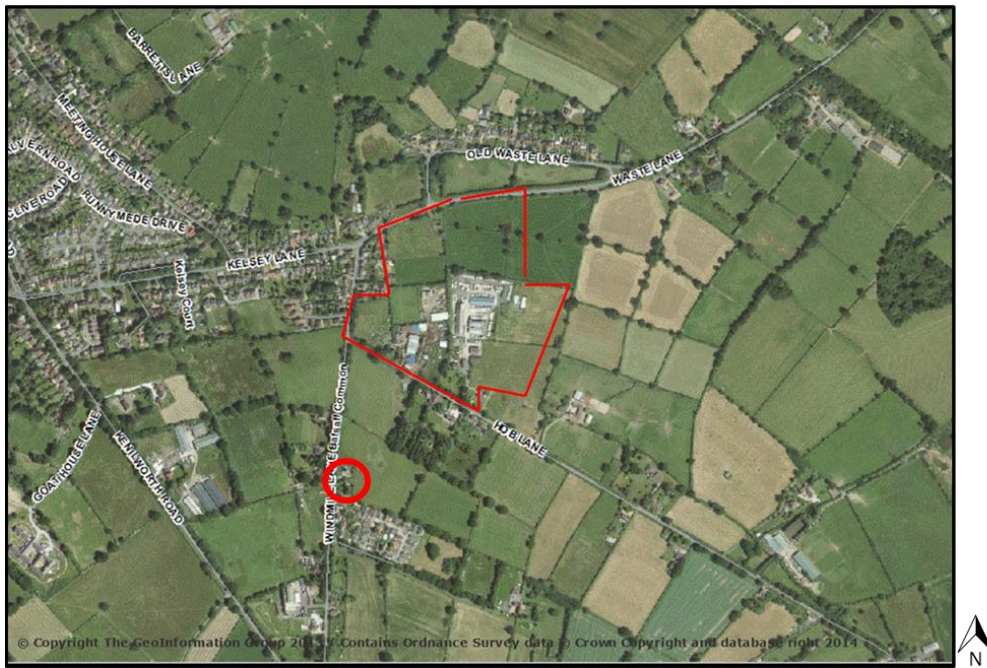


Fig. 1 Allocation Plan - Red circle indicates grade 2* listed Berkswell Windmill

1.1 Location and Description

- 1.1.1 This site is immediately east of the built-up area of Balsall Common. It is formed of near-level ground divided into fields and paddocks around Pheasant Oak Farmhouse and its brick farm building, a cottage, a bungalow and assorted agricultural type framed buildings with sheet roofs. Camp Farm and South View Farm lie within the site too. Some distance to the south of the site is **Berkswell Windmill**, a grade 2* listed building. Two buildings on the Local List of Heritage Assets (**Fox's Cross and Mulberry Cottage**) lie at the northern edge on plots inset alongside Waste Lane. To the east of the site on Hob Lane is **Pool House Farm**, which is also included on the Local List. Significantly further south east are two listed buildings (grade 2) at **Image House Farm** and **Image House Barn**.
- 1.1.2 The site and surroundings were assessed in January 2019 and September 2020 in dry, overcast weather from public viewpoints only. Views of the site were obtained from Berkswell windmill as part of a 2019 visit to view the surrounding landscape from upper windows of that tower. Photograph stitches are not verified and were created with basic cropping and correction features for illustrative purposes only.

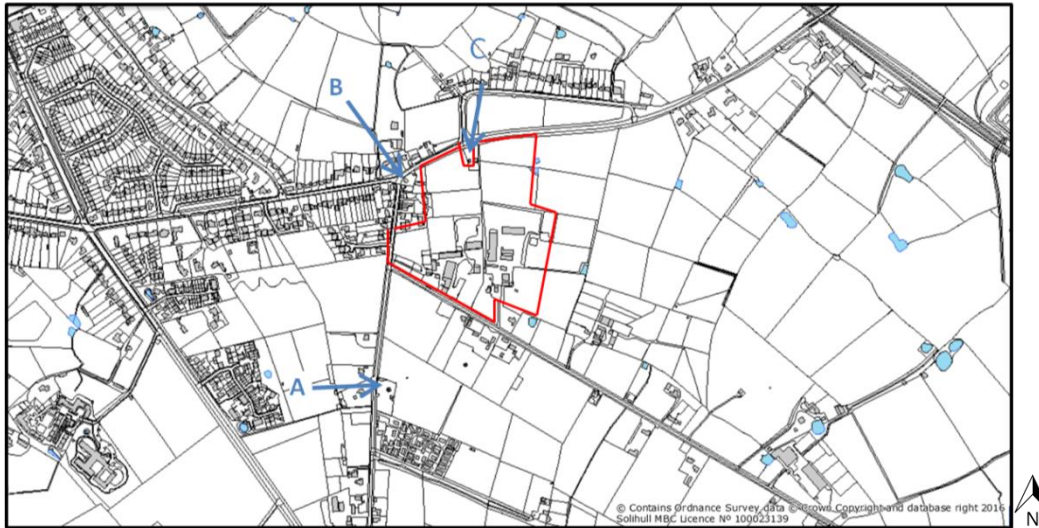


Fig. 2 OS Plan extract with site boundary in red (approximate) – arrow A indicates grade 2* listed Berkswell Windmill; arrow B Fox’s Cross, and C Mulberry Cottage, both on Local List of Heritage Assets; Image House Farm and Barn lie off map at bottom right corner

1.2 Evidence from Historic England and HER

1.2.1 The Heritage List entry follows:

SP 27 NW BERKSWELL WINDMILL LANE 11/254 **Berkswell Windmill** (formerly listed as Balsall Windmill). 18.7.72. II* (star)

Tower windmill. Early C19. Red brick; wood and metal boat-shaped cap. Two sails missing, otherwise intact internally and externally. Circular plan, 3 storeys, battered walls with small windows under cambered arches. Endless-chain drive, wooden and iron shafting and gears; under-driven stones; various bins and other fixtures. This is the most complete example of a west midlands tower mill.

(N.B. – new and repaired sails have since been re-fitted to the mill)

1.2.2 There are no scheduled ancient monuments or conservation areas near to the site.

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020)

Historic Landscape Character Summary:

Within the PSS, the historic landscape character comprises an area of small rectilinear fields with straight boundaries laid out in a regular pattern representative of the planned enclosure of former common or heathland in the 18th and 19th centuries. A pre-1880s farmstead within the site, Camp Farm, also forms part of this landscape. Southview Farm, where a small holding is marked in the late 19th century, is also within the site boundary and immediately to the east of the PSS is another historic farm complex: Pool House Farm. Post-1955 detached housing is found to the west of the PSS along Windmill Lane.

The post-1950s urban expansion of Balsall Common is found in the north-west corner of the wider study area. Throughout the rest of the wider area, the historic landscape predominantly comprises areas of planned enclosure interspersed with numerous pre-1880s farmsteads, as well as some pre-1880s detached housing. There are also areas of irregular enclosure in the

south-east of the site and small irregular fields to the west. Evidence of ridge and furrow in these areas suggest they may have once formed medieval open field systems. The Coventry to Birmingham railway line and the dismantled Kenilworth to Berkswell Branch line cut across the north east of the study area and an electricity sub-station, is also situated to the east. Post-1955 farm complexes, including an equestrian centre, are also within the wider area, as well as a Caravan and Mobile park and a Nursery/garden centre.

Site Sensitivity to change:

Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which is predominantly a 18th-19th century rural area comprising planned enclosure and historic farmsteads.

1.4 Historic Mapping

1.4.1 The map regression back to the 1886 First Edition OS reveals a surprisingly high degree of survival of field hedgerows. The relationship of the site to the Heritage Assets is clear and consistent on the early OS map extracts below. Earlier information from Tithe Maps and possible estate map information has not been obtained. The significance of the land to the setting of the DHA of the windmill and the Heritage Assets of Camp Farm, Pheasant Oak Farm and Pool Farm is clear. The site will always have been important and probably well drained land for the farms. The land has been fundamental to the operation of the farmsteads and at Camp Farm is still apparently in full active use. The land has instigated and influenced the provision of the building groups.

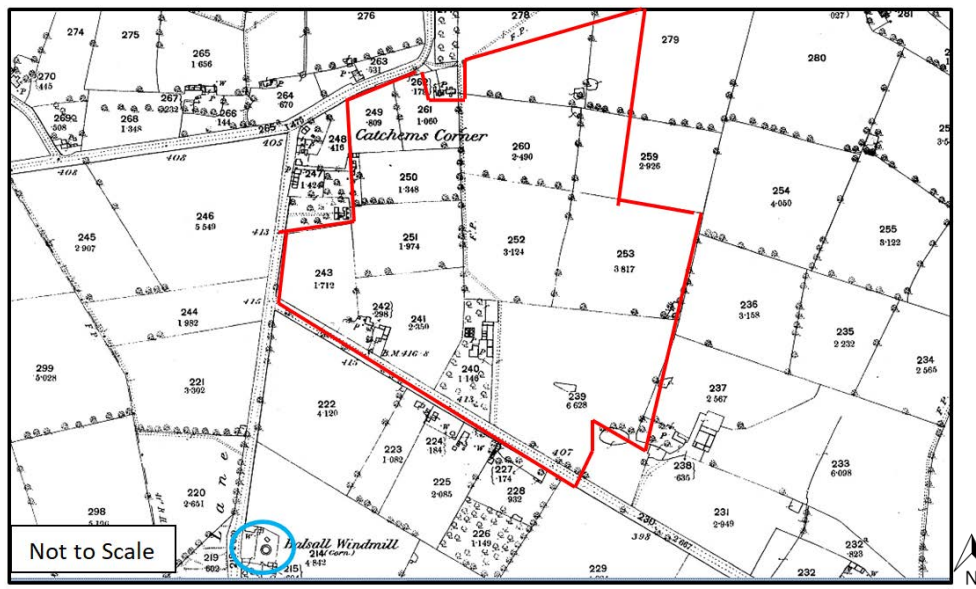


Fig. 3 1887 – approximate site boundary in red, grade 2* Berkswell Windmill circled at lower edge

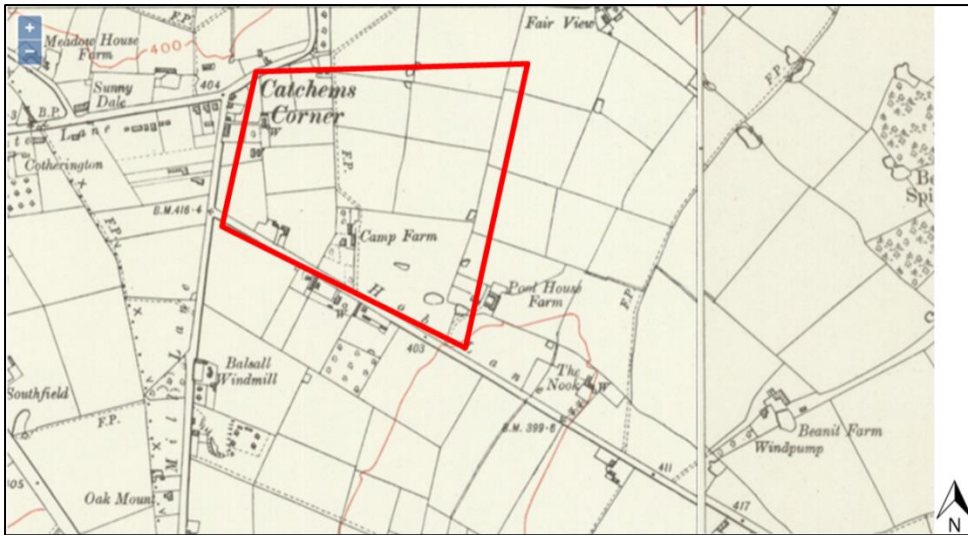


Fig.4 1926 map with approximate site outline in red - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

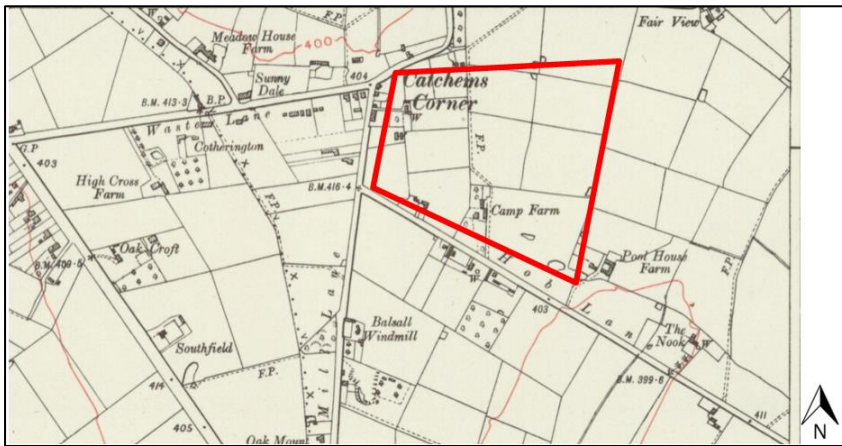


Fig.5 1934 map with approximate site outline in red - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

1.5 Photographs of site and surroundings



1. View south along Windmill Lane, fields south of and outside site to left, proposed Site 3 to right, note first floor window with oblique view towards site



2. Hob Lane junction with Windmill lane, site to left; white painted cottage at windmill visible beyond line of hedgerow oaks to right



3. Windmill to right with site out of shot to left – development would be glimpsed through or above hedgerows to the left as part of taking in this view



4. *View from windmill looking towards Hob Lane - Camp Farm is visible immediately left of tall conifer tree above cattle, a view in which development would be visible*



5. *View from Windmill Lane to Camp Farm and Southview buildings at south edge of site*



6. *View north west along Hob Lane, site on right, windmill not visible due to buildings and tree cover to left of road*



7. *Mulberry Cottage (Local List) with site to rear and to each side*



8. *Site seen from Waste Lane looking towards windmill (not visible due to combined effect of local plateau, distance, buildings and vegetation)*



10. *Foxes Cross*



11. Site from Waste Lane looking south with Windmill Lane houses to right, portal frame barns at Camp, Southview and Pheasant Oak Farms visible beyond field hedgerow



12. Camp Farm and access to South View Farm



14. Berkswell windmill seen from Hob Lane adjacent to Camp Farm



15. View north west on Hob Lane with site to right

1.6 Assessments of Significance and Setting

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act which requires the LPA *“to consider the desirability of preserving the building or its setting”*. The NPPF explanation of the setting of a heritage asset defined (by Historic England) 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”*.
- 1.6.2 Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: *‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’*
- 1.6.3 Finally, significance should be assessed with reference to the NPPF glossary as follows: *‘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.*
- 1.6.4 The nearest Designated Heritage Asset to the site is **Berkswell Windmill**, about 230m to the south. The principal significance of the mill is as a fine survival of a West Midlands tower mill of High Architectural and Historic Importance and with Artistic interest (as reported by DBP Heritage Consultancy, March 2019, assessing Site 3 for this Review). It employs robust industrial design using locally made materials during the early 19th century period of agricultural prosperity. Its rural setting and relationship to other HAs including landscape elements are intact to its south and west and beyond a building group to its north and east. The open land of the site opposite offers significant continuity in the rural setting of the house, broken only by the presence of two dwellings in the immediate outlook across the site. It is of architectural, historic and artistic interest.

Berkswell Windmill is of: High Architectural and Historic Significance; High Importance; Medium Sensitivity to Further Change in Setting.



16. View of windmill looking south east from Windmill Lane

- 1.6.5 The development of the land for housing would not impact upon the setting and therefore the significance of the very important Designated Heritage Asset of **Berkswell Windmill** (grade 2* listed) in Windmill Lane about 210 metres to the south.

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Grade 1 and Grade 2* listed buildings

Table for measuring Importance of Heritage Assets

- 1.6.6 The setting of the windmill does allow its significance to be appreciated from numerous points including as illustrated below. The immediate setting has been found in the report by DBP (March 2019) to include the fields to the north and east of the windmill, the houses and park home site to the south, the paddocks to the south west of Windmill Lane and the three houses in large plots immediately west of the mill. The wider setting is said in that report to include the houses, farmsteads and fields along Hob Lane. The southern part of this site is included in that land. Its setting was found in that report to have already been affected by a degree of incremental change, some of which is a modern reflection of the original setting. This gave medium sensitivity to further change to its setting, determined using the table below.

SENSITIVITY OF SETTING TO CHANGE	REASON
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.7 The windmill would be separated from the proposed site by about 230 metres at the minimum. This space includes two surviving fields with much of their roadside hedgerow and some enclosure hedgerows to internal boundaries intact, and five houses (late 19th and 20th century) and their substantial landscaped gardens on Hob Lane opposite the eastern half of the site and the entrance to Pheasant Oak Farm. It is inevitable that at least the upper parts of some buildings in a development on the site would be visible from the windmill or its immediate surroundings, including from the first floor window in the north face of the

circular mill tower and leaning out from the higher window facing east. However, this would not be so obtrusive as to detract from the understanding and appreciation of the listed building. The likely limited views of any development designed to suit the site context would not produce harm to its significance, it would just represent a noticeable change.

- 1.6.8 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. The additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of Berkswell Windmill. Using the advice in GPA3 the setting of Berkswell Windmill is considered to make a moderate contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance. On this basis, the southern part of this site makes a minor contribution to the significance of Berkswell Windmill. The development of the site would preserve the setting of Berkswell Windmill, and would cause no harm to it, provided that its impacts are moderated or mitigated by the careful treatment of its surroundings. This should be addressed by any masterplan for the site.
- 1.6.9 Using advice in GPA3 the extent to which setting contributes to the significance of Berkswell Windmill is influenced by:
- The wider setting of the windmill includes the *'fields, houses and farmsteads along Hob Lane together with the rural landscapes beyond these'* as shown by DBP report for Site 3
 - The open rural appearance that is a suitable setting for this rural building but comprises of fields that have not been demonstrated to be previously associated with the building
 - Fields, hedgerows and trees that contribute significantly to local character and appearance, and that have a historical connection to the heritage asset as divisions of functional land and possibly as a source of cereals subsequently processed at the mill; they therefore contribute to its setting to some extent
 - Limited direct views of the asset from the site, as seasonally variable filtered glimpses through and over trees and hedgerows.
 - The change of use of the land to its south from agricultural to caravan park, which has altered the character of the immediate surroundings
 - The alteration of the wider surroundings by the growth of the settlement as shown in historic maps; the wider setting of the heritage asset is still a rural scene at the edge of the settlement
- 1.6.10 The DBP report for Site 3 emphasises the artistic interest of the windmill; as a building type they are frequently the subject of artwork and photography. The development of the site for dwellings limited to two and a half storey heights would not adversely affect this interest provided that associated matters such as external materials, landscaping and new external lighting are suitably refined and pay regard to local character and context. Based upon recommendations for minimising harm and maximising enhancement in the DBP report for LPR Site 3 it follows that any development in the nearest part of the site ought to be of low density and a maximum of two storeys.
- 1.6.11 Assuming that houses might be of two storeys with pitched roofs of approximately traditional pitch, the upper parts of some dwellings could be seen from the north facing mid-height window of the windmill and from the curtilage-listed miller's cottage on its site. It is possible that new streetlighting might produce a slight over-halo seen from the DHA too. To some extent this would merge with that already emitted from the built-up part of Balsall Common to the western edge of the site.

- 1.6.12 Although the DHA is no longer strongly related to local agriculture by milling flour and animal feed, it still functions as a windmill and the surrounding fields, relatively narrow lane and hedgerows with banks and occasional ditches all give some continuity in its setting. They aid the appreciation of its historic significance. The setting makes a moderate contribution to its historic significance, but a neutral contribution to its architectural interest. The setting on high ground is fundamental to its function and is emphasised by the fall in level away from the mill towards Kenilworth Road and Balsall Common. The prevailing winds are received from that direction. The development of the site would have a minor impact upon this setting and significance as it would reduce the separation between the DHA of rural character and the built-up area of Balsall Common which would be extended eastwards by the site development. This reduced separation would be evident from several viewpoints. This impact could be moderated or mitigated by careful consideration of the site context and scale, massing, densities and materials that respect that context. There is a slight chance that development north of the windmill that avoids harm to its setting and significance could result in increased awareness of its significance, and potential additional income or Friends of group members.
- 1.6.13 The site assessments were made in Spring 2019 and August 2020 with absent and full leaf cover.
- 1.6.14 The development of the land for housing would not impact upon the setting and therefore the significance of the DHAs of the grade 2 listed **Image House Farm** and **Image House Barn** that lie about 700 metres south east of this site. These are of Medium Architectural and Historic Importance. Their setting is of Medium vulnerability to further change as it has already been compromised to a degree by the formalisation of the garden areas and conversion of the barn to a dwelling, the formation of a horse riding area to the south, and the erection nearby of large portal framed agricultural-type buildings with profiled cladding. Their immediate setting is formed by their own and each other's garden areas and the paddocks or fields immediately adjacent that give a degree of continuity in their presentation in a rural landscape. **Image House Farm and Image House Barn are of: Medium Architectural and Historic Significance; Medium Importance; Medium Sensitivity to Further Change in Setting.**

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

1.7 Locally Listed Buildings and Other Heritage Assets

1.7.1 Potentially Indirectly Affected Heritage Assets (HAs) such as Fox's Cross are close to the site, and the small farmhouses at Pheasant Oak, Southview and Camp Farms would be within it. Fox's Cross is on the Local List as a much altered early 2 storey house, with painted

pebble dash, machine tiled roof, 2 flush lattice casement windows, and a gabled porch. To the east is Mulberry Cottage on Waste Lane, a 17th century timber framed single storey and attic cottage. This is on the Local List of Heritage Assets too. As assets of low local value their importance can only be low or very low. The vulnerability of their settings to further change is low. The ideal would be that they are incorporated and presented within a development so that their part in the story of the development of the area through the 19th and early 20th century is evident. Any buildings nearest to them would ideally pay regard to their significance in the layout and the choice of design and materials.

1.8 Minimising Harm and Enhancing Significance

- 1.8.1 In order to prevent or minimise impacts upon the setting and therefore the significance of the DHA the fields closest to Berkswell Windmill should only be developed using a scale, massing, layout, design and materials that have due regard to its setting, carefully chosen to avoid visual intrusion. This assessment assumes a limited scale of development given the overall context of the site, with an expectation of two and a half storey maximum height where reasonable. Details and materials would need to be appropriate to this context. It also assumes that land levels would not be altered and that finished floor levels would compare closely to existing site levels above OS datum.
- 1.8.2 New or retained planting should not be relied upon to reduce impacts that ought to be designed out instead. Planting is impermanent and the impacts of built development may significantly outlive planting benefits. Heritage assets such as Camp Farm should be retained, ensuring that development around them encourages their appreciation as part of the local historic landscape and farmstead character, including local materials and vernacular design. Although not on any heritage list they are a very easily appreciated element of local character and distinctiveness.
- 1.8.3 Hedgerows and trees should be retained wherever possible and added to as appropriate, so that the historic landscape character of the general area is maintained or enhanced as far as possible. As can be seen from the OS extract above several hedgerows survive at least in part since the 19th century or earlier. The retention of the majority of the roadside hedgerows would help to restrict the amount of new building seen by car drivers and passengers as a major visual receptor in this area. This aspect of landscape and visual impact assessment also represents the experience that many people might have of the area around the DHAs beyond their setting, given that the majority will not be on foot, bicycle or horseback.

Assessment of Heritage Impacts - Additional Site 22 (now BC5) adjacent at Trealion Stud, Wootton Green Lane, Balsall Common



Fig. 1 Aerial view with site within red line - arrow shows Designated Heritage Asset of grade 2 listed Wootton Green Cottage (now Blythe Prior) north west of site (not to scale)

1.1 Site Location and Description

- 1.1.1 This site lies west of the Kenilworth Road and is enclosed to its south, south west and north west sides by Wootton Green Lane. The short north edge is defined by Wootton Lane. The northeast edge adjoins Kenilworth Road and the gardens of dwellings along that. Numerous dwellings lie along part of the eastern and southern edges. Some are 19th or early 20th century in date, and represent a post railway station and motor car development expansion stage in Balsall Common, but are not of architectural or historic note. Very few dwellings lie at the other edges. The site slopes gently westwards down from the high common land route of Kenilworth Road towards local watercourses. Uses on the land include a car dealership with workshop and car wash alongside the A452, horse grazing paddocks, and a Caravan and Camping Club field with tarmac access and closely mown levelled grass. Several large agricultural type sheet clad portal framed buildings are evident behind buildings on Kenilworth Road, the remaining buildings being of domestic scale and mostly dwellings.

- 1.1.2 From the A452 the site is partly screened by a hedge with trees of about two to four metres in height, with a bank dropping between one and two metres from the road verge to the site. Seasonal leaf fall reduces the screening effect between the road and the site. From the A452 edge at the Wotton Lane junction, the fall from the Kenilworth Road is evident north eastwards to the shallow Bayley’s Brook valley, and south westwards and westwards towards other tributary streams of the Blythe. The road rises a few metres to the south towards Balsall Common on its heathland plateau, and falls gradually to the north towards Bradnocks Marsh and the Hornbrook near Cornets End. Hedges with native species enclose many parts of the boundary with Wootton and Wootton Green Lanes helping to maintain a degree of established rural character. HS2 is currently resulting in changes to the nearby landscape, with a roundabout at the junction of Park Lane with the A452. The line itself will run on a low embankment north east of the A452 and then into a shallow cutting through the park pale woodland of Berkswell Hall.

- 1.1.3 The site and surroundings were assessed in January and March 2019 and September 2020 in dry, overcast afternoon weather from public viewpoints only. Photograph stitches are not verified and were created with basic cropping and correction features for illustrative purposes only.

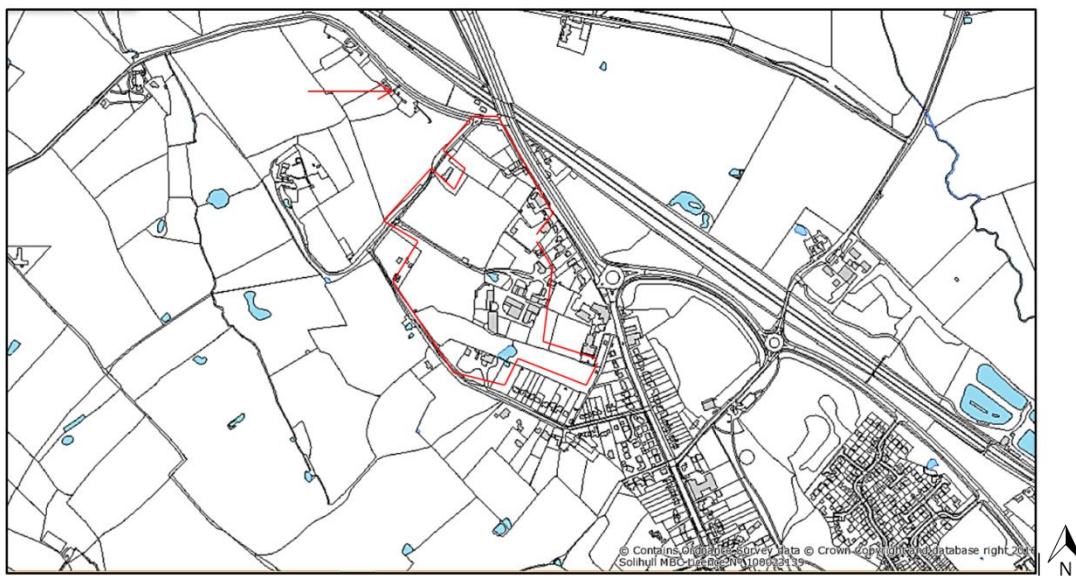


Fig. 2 OS map showing indicative site approximately within red line, with Blythe Prior indicated by arrow (not to scale)

1.2 Evidence from Historic England, HER and other sources

1.2.1 The Heritage List entry from Historic England follows:

*BALSALL WOOTTON LANE 1. 5108 **The Cottage** SP 27 NW 11/169 II
2. C17. Timber frame and whitewashed brick nogging, thatched roof. 2 storeys, lattice casement windows. Modern gabled porch. (See Figure 5 for location)*

1.2.2 The Historic Environment Record information has not been obtained (see 1.3.1 below).

1.2.3 No conservation areas or scheduled ancient monuments are on or close to the site. The nearest Conservation Area is at Berkswell, which was extended in 2011 to include land in the former Berkswell Hall parkland that lies north east of the A452, Park Lane, and the route of HS2. The closest point of this designated area is about 500 metres to the north of the site (see Figure 5).

1.2.4 The Victoria County History entry for Balsall Common reads:

'Balsall, originally part of Hampton-in-Arden, was made a separate ecclesiastical parish in 1863 and was enlarged by the inclusion of part of Knowle in 1932. The country is open, with very little woodland and many small streams and ponds, rising from 300 ft. in the north to about 400 ft. in the south. The village lies close to the River Blythe at the junction of Knowle and Barston parishes. The older roads are mostly lanes, but in the south-east on what was Balsall Heath a number of straight roads have been laid out since the inclosure in 1802...

At the north end of the parish on the west side of the Kenilworth main road is the George in the Tree Hotel, which has a timber-framed back wing; and northwest of it on the Barston road is a thatched cottage of framing.'

The latter is almost certainly Blythe Prior, formerly The Cottage as listed.

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020)

1.3.1 Historic Landscape Character Summary:

The historic landscape character within the PSS is predominantly paddocks and closes associated with the settlement of Wootton Green. These small rectilinear fields with curvilinear and straight boundaries could possibly represent piecemeal enclosure of medieval open fields by informal agreement. Trevallion Stud, a Post-1955 farm complex and post-1955 detached housing along the Kenilworth Road are also within the site boundary. To the immediate south of the PSS is further Post-1955 detached housing, part of the expansion of Balsall Common and to the east is the George-in-the-tree Public House, which was originally a Staging Inn, it has been an important landmark in the area since at least the 18th century. It is marked in this location on 19th century maps, and shown on Beighton's map from 1729, providing evidence that the establishment itself is older although it may have been in a different location.

Small rectilinear fields containing in-field trees associated with a pre-1880 Country House, Wootton Grange and pre-1880s Wootton Grange Farm are located directly to the north-west.

The wider study area is divided by the Coventry to Birmingham railway. The historic landscape to the north-west of the railway is predominantly planned enclosure with some pre-1880 historic farms dispersed throughout. Berkswell Park, associated with Berkswell Hall, is situated in the north-east of the study area. The park is marked as a deer park on Speed's map of 1610. The mixed Woodland called Marlowes on modern maps probably once formed part of the park. It is marked as Fox Pit on the 1st Edition Ordnance Survey map and may have been created for fox hunting. To the south of the park, there is also a small area of amalgamated very large post-second world war fields and a post-1955 farmstead, New Mercote Farm, to the west of Berkswell Park.

Site Sensitivity to change:

Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state, which is predominantly paddocks and closes, a post-1955 farm complex (Trevallion Stud) and some post-1955 detached housing.

1.4 Historic Mapping

1.4.1 Map regression using the OS maps from the 1886 First Edition onward reveals the survival of numerous hedgerows dividing and enclosing fields nearby. Some may be reflected by modern boundaries without the historic hedgerow still in place. Houses are few, but appear increasingly along Wootton Green Lane by the 1904 and 1948 maps. Since the 1968 OS map some field boundaries shown on that map have since been removed or subsumed by large buildings and yards at Trevallion Stud. The relationship of the site to the DHA of Blythe Prior to its south is clear and consistent on the early OS map extracts. Earlier information from Tithe Maps and any estate map information has not been obtained yet. The significance of the land to the setting of the DHA of Blythe Prior is clear, but it is not clearly linked to any past usage by the occupiers of the DHA itself.

1.4.2 The land has no clear functional relationship to the listed building, and the enclosure of the fields alongside the common post-date its original construction. However, in ordinary and

meaningful visual terms the open land, often still of a pastoral appearance, remains suitable and positive as the wider setting of the DHA.



Fig. 3 1886 6 inch map single sheet image - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

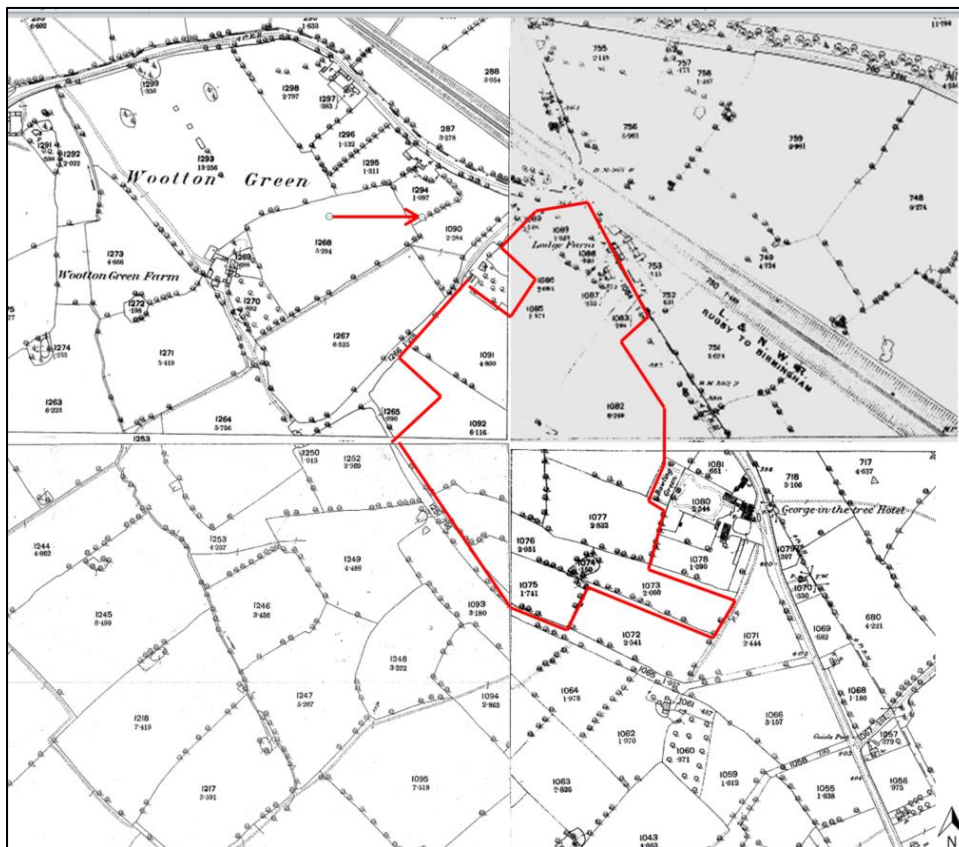


Fig. 4 1888 Ordnance Survey sheets with site at junction of four OS sheets, approximate boundary in red – four of the oak trees arrowed survive along with a section of bank, but hedgerow has been removed; Blythe Prior immediately above arrowed oaks (not to scale)

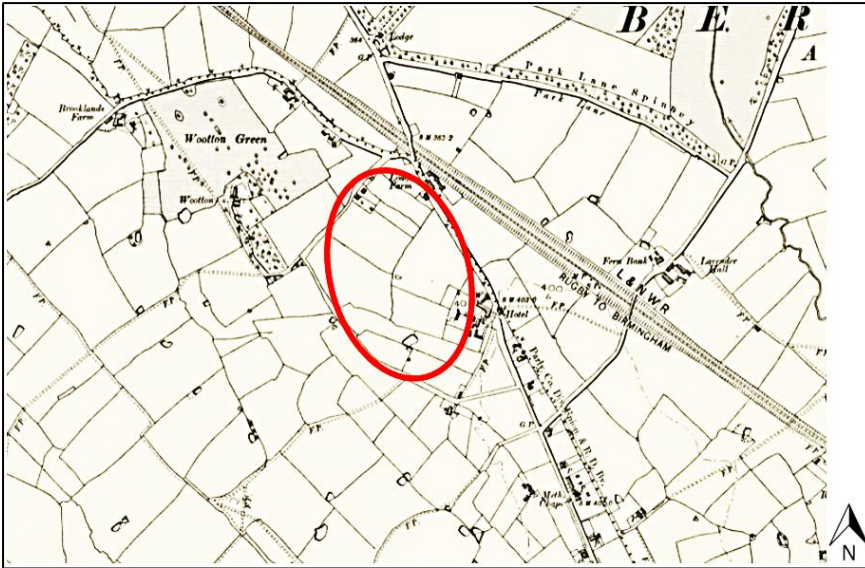


Fig.5 1905 Ordnance Survey, approximate boundary in red (not to scale)

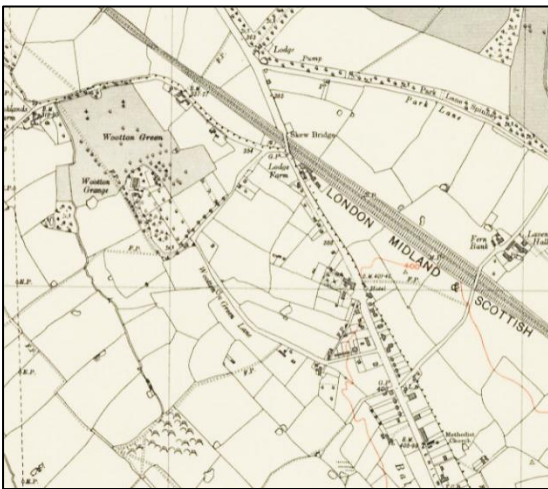


Fig.6 1948 Ordnance Survey, site to centre - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

1.5 Photographs of Site and Surroundings



1. Site looking south from A452 edge across Wootton Lane



2. *View east across site from Wootton Green Lane to south of The Croft, with park homes and structures obscuring any late 19th / early 20th century buildings along Kenilworth Road*



3. *Blythe Prior (grade 2 listed) from Wootton Green Lane, showing slope down to house platform from east and south, and surviving enclosure hedgerow oaks of some character*



4. *Site to left of Wootton Green Lane, Blythe Prior glimpsed as white building at end of road right of image, slope of both the site and fields around Blythe Prior evident*



5. *Blythe Prior at centre, timber stables glimpsed between oaks to its right (note Heritage Assets of oaks on bank above ditch)*



6. *Blythe Prior at centre concealed by vegetation, stables to right of image; storage sheds behind The Hollies visible above end of curve in road (development would be seen in foreground of these)*



7. *Fields between the site and Blythe Prior (at right beyond image), view southwest from Wotton Lane*



8. View north along Wootton Green Lane with site to right, Blythe Prior some distance to left out of shot



9. 19th century much altered cottages opposite Skew Bridge Farm, with site to rear (Google Streetview image)



10. Skew Bridge Farm with imposing 19th century threshing barn and outbuildings, to opposite side of A452 (Google Streetview image)



11. From Wootton Lane looking south east up slope towards site, Skew Bridge Farm glimpsed to left of image on higher ground along A452

1.6 Assessment of Significance and Setting

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant:

Section 66 of the 1990 Act which requires the LPA *“to consider the desirability of preserving the building or its setting”*.

The NPPF defines the setting of a heritage asset 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”*.

Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: *‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’*

Finally, significance should be assessed with reference to the NPPF glossary definition as follows: *‘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.’*

- 1.6.2 The nearest Designated Heritage Asset of **Blythe Prior** in Wootton Green Lane (grade 2) stands about 100 metres to the northwest on its own compact platform between the lane and sloping fields. This building is of Medium Architectural and Historic Importance using the recognized form of table below. It is also of Low Artistic interest, as timber framed cottages under thatched roofs are often chosen as a subject for paintings, drawings and photographs.



12. *Blythe Prior*

1.6.3 The Heritage List entry is at 1.2.1. In summary it says:
'C17. Timber frame and whitewashed brick nogging, thatched roof. 2 storeys, lattice casement windows. Modern gabled porch.'

1.6.4 The setting of **Blythe Prior** is considered to be of High vulnerability to further change as it *'has been limited by medium degrees of incremental change, some of which are modern reflections of the original setting'*. This is determined with the table below. The most evident change is the gate, fencing, yard and timber clad stables block to its north which is relatively recent work and stands out as a clear change in the field immediately to the north. See map at Figure 5 for location compared to site.

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting

Table for Measuring Sensitivity of Setting to Further Change

1.6.5 The significance of this DHA lies in the clear visual evidence that it provides of a small-scale timber framed cottage in typical Midland box frame pattern with a minor later porch addition in a typical squatter plot alongside a lane leading from the common land along the heath. Later planned enclosure around the cottage is part of the history of the change in the landscape and in farming practices and land ownership. The setting is typical for such a cottage and its survival enhances the experience of the heritage asset. The Victoria County History for Balsall parish records the house as :
*'At the north end of the parish on the west side of the Kenilworth main road is the George in the Tree Hotel, which has a timber-framed back wing; and northwest of it on the Barston road is a **thatched cottage of framing.**'*

1.6.6 This timber framed cottage would remain separated from the site by about 100 metres, with a surviving field with much of its roadside hedgerow and hedgerow trees intact between.

The hedgerow includes some substantial oaks and is set on a bank, meaning that this section at least is a heritage asset and illustrates active management of the field edge boundary for some centuries. This separation distance is not sufficient in itself to ensure that development causes no harm to its setting and therefore its significance. Further considerations follow. The immediate setting of **Blythe Prior** is its large garden which probably served as its small holding for much of its earlier existence. It is a typical small cottage on a squatter plot near the Balsall Common heathland route. Trees and some shrubs in the grounds including at the eastern edge define its private boundary and filter views towards it from the site. The fields to the rear and sides give some continuity in that it has always lain in a rural landscape of small enclosed fields since at least planned enclosure of the 18th or 19th century.



13. Ditch, bank and hedgerow north of Blythe Prior, site barely glimpsed, development could be

- 1.6.7 The field that lies to its east slopes down to the house platform from the east and south. This means that views are angled down from the site towards the DHA and this subtly emphasises its sheltered position in contrast to the more formally maintained nature of the site on ground several metres higher. The open field between the site and the DHA enhances the setting of **Blythe Prior** and represents some continuity in its rural origins and function in amongst fields and paddocks. Views of the DHA with the site as foreground or background are available from Wootton Lane, Wotton Green Lane, and the edge of Kenilworth Road between Wootton Lane junction and the garden centre some distance to the northwest. The extent to which the site can be seen at the same time as the DHA is variable, but this assessment allows for parts of two storey houses, especially roofscapes, becoming a new visual impact at around six to eight metres above current ground levels. Few of these views would clearly feature new houses in the context of the listed building.
- 1.6.8 Some views of the DHA are available from the A452 and its footpath from Wootton Lane, and walking northwards past the junction with Park Lane. These views are across the railway in shallow cutting, and the power line gantries are an evident contrast with the flanking agricultural fields. Field boundary hedgerows cut across the view at several points. An ecological feature is being constructed in this view corridor as part of the mitigation for HS2. The white painted infill panels of the timber framed cottage make it readily visible against a backdrop of rising fields, with the timber stables glimpsed to the west. In these views development on the site would be noticeable to some extent but due to the open field to the south east of the cottage it would not harm the setting of the DHA. In these views the development would merge visually with buildings on the A452 and with the scale of the dual carriageway itself, with the DHA standing clear of the site and very obviously part of the rural scene still evident beyond the settlement edge.

- 1.6.9 Historic England’s Good Practice Advice note 3 advises on the impacts of cumulative change to the setting of heritage assets. At this site the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **Blythe Prior**. Using the advice in GPA3 the setting of **Blythe Prior** is considered to make a moderate contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance. The development of the part of the site nearest to **Blythe Prior** could fail to preserve its setting, and would cause harm to it, if it was insufficiently sensitive to its rural edge context. This could be moderated or mitigated by the careful choice of limited storey height, footprints and site layout, materials, external lighting and landscape works. This should be addressed by any masterplan for the site which could encourage development in context at this particular edge.
- 1.6.10 Using advice in GPA3 the extent to which setting contributes to the significance of **Blythe Prior** is influenced by:
- The alteration of the wider surroundings by settlement growth seen in historic maps; the wider setting of the heritage asset is still a rural scene beyond the settlement edge
 - The open rural appearance that is a suitable setting for this rural building, and comprises of fields not demonstrated to be previously associated with the farmstead
 - Fields, hedgerows and trees that contribute significantly to local character and appearance, and that have a historical connection to the heritage asset as divisions of functional land and therefore contribute to its setting to some extent
 - Limited direct views of the asset are possible from parts of the site, as seasonally variable filtered glimpses through and over trees and hedgerows
- 1.6.11 The proposed development would make a very strong alteration to the character and appearance of the site and looking south eastwards from Wootton Lane, and would create a built-up backdrop where buildings are currently scattered west of the linear development along Kenilworth Road. In this instance that would increase the contrast between the DHA and the 20th and 21st century development along that part of the A452 and within Wootton Green Lane, but it would not detract from its significance. At present, the proximity to the edge of the built-up village area is less apparent due to the topography and intervening trees, hedgerows, other vegetation and buildings. These combine to reduce the extent to which the scale and extent of the village can be appreciated, with views predominantly of the ribbon of buildings at the western edge only. Topography is especially significant in this as **Blythe Prior** lies at an appreciably lower level than that of the site and no views of the built-up area and the Designated Heritage Asset together are easily available.
- 1.6.12 These factors mean that the upper parts of some new buildings and perhaps some over halo of new lighting would be visible from the cottage or its immediate surroundings. This would not detract from the understanding and appreciation of this listed building which would remain bounded by agricultural fields and the narrow, sinuous lane with ditches, banks and hedgerows. The development would not affect any significant views of or towards the DHA but would feature at the periphery of some. As vegetation could be removed at any time the impact of the site without intervening trees and hedgerows is also considered. What the development of the site would cause would be a very clear change to the character of that land within the site, which is land that features in some views of or from the listed building. Where any new development were visible from or at the same time as the listed building it would not affect the appreciation of the significance of the timber framed cottage provided that it was designed to suit its context at the rural edge of this settlement. The resultant relatively suburban appearance would definitely contrast with the cottage and its

surroundings, but the land that more closely reflects the rural origins of the listed building would remain open around and directly opposite to it. Whether or not this land was ever in the ownership or usage of the cottage occupiers is unknown, but that would not define the contribution of these fields to its setting.

1.6.13 In some views from Wotton Lane towards **Blythe Prior** the new development would emphasise the higher nature of the site level. In some limited views from the lane new development would obscure views of 19th or early 20th century buildings, but this would not constitute a harmful impact. In some of these views stables, associated buildings and yards are in the foreground. Once alongside those the cottage becomes visible against its rural backdrop of hedgerows, trees and fields. The principal contribution of the fields, hedgerows and trees is to local character and distinctiveness. However, this rural scene has associative if not historical connections with the DHA and makes a degree of positive contribution to its setting.

1.6.14 Although the DHA is no longer a small holding or farmstead cottage the surrounding fields, narrow lane and hedgerows with banks and ditches give some continuity in its setting. They aid the appreciation of its historic significance. The setting makes a minor contribution to its historic significance, but a neutral contribution to its architectural interest. The development of the site would have a minor impact upon this setting and significance as it would reduce the separation between the DHA of rural character and the built-up area of Balsall Common. This reduced separation would be evident from several viewpoints. This impact could be moderated or mitigated by careful consideration of the site context and the use of existing levels, siting, scale, massing, densities and materials that respect that context.

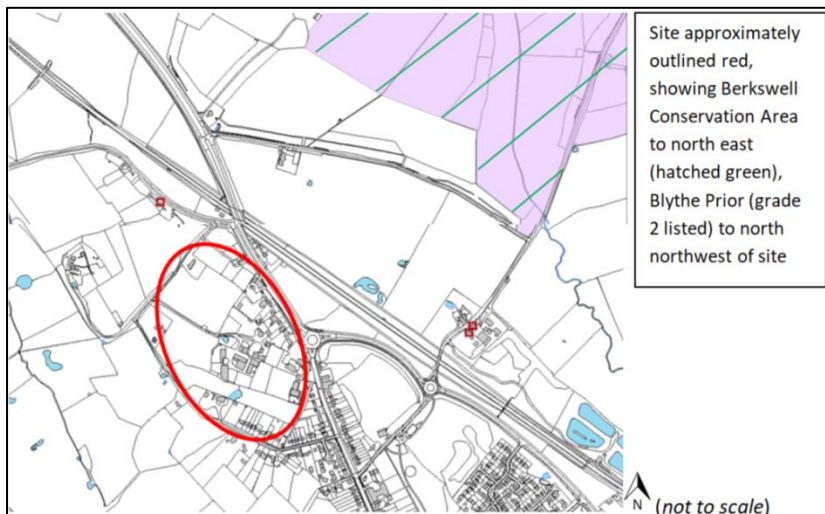


Fig. 5 showing site and Designated Heritage Assets

1.6.15 **Berkswell Conservation Area** lies to the north east of the site as shown in Figure 5 above. It is of High value, and at present its setting is of High sensitivity to change. If HS2 proceeds, the setting will become of Medium sensitivity to change. This is because the railway together with the realignment of Lavender Hall Lane and its new overbridge route nearby will have substantial permanent adverse effects upon its setting. In addition, the re-alignment of the lane will cut into the extreme south of the park pale.

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Conservation Areas containing very important buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.16 The significance of the **Berkswell Conservation Area** lies in its representation of a Warwickshire village centred on a Norman church with Saxon crypt, close to a freshwater spring that is now the stone lined well. The village contains timber framed and later buildings east of the church and enclosing the green, with the grade 2* listed Berkswell Hall and its service buildings lying within a parkland enclosed in the 13th century and evident now as parkland, grazing and arable fields, woodlands, coppice and shooting cover. The park pale is an emphatic feature along the south edge of Park Lane.
- 1.6.17 The Conservation Area appraisal identified key characteristics, and those closely relating to this site allocation are:
- An important series of buildings created by the legacy of the Berkswell Estate
 - A strong sense of enclosure provided by bands of trees
 - Evidence of the rural economy in farm buildings and estate houses
 - A significant landscape context of historic field patterns and designed parkland
 - Important views over open countryside and parkland
- 1.6.18 The significance of the Conservation Area is enhanced by its surviving rural setting and the clear relationship to other Heritage Assets including Berkswell estate and other farms in historic buildings such as Lavender Hall and Ram Hall, and landscape elements that are partially intact. This enhances local character and emphasises the purposes of the buildings, their place in the community, and their functional relationship to the land that prompted their construction and evolution. This land does not contribute to the significance of the **Berkswell Conservation Area**. The site lies at a lower level than that of the A452 which lies between the site and the CA, and the land in Berkswell Park generally falls gently northwards towards the hall and the streams that feed its picturesque lake. Few views are available out of the nearest parts of the **Berkswell Conservation Area** due to levels changes, and to the screening effect of the significant amount of surviving enclosure hedgerows to field boundaries, trees in those hedgerows and elsewhere, and pockets of woodland planted as part of the park design including the continuous park pale belt along Park Lane. If HS2 is constructed it will remove some of this vegetation and run in shallow cutting between the site and the **Berkswell Conservation Area**. New planting and earth bunding will then gradually reduce the view out from and into the park again. A further impact of HS2 will be that of the new traffic island on the A452 to serve the realigned Park Lane. This will join Lavender Hall Lane significantly closer to Lavender Hall and its barn, with carriageway alterations, the roundabout itself, tall highway lighting extended from Balsall Common built-up area, and road markings and signage. This will have a somewhat urbanising effect even within the current dual carriageway, and that will further prevent the development of this site from impacting upon **Berkswell Conservation Area**.

1.7 Other Heritage Assets

- 1.7.1 Potentially Indirectly Affected **Heritage Assets (HAs)** at or near the site include some houses of late 19th and early 20th century date that have very low local value, and hedgerows and trees that should be retained wherever possible and added to as appropriate. This would help to maintain the historic landscape character of the general area as far as can be expected. As can be seen on the OS map extracts (Figs. 3 and 4) the site boundary often follows hedgerows of the 19th century or earlier.
- 1.7.2 The nearest heritage assets are the farmhouse and cottages pictured above (photos 9 and 10) on the A452, of local interest and Low value. Their position on the widened dual carriageway near to commercial businesses and heavy traffic means that their setting would be little affected by any development of the site for housing. It would be noticeable as a backdrop or nearby new structures without causing harm to their local significance.

1.8 Minimising Harm and Enhancing Significance

- 1.8.1 In order to prevent or minimise impacts upon the setting and therefore the significance of the DHA the field edges closest to **Blythe Prior** should remain undeveloped. New 2 or 3 storey houses would give a strong visual change above the low boundary hedge, even if built in materials that respect local character. A new access from the lane would be likely to cause a degree of harm to its setting by virtue of its engineered appearance and surfaces, required visibility splays and loss of vegetation, and new streetlighting impacts at the rural lane edge and into the site. If that access required the widening of a section of Wootton Green Lane that would have an unfortunate urbanizing effect on this part of the narrow and characterful lane.
- 1.8.2 The scale, massing, layout, design and materials of any new buildings should then have due regard to its setting and to local character and distinctiveness, and should be carefully chosen to minimise visual intrusion. New or retained planting should not be relied upon to reduce impacts that ought to be designed out instead. Planting is impermanent and the impacts of built development may significantly outlive planting benefits.
- 1.8.3 This assessment assumes a limited scale of development given the overall context of the site, with an expectation of two and a half storey maximum height where reasonable and details and materials that would be appropriate to this village edge context. It also assumes that land levels would not be altered to any great degree on this sloping site and that finished floor levels would compare closely to existing site levels above OS datum.
- 1.8.4 Hedgerows and trees should be retained wherever possible and added to as appropriate, so that the historic landscape character of the general area is maintained or enhanced as far as possible. As can be seen from the OS extract above several perimeter hedgerows appear to survive at least in part since the 19th century or earlier. The retention of these roadside hedgerows would help to restrict the amount of new building seen by car drivers and passengers as a major visual receptor in this area. Whilst that relates to Landscape and Visual Impact assessment it also represents the experience that many people might have of the area around the heritage assets beyond their setting, given that the majority of viewers will not be on foot, bicycle or horseback.

Local Plan Review Assessment of Heritage Impacts - Additional Site 23 (now BC6) adjacent Lavender Hall Farmhouse, Lavender Hall Lane, Balsall Common

Site

1.1 Location and Description

1.1.1 This site lies to the east of Lavender Hall Lane and to the north of the West Coast Mainline in cutting. It is enclosed to its west by Lavender Hall and its enclosed garden, and by former agricultural buildings in its farm courtyard. To the north it borders farmland and to the east artificial fishing lakes. The site is roughly level. It seems that part of the site is level because of historic fill, and building rubble is visible at the north footpath edge in some slopes.

1.1.2 An initial site visit was made to the surroundings of Lavender Hall Farmhouse and barn in dry, overcast weather in January 2019. Views were taken from the public highway and footpaths, and the access road to the fishing lakes site. A later visit was made to the surroundings in September 2020 to include summer views with leaf cover.



Fig.1 aerial view of site with approximate boundary in red (not to scale)

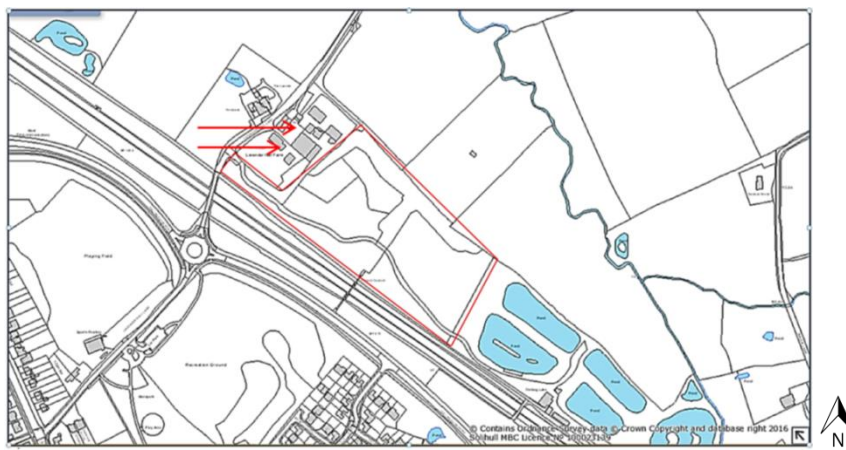


Fig.2 OS plan extract to show approximate site boundary in red (not to scale) – Designated Heritage Assets of Lavender Hall Farmhouse (grade 2) and Barn (grade 2) indicated by lower and upper arrows respectively*

1.2 Evidence from Historic England, Historic Environment Record and other sources

1.2.1 The Heritage List entries follow:

BERKSWELL LAVENDER HALL LANE 1. 5108 Lavender Hall Farmhouse (Formerly listed under Old Lane, Balsall Common) SP 27 NW 11/248 11.11.52. II GV*

2. C16 origin, altered and refaced in red brick late C17. House then half H plan. Central recess built up with pediment, C18. Hipped old tiled roof with 2 hipped dormers. 2 storeys and attics, 1st floor band, cornice. 3 windows to main fronts, 2 to sides, mainly modern casements, cambered arches, ground floor canted bay window on right. Sandstone plinth on north. Interior: C16 newel staircase with ball finials, balusters.

Lavender Hall Farmhouse and Barn form a group.

Listing NGR: SP2394378104

LAVENDER HALL LANE 1. 5108 BERKSWELL Barn at Lavender Hall Farm (Formerly listed under Old Lane, Balsall Common) SP 27 NW 11/249 11.11.52. II GV

2. C17 or earlier. Timber frame, red brick nogging, old tiled roof. 5 bays. Included for group value. Lavender Hall Farmhouse and Barn form a group.

Listing NGR: SP2395278122

1.2.2 The Victoria County History entry follows:

'Lavender Hall, a farm-house ¾ mile south-west of the church, is of late-16th-century origin but was encased, and probably enlarged, in brickwork late in the 17th century. The plan was then half-H-shaped, the wings projecting to the south. The space between the wings was filled in flush in the 18th century to make the plan rectangular. The certain evidence of the first period is the west wing, which has an original chimney-stack of three square shafts with square pilasters to each. Windows in the east wing, now bricked up, had late-17th-century wood mullions and transoms. The north front has the ancient plinth of red sandstone. In the older middle block is a fine late-16th-century staircase reaching to the second floor. It has square newels with moulded shoulders and ball heads and moulded flat balusters. A large timber framed barn of five bays stands on the road-side south-west of the house.'

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020)

Historic Landscape Character Summary:

The Historic Landscape Character of the PSS comprises large rectilinear fields with straight boundaries, which appear to be planned enclosure of the common or heathland in the 18th and 19th century. To the north-west the site is bordered by a pre-1880s historic farmstead, Lavender Hall Farm, marked as Lavender Hall on the 1st Edition Ordnance Survey map; the Coventry to Birmingham Railway to the south-west; amalgamated rectilinear fields with straight boundaries to the north-east and to the east, there is a 20th century fishery which is accessed from a path through the site.

Within the wider study area, the historic landscape is varied. The urban area of Balsall Common in the south and south-west of the study area is predominantly 1950s expansion of the medieval settlement interspersed with some early 20th century housing and a pre-1880 detached Public house, George in the Tree. The historic core of Berkswell is located to the north-east of the study area and to its south-west is Berkswell park associated with Berkswell Hall and marked on

historic maps since 1610. Irregular enclosure is found along the western part of the study area including paddocks and closes and large irregular fields with curvilinear boundaries including some with reverse 's' shape and dog-leg morphology indicating they were following the boundaries of ridge and furrow and potentially medieval open fields. Planned enclosure interspersed with pre-1880s historic farmsteads is located across much of the east of the study area. Most of the historic farms are from the 18th and 19th century but some are earlier including the moated settlement sites of Ram Hall and Moat House, now a Country house, which both have some buildings dating to the 16th century. Also, in the east of the study area there is an area of very large post-second world war fields. The Coventry to Birmingham railway line crosses the study area from the north-west to the south-east.

Past Disturbance to the PSS:

The 1842 Tithe map refers to the main portion of the PSS as 'Wood field and spoils' which may suggest it previously had some wood cover. This may have had an impact on any archaeological features present. A large proportion of the western half of this PSS has been significantly disturbed by the use of this part of the site as a storage area during the later 20th/early 21st century. This will have had a significant impact on any archaeological features which previously survived across large portions of this site. An aerial photograph of the site from 1996 suggests that the eastern portion of the site had also been subject to some disturbance, probably including soil stripping. The photo shows features which may be holes dug at that time or possibly related to the trees which previously grew across this area. This will have had a significant impact on any archaeological features which previously survived this part of the site.

Archaeological Potential of the PSS:

Site Sensitivity to change:

Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which consists of large rectilinear fields and planned enclosure adjacent to an historic farmstead.

1.4 Historic Mapping

- 1.4.1 Map regression from the First Edition 1888 OS map onward has been undertaken. The relationship of the site to the DHAs is clear and consistent on the early OS map extracts below. Earlier information from Tithe Maps and possible estate map information has not been obtained yet. The significance of the land to the setting of the DHAs is clear, and even prior to the railway cutting and opening of the line their parcel sizes may have been different but their functional importance to the farmhouse and the agricultural operation would have been similar if not identical. Being immediately adjacent to the building group and on the opposite side to the road the site will always have been important well-drained land for the farm. The orchard is likely to have remained in existence for some decades, and although not shown on the 1904 OS, it is clear in 1888 and probably still indicated by two trees in 1948. The house, garden/s, barn, yards and immediate paddocks all remain discernible, but some hedgerow divisions have been lost for the fishing pool and driveway construction.

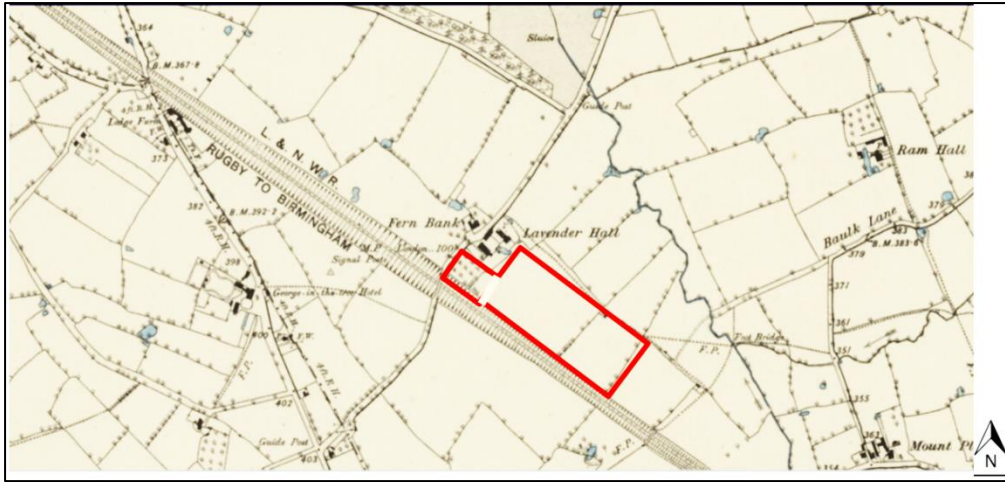


Fig. 3 OS map extract of 1886 -not to scale, approximate site outline in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

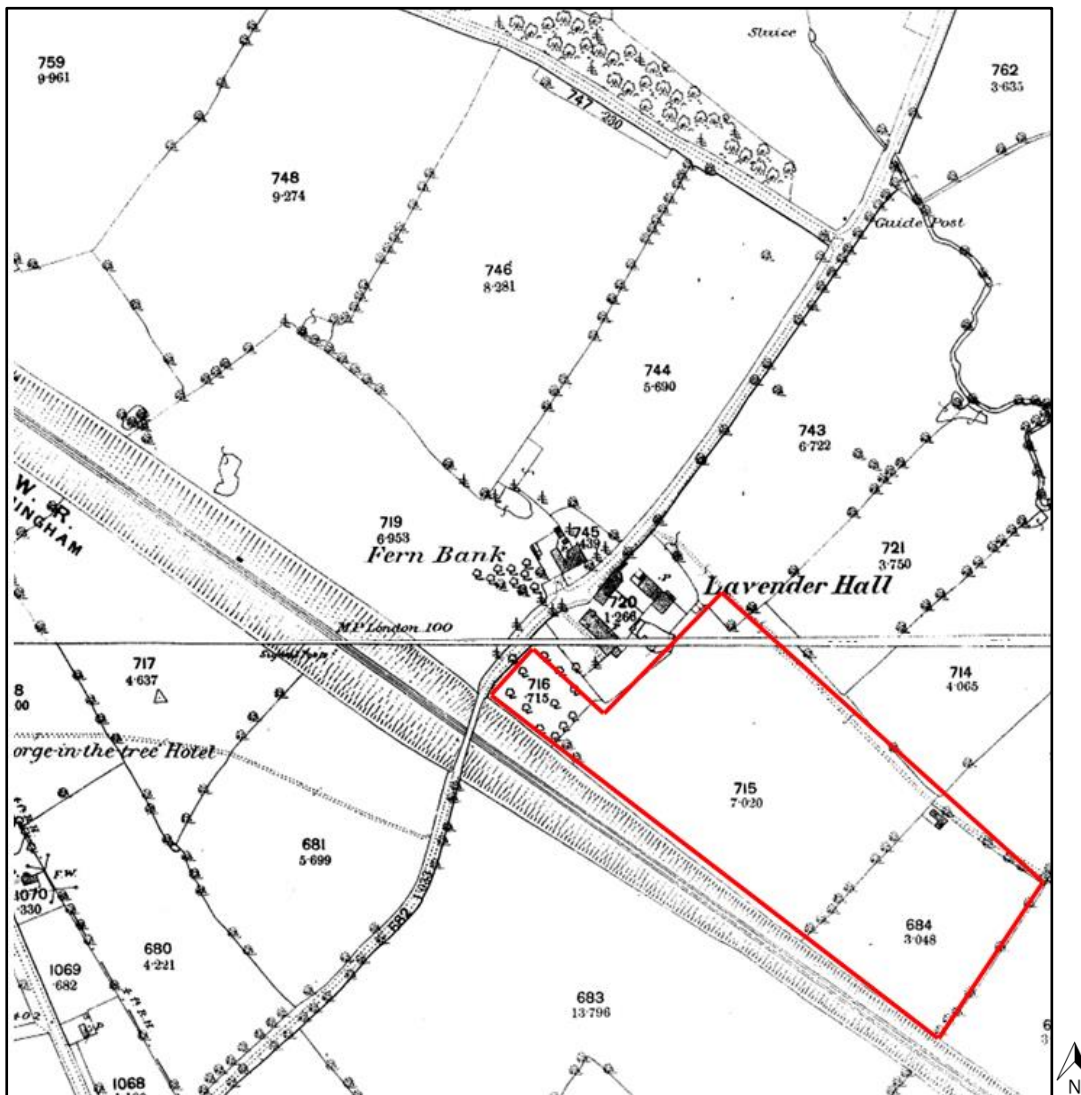


Fig. 4 OS of 1888, approximate site boundary in red (not to scale)

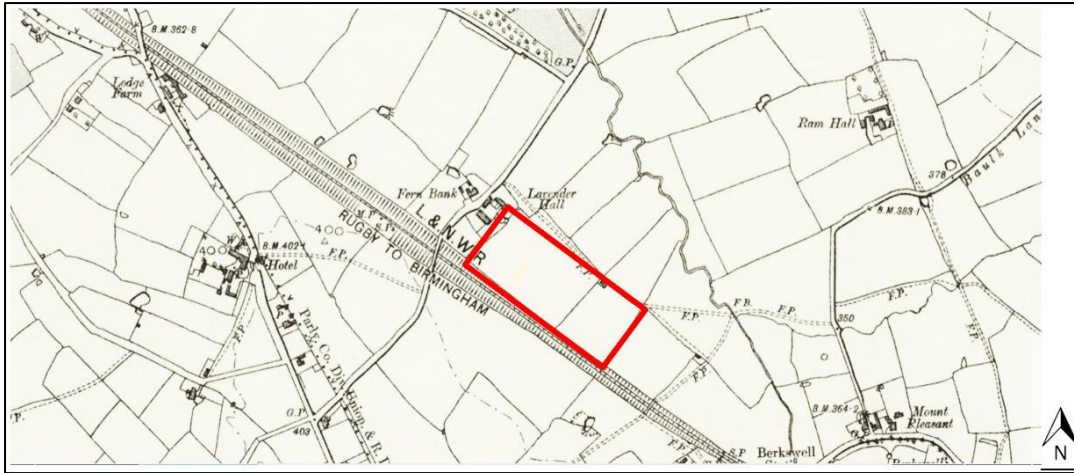


Fig. 5 OS of 1934 - not to scale, approximate site outline in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

1.5 Photographs of site and surroundings



1. Farm courtyard entrance from Lavender Hall Lane, with Lavender Hall to right and barn to left, site beyond buildings



2. Lavender Hall Barn



3. *Site entrance with established vegetation affecting visibility at curve in lane near one way narrow bridge to south, grade 2* listed farmhouse to left of image and garden to left of drive*



4. *Limited view of Lavender Hall from access track to fishing lakes and commercial yard liable to enforcement action, as close boarded fence hinders appreciation of the DHA and screens site traffic*



5. *Barn seen above vehicles in Lavender Hall Lane, view to be obscured by HS2 on viaduct and the realigned lane rising on an overbridge across the line*



6. *View south on Lavender Hall Lane, barn glimpsed above far vehicles, commercial buildings around farmyard to left of centre; note that this section of road will be realigned to left into field, and will be raised to cross HS2 which will run to the near side of the commercial buildings eliminating this view of the grade 2 listed barn. The site lies behind and to the east (left) of the large barns and buildings*



7. *View north west along footpath M196; the site is beyond the oak right of photo centre, and a fishing lake lies to the immediate left of viewer; HS2 will run to right of photo*



8. *Image from site promoter, with unauthorized commercial storage visible at top left of photo*



9. Looking north west from overbridge between Meadow Hall Road and fishing lake site, with site to right of cutting beyond oak to centre of photo (Lavender Hall Lane overbridge visible in distance to left)

1.6 Assessments of Significance and Setting

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant:

Section 66 of the 1990 Act which requires the LPA *“to consider the desirability of preserving the building or its setting”*.

The NPPF explanation of the setting of a heritage asset defined (by Historic England) 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”*.

Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: *‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’*

Finally, significance should be assessed with reference to the NPPF glossary definition as follows: *‘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.’*

- 1.6.2 The nearest DHAs are Lavender Hall Farm (grade 2* listed) and Lavender Hall Barn (grade 2). The principal significance of **Lavender Hall Farmhouse** as a large farmhouse with Georgian period embellishments and an earlier brick encasement of a timber framed house is the display of architectural style and prosperity that it presents to the rural lane. Its significance lies in its representation of a substantial and imposing polite farmhouse of classically influenced design using typical locally made brick to encase an earlier house with further details added during an 18th century period of agricultural prosperity. Its rural setting and relationship to other HAs including landscape elements are intact to its south and west and beyond a building group to its north and east. The open land of the site opposite offers

significant continuity in the rural setting of the house, broken only by the presence of two dwellings in the immediate outlook across the site. The immediate setting of Lavender Hall Farm is its gardens overlooked by its south facade, the farm courtyard and barn, the post war farm buildings, the site itself to the east and south, the railway cutting, and the lane and Fern Bank to its west. The wider setting includes the fields further to its north, north east and east, fields beyond south west of the railway now given to woodland planting and Hall Meadow Road, and fields to the west beyond Fern Bank. It is of architectural and historic interest.

Lavender Hall Farmhouse is of: High Architectural and Historic Significance; High Importance; Medium Sensitivity to Further Change in Setting.

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Grade 1 and Grade 2* listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.3 The principal approach to the house was from the driveway to the north west of the house which entered the enclosed south garden. The south façade is of greater architectural merit. A secondary access is from the farm courtyard, overlooked by the plainer north facade. The principal elevation looks south west towards Kenilworth Road running on higher exposed heathland. The rear (north east) elevation gives views north eastwards across the shallow valley of Bayley’s Brook, with Berkswell village and hall on lower ground to the north.
- 1.6.4 The primary architectural interest of the house is appreciated from the south gardens, and from the farm courtyard, with oblique and important views of both elevations from Lavender Hall Lane. These views may previously have been more open if tree and hedgerow presence on the roadside boundary was less dense. The garden of the house lies to its south and the appreciation of the architectural quality of its principal elevation is possible across that, with greater seasonal visibility after leaf fall. This view is restricted from the access to the fisheries site due to numerous tall cypress trees, shrubs, and a continuous tall close boarded fence along the garden boundary. That restriction of views is impermanent, and views could increase at some stage. The fence was probably erected to reduce views of and from traffic to the fishing lakes and unauthorised commercial site. The proposed development of the site would be likely to make long-term retention of this fence even more likely to occur because of the adjacent access road and increased likelihood of vehicle lights at night creating some intrusion.



11. Lavender Hall south facade from a 1920s postcard



12. South façade, from 2016 Right Move website posting (now removed)



13. North façade to farm courtyard (image from HS2 website)

1.6.5 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At this site the additional change produced by the development of the site would cause further harm to the setting and significance of **Lavender Hall Farm**. Using the advice in GPA3 the setting of this DHA is considered to make a substantial contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance at some points. Where they do not contribute positively it is because the modern industrial type buildings and unauthorised commercial uses liable to enforcement action on the yard to the east are unsympathetic and visually obtrusive. On this basis, the site makes some contribution to the significance of **Lavender Hall Farm**. The development of the nearest part of the site would fail to preserve its setting, and would cause harm to it. This could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site. This requires development to be located outside the area to the south east of the house and yard. The appearance of the site area closest to the house has been degraded in recent years by unauthorised commercial uses, and it is not appropriate to consider the proposed development as a mechanism to remove the activities, structures, items and surfaces that contribute to that degraded appearance.

1.6.6 Using advice in GPA3 the extent to which setting contributes to the significance of **Lavender Hall Farm** is influenced by:

- The open rural appearance that is a suitable setting for this rural building but comprises of fields that have not been demonstrated to be previously associated with the farmstead; HS2 will have a significant impact upon the wider setting, blocking views from and of the asset to and from the north west, north, north east and east
- Fields, hedgerows and trees that contribute significantly to local character and appearance, and that have a historical connection to the heritage asset as divisions of functional land and therefore contribute to its setting to some extent
- Limited direct views of the asset from the site, usually from close to its curtilage; filtered glimpses are available from the site through and over trees, hedgerows and the tall garden fence
- The change of use of the former farm buildings from agricultural to commercial use such as car sales, which has altered the character of the immediate surroundings including the former farmyard and surroundings where activities are evident and obtrusive
- The alteration of the wider surroundings by the growth of the settlement as shown in historic maps; the wider setting of the heritage asset is still a rural scene at the edge of the settlement

1.6.7 The significance of each is enhanced by their relationship to their nearby surviving rural setting and relationship to other HAs including landscape elements that are partially intact. This enhances local character and emphasises the purposes of the buildings, their place in the community, and their functional relationship to the land that prompted their construction and evolution. They are of evidential, aesthetic and historic value.

The principal significance of **Lavender Hall Farm Barn** lies in its representation of a good quality timber framed barn with brick nogging infill panels and sandstone plinth using local materials and built during or before the 17th century displaying the Midland timber box frame tradition. The immediate setting of **Lavender Hall Barn**, **Lavender Hall Farm** and its

gardens, the farm courtyard and the farm buildings, the site itself to the east and south, the railway cutting, and the lane and Fern Bank to its west. The wider setting includes the fields further to its north, north east and east, fields beyond south west of the railway now given to woodland planting and Hall Meadow Road, and fields to the west beyond Fern Bank. Its rural setting and relationship to other HAs including landscape elements are intact to its north and west, and to the south in terms of the house. The open land of the site offers some continuity in the rural setting of the house, broken by the presence of the house and some outbuildings immediately to its east. It is of Medium Architectural and Historic Importance. It represents a nationally significant timber framed and brick nogging barn of some size, and illustrates the scale and quality of farm buildings built with the yeoman farmer's house during a period of high agricultural prosperity.

Lavender Hall Farm Barn is of: Medium Architectural and Historic Significance; Medium Importance; Medium Sensitivity to Further Change in Setting.

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.8 The barn is of Medium Architectural and Historic Importance. It was partly rebuilt after a fire in the 1980s. Its importance is elevated by the relationship with the farmhouse as its reason for its construction in this position and at this level of quality of oak box frame and brick nogging infill panels, tiled with plain clay tiles. A coursed sandstone plinth is visible from the road on the south elevation. As a rural industrial building the approach to the barn was necessarily from the working farm courtyard and possibility from the sloping track on the bank to its north. That is now its principal access and it allows a view of the end gable, with the west side and south gable clearly presented to the road. These public views are likely to be those that were always available. The loss, reduction or removal of plants on the bank would make the barn more visible, especially its north gable. The principal approach to the barn is a sloping drive to its north formalised when it was converted to a dwelling. This was no doubt an existing agricultural access point.
- 1.6.9 The significance of both the house and the barn is enhanced by their relationship to their surviving rural setting and their clear relationship to other Heritage Assets including Berkswell village and landscape elements that are partially intact. This enhances local character and emphasises the purposes of the buildings, their place in the community, and their functional relationship to the land that prompted their construction and evolution. There is almost certainly a historic ownership of the land by the farmhouse owner/ occupier, and the land continues to contribute to its significance. This contribution has been diluted by the unauthorized uses of land south east of the house, and by the rudimentary nature of the fishing pools access track.
- 1.6.10 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Lavender Hall Farm** the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **Lavender Hall Barn**.

Using the advice in GPA3 the setting of **Lavender Hall Barn** is considered to make a limited contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance but not where the post war farm buildings are part of that view. On this basis, the site makes no contribution to the significance of **Lavender Hall Barn**.

1.6.11 Using advice in GPA3 the extent to which setting contributes to the significance of **Lavender Hall Barn** is influenced by:

- The surviving relationship to the house for which the barn was built
- The open rural appearance that is a suitable setting for this rural building but comprises of fields that have not been demonstrated to be previously associated with the farmstead
- The alteration of the wider surroundings by the growth of the settlement as shown in historic maps; the wider setting of the heritage asset is still a rural scene at the edge of the settlement
- The change of use of the adjacent buildings from agricultural to commercial use such as car sales, which has altered the character of the immediate surroundings including the former farmyard
- Limited views of the asset from the site, as filtered glimpses above trees, hedgerows and the garden fence; HS2 will have a significant impact upon the wider setting, blocking views from and of the asset to and from the north west, north, north east and east
- The commercial use of buildings and the former farmyard adversely affect the appreciation of the asset from some views from the lane
- The principal view of the barn is from Lavender Hall lane and the construction of HS2 including elevating and realigning Lavender Hall Lane above it would provide a new and obtrusive set of structures and plants in that appreciation of the asset

1.6.12 There may be some views of the DHAs in the context of the proposed allocation when viewed from the high ground near Ram Hall Farm to the north east. However, this is a long view with houses between Meadow Hall Road and Kenilworth Road in the background. From Lavender Hall Park the DHAs are concealed by young Council owned woodland along Meadow Hall Road, above which the cypress trees in the garden are visible. The skyline beyond is the high ridge between Berkswell and Coventry, which itself benefits from plentiful trees.

1.6.13 The wider setting of both assets will also be significantly affected by the construction of HS2 in close proximity to the north of the building group. Temporary impacts will arise from the construction process, mainly through noise and dust. Permanent impacts will arise from the visual impact of construction of the railway and its catenary masts, security fencing, and from the realigned and elevated section of Lavender Hall Lane that will cross the railway and require concrete abutments and wing walls, parapet barriers and carriageway lighting. The lane will divert from its line at a point adjacent to the barn. Permanent noise impacts will arise too.

1.6.14 The development of houses, an upgraded and widened access road with adequate visibility splays and lighting would have some adverse impact on the rural side of the existing railway cutting notwithstanding the imminent construction of HS2 to the north east of the site. The visibility splay and any removal of vegetation between Lavender Hall Farmhouse and the road required to form it may be the most readily visible negative change to the setting of the

listed building. The appearance of the houses and their domestic gardens with enclosure would inevitably fail to preserve the setting of the listed buildings. This cannot be considered against the appearance of the existing collection of commercial uses and hard surfaced yards as those are unauthorised and liable to enforcement action.

- 1.6.15 Assuming that houses might be of two storeys with pitched roofs of approximately traditional pitch, the upper parts of some dwellings could be seen from the farmhouse and possibly from the barn. It is possible that new streetlighting might produce a slight over-halo seen from the DHA too. To some extent this would merge with that already emitted from the built-up part of Balsall Common to the south of the site.
- 1.6.16 Public footpath M196 crosses the WCML into the site and currently runs along its northern edge. From that footpath which is shown to be retained alongside HS2 any new development would be easily seen.
- 1.6.17 The setting of both buildings has been affected by the loss of some planned enclosure hedgerows with trees to the east of the buildings, and of the loss of the orchard and its eastern boundary to the south of the house. The survival of the garden boundary and general farmyard enclosure represent a degree of continuity in setting, as do the less closely related remnants of hedgerow enclosure to the north running down to Bayley's Brook.
- 1.6.18 The views from the house northwards to Berkswell village and its very important Norman church are no doubt deliberate, and it is likely that the view of the grade 2* Ram Hall on high ground to north northeast was intentional. The latter may have represented the owners desire to be seen from that earlier house as an expression of prosperity. Views of the house from Kenilworth Road and Old Lane to the south are likely to have been intended as prior to the cutting of the Birmingham to Euston railway line the elegant house would no doubt have been clearly seen from Old (now Lavender Hall) Lane.
- 1.6.19 The significance of the house can be appreciated from Lavender Hall Lane and public footpath M191, and by users of the storage site or fishing lakes and café where passage to the south of the house allows at least a glimpsed view of its evident status and quality above the inevitable boundary fence. Future views of the house and its significance may be available from the realigned Lavender Hall Lane once it crosses HS2, as it will be elevated and realigned near Park Lane to the north. The parapet will probably prevent a view for car drivers and passengers. No clear views of the farmhouse are available from the public footpath between the site and HS2 due to the presence of portal framed farm buildings in new commercial use, and the fact that the footpath is at a slightly lower ground level. It would therefore be very difficult to appreciate from here that the new development lay in the setting of a listed building. Once a viewer is aware of the presence of the listed buildings the new development would not detract from the appreciation of their significance provided that it is of a scale, siting, massing and materials that at least preserve the setting by ensuring that low density housing nearest to the DHAs uses a layout, scale, design and materials that aim to improve the outlook from and views towards these historic buildings.
- 1.6.20 The settings of both have already been affected by a significant degree of incremental adverse change. However, as the uses on the land of the site are unauthorised the proposed development for housing on the closest part of the site including substantial changes to the access road would cause significant harm when compared to the open space that the site should be seen as. The vulnerability of the DHAs to this further change is therefore Medium. Some of the changes have compromised the setting at specific locations, most significantly

in the case of the large yard and the post war buildings around it immediately to the north and north east of the house and garden. The setting of the grade 2* listed farmhouse and its outbuildings has been degraded through harm resulting from the creation of extensive areas of hard surfacing immediately to the east and south east of its enclosed gardens. This harm has been increased by the unauthorized use of the hard surfaced yard for vehicle parking and storage of vehicles and other items on a commercial scale but as this is unlawful its impacts must be not be considered to be balanced against the impacts of developing the land.

- 1.6.21 The harm is primarily visual, but includes intermittent noise due to heavy goods vehicle movements and the operation of depositing and moving stored containers and the like. The house and its outbuildings enclose the former farmyard at its east and south edges. It is enclosed on the roadside by the barn built above the roadside bank. This immediate yard area and the enclosed private garden are (and have been for some time) the immediate setting for the grade 2* house. The lane and bank, yard area and small enclosed garden are the setting of the grade 2 barn.



Fig. 5 CFA 23 map for HS2 with lane overbridge indicated by arrow and realignment shown to commence adjacent to grade 2 listed barn, Footpath FP M196 at north edge of site (not to scale)© HS2

- 1.6.22 **Berkswell Conservation Area** lies about 260 metres to the north at its nearest point. This part is the field adjoining the park pale, both part of the former Berkswell Hall park.

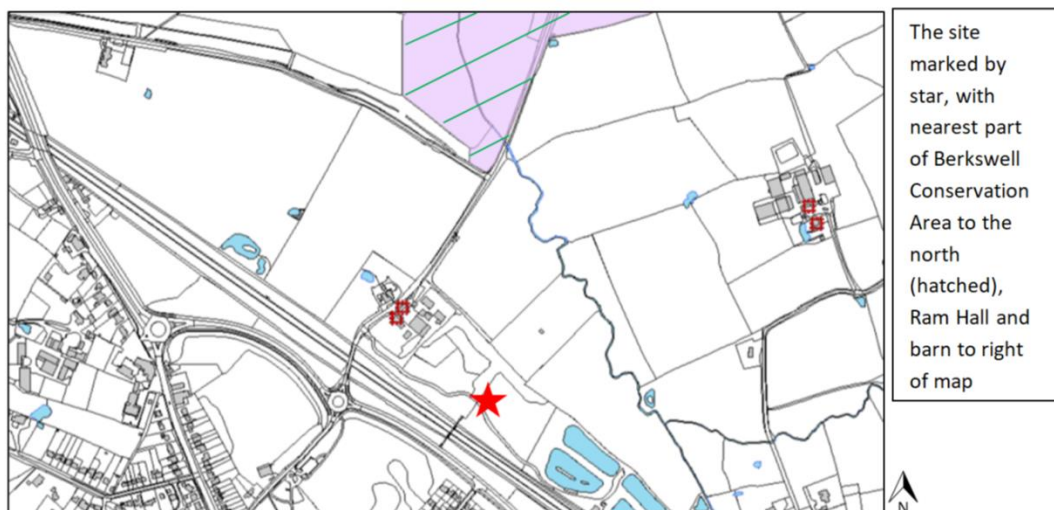


Fig.6 map to show site in relation to Berkswell Conservation Area and Ram Hall (not to scale)

- 1.6.23 At present the development of the site would produce new buildings and perhaps a night time lighting impact in views southwards from the park. Any visible buildings would be behind and east of the existing large farm yard sheds in commercial usage.
- 1.6.24 The **Berkswell Conservation Area** is of High value, and at present its setting is of High sensitivity to change. If HS2 proceeds, the setting will become of Medium sensitivity to change. This is because the railway together with the realignment of Lavender Hall Lane and its new overbridge and the realignment of Park Lane nearby will have substantial permanent adverse effects upon its setting. Park Lane represents a historic route along the park edge and the loss of that emphasis of the extent of the emparkment process is of some detriment to its significance.
- 1.6.25 The significance of the **Berkswell Conservation Area** lies in its superb representation of a Warwickshire village centred on a Norman church with Saxon crypt, close to a freshwater spring that is now captured by 10th century stone lined well. The village contains timber framed and later buildings east of the church and enclosing the green, with the grade 2* listed Berkswell Hall and its service buildings lying within a parkland enclosed in the 13th century and evident now as parkland, grazing and arable fields, woodlands, coppice and shooting cover. The park pale is an emphatic feature along the south edge of Park Lane.
- 1.6.26 The Conservation Area appraisal identified key characteristics, and those relating to this site allocation are:
- An important series of buildings created by the legacy of the Berkswell Estate
 - A strong sense of enclosure provided by bands of trees
 - Evidence of the rural economy in farm buildings and estate houses
 - A significant landscape context of historic field patterns and designed parkland
 - Important views over open countryside and parkland
 - Winding rural character of Lavender Hall Lane contrasting with the straight line of Meriden Road and Spencer's Lane
- 1.6.27 The significance of the Conservation Area is enhanced by its surviving rural setting and the clear relationship to other Heritage Assets including the Berkswell estate and its current or former farms in historic buildings such as Lavender Hall and Ram Hall, and landscape elements that are partially intact. This enhances local character and emphasises the purposes of the buildings, their place in the community, and their functional relationship to the land that prompted their construction and evolution. There is almost certainly a historic ownership of the land by the estate, and the land continues to contribute to its significance. This contribution has been diluted by the unauthorized uses of land south east of the house, and by the rudimentary nature of the fishing pools access track.
- 1.6.28 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At Lavender Hall Farm the additional change produced by the development of the site would cause no further harm to the setting and significance of **Berkswell Conservation Area**. Using the advice in GPA3 the setting of **Berkswell Conservation Area** is considered to make a substantial contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance but not where the post war farm buildings lie between the site and the CA. On this basis, the site makes no contribution to the significance of **Berkswell Conservation Area**.

1.6.29 Using advice in GPA3 the extent to which setting contributes to the significance of **Berkswell Conservation Area** is influenced by:

- The surviving relationship of the hall, the farms and houses of the village to the grade 1 listed Norman church with Saxon crypt close to the well itself
- The comparative lack of alteration of the wider surroundings as shown in historic maps; the wider setting of the heritage asset is still a rural scene beyond and distinct from the settlement of Balsall Common
- The open rural appearance as a suitable setting for this rural Conservation Area, with fields demonstrated to be previously associated with Berkswell Hall estate
- Limited views of the asset from the site, as filtered glimpses above or between trees and hedgerows; HS2 will have a significant impact upon the wider setting, blocking some views from the asset southwards, and to it from the south east through west
- The principal views of **Berkswell Conservation Area** are from Kenilworth Road, Park Lane, Lavender Hall Lane, Spencer’s Lane, Coventry Road and Meriden Road. The construction of HS2 including elevating and realigning Lavender Hall Lane above it would provide new structures and plants in or at the periphery of many of these appreciations of the asset, some of which would be detrimental to it

1.6.30 There may be some views that would include the **Berkswell Conservation Area** in the context of the proposed allocation when viewed from the high ground near Ram Hall Farm to the north east. However, this is a long view with houses between Meadow Hall Road and Kenilworth Road in the background, and development would not detract from the appreciation of the village and CA in its wooded and farmland setting.

1.6.31 The wider setting of the asset will also be significantly affected by the construction of HS2 in close proximity to the south of the park and it’s pale. Temporary impacts will arise from the construction process, mainly through noise and dust. Permanent impacts will arise from the visual impact of construction of the railway and its catenary masts, security fencing, and from the realigned and elevated section of Lavender Hall Lane that will cross the railway and produce new light overspill in a currently rural lane.

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Conservation Areas containing very important buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting

Table for Measuring Sensitivity of Setting to Further Change

1.7 Other Heritage Assets

1.7.1 Potentially Indirectly Affected Heritage Assets (HAs) include the Birmingham to Euston railway in its deep cutting. The appreciation of it here is restricted to views into the cutting from the public footpath overbridge, and views of the bridges themselves. New housing would be noticeable at the periphery of such views northwards along the cutting, but would not harm the significance of the historic rail route. Its significance lies in the impressive scale of engineering to drive the route through the crown of land on which Balsall Common sits, the engineering of the stability of the cutting, and the built features of some age such as the

blue and red brick overbridges. The line was opened in 1838 and Berkswell Station (as a halt) in 1853. It also represents the end of the peak period of railway building in Britain. Its character here is somewhat altered by the installation of the electrified overhead lines and their gantries, although these represent an obvious stage of railway development too.

- 1.7.2 Its setting would be affected to a negligible degree unless development remained clear of the site southern boundary. It is of evidential, aesthetic and historic value. **It is of: Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.** Views of and from the HAs (from bridges) include the site edge.

1.8 Minimising Harm and Enhancing Significance

- 1.8.1 In order to prevent or minimise impacts upon the setting and therefore the significance of the DHAs the area closest to them to their east and south should remain undeveloped. Even with that measure in place, a new access here would inevitably cause a significant degree of harm to the setting of Lavender Hall Farm by virtue of its urban and engineered appearance and surfaces, extensive visibility splays and loss of vegetation, and its new streetlighting impacts at the rural lane edge and into the site.
- 1.8.2 The scale, massing, layout, design, materials, landscaping and external lighting of any development should pay full regard to the significance and current context to prevent permanent adverse effect on significance of these DHAs and avoid or minimise conflict with their conservation. Development should have due regard to their settings and be carefully chosen to avoid harm to their significances. If this cannot be done any harm will need to be convincingly justified, and quantified and balanced against any public benefits considered to arise from a scheme. New or retained planting should not be relied upon to try to reduce impacts that ought to be designed out instead. Planting is impermanent and the impacts of built development may significantly outlive planting benefits. This assessment assumes a limited scale of development given the overall context of the site, with an expectation of two and a half storey maximum height and details and materials that would be appropriate to this village edge context. It also assumes that land levels would not be altered to any great degree on this site and that finished floor levels would compare closely to existing site levels above OS datum.
- 1.8.3 Hedgerows and trees should be retained wherever possible, and added to as appropriate, so that the historic landscape character of the general area is maintained or enhanced as far as possible. As can be seen from the OS extract above several nearby hedgerows appear to survive at least in part since the 19th century or earlier. The retention of roadside hedgerows would help to restrict the amount of new building seen by car drivers and passengers as a major visual receptor in this area.
- 1.8.4 The retention of the private garden areas around the house and barn is critical, as these parts of their earlier settings are important to appreciating the buildings status and purpose. Screening for the house is achieved with a close boarded fence and coniferous trees that are not sensitive to the significance of the DHA. If the site is allocated replacement planting and boundary walls or fences should be agreed and provided through the submission of carefully detailed proposals. Glimpses of the house should be retained and better views of its qualities ought to be ensured so that its significance can be better appreciated in accordance with the NPPF.

Assessment of Heritage Impacts -Additional Site 24 (now HA2) at Oak Farm, Catherine de Barnes Lane, Catherine-de-Barnes

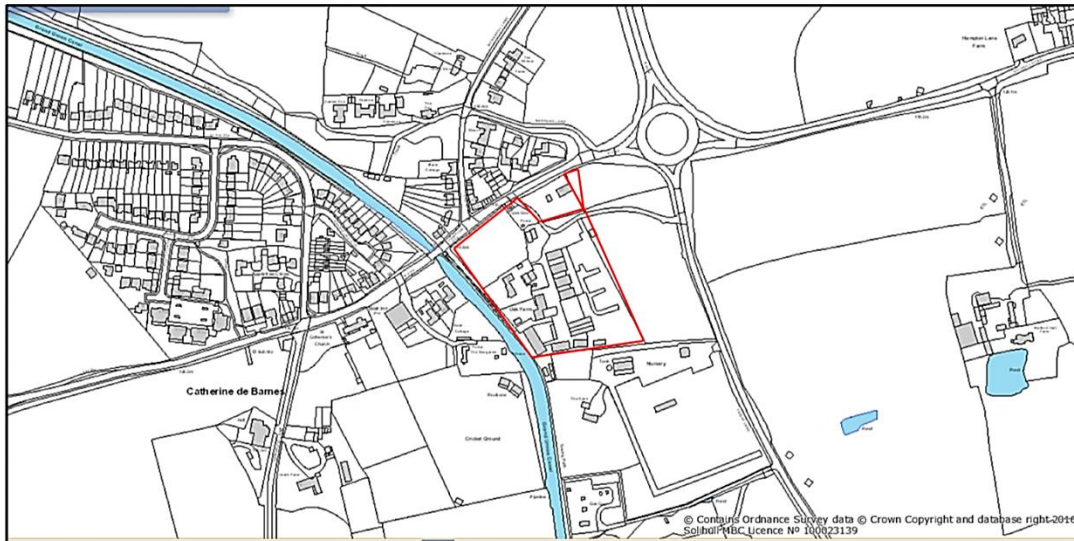


Fig. 1 allocation plan approximate site boundary on OS base (not to scale)

1.1 Site Location and Description

1.1.1 A site visit was made to the surroundings of Oak Farm, Walford Hall Farm and Bogay Hall in dry, overcast weather in January 2019, using the public highway and the canal towpath. The site and surroundings were assessed from public viewpoints only. Available views of buildings within the site suggest that alterations and extensions mean that no buildings of pre or inter-war age are heritage assets that are significant enough to retain. Photograph stitches are not verified and were created with basic cropping and correction features. A further visit was made in June 2020 including assessment from the canal towpath between Henwood Lane and Hampton Lane, and in October to Walford Hall Farm.

1.1.2 The site lies to the east of the Heritage Asset of the Grand Union Canal, at a lower ground level. The main body of the village lies to the west of the canal, with a secondary group of dwellings to the north of the site and Hampton Lane, around a small historic green. The canal follows a curve in the local landscape, cut in below Henwood Lane and embanked above land to the site and Friday Lane. To the west of the canal a 19th century or earlier cottage and outbuildings survive, possibly from the period in which the land served as a wharf. They are heavily altered. The site currently contains a 19th century cottage with substantial extensions, and post war houses and outbuildings. A selection of agricultural building including poultry houses with mixed materials including corrugated asbestos roof sheeting, timber weatherboarding and corrugated metal sheet walling. Few represent heritage assets of local interest and Low Importance. The site lies at about 115 metres AOD, compared to the canal overbridge at 118, Walford Hall site at about 120 metres, and land adjacent Bogay Hall at 122.5 metres.

1.2 Evidence from Historic England, HER and other sources

1.2.1 The Heritage List entries follow:

WALFORD HALL FARMHOUSE, SOLIHULL ROAD

SP 18612 80308

*SOLIHULL ROAD 1. 5108 HAMPTON-IN-ARDEN (North Side) Walford Hall Farmhouse SP 18 SE 9/314 11.11.52. II**

2. C15 hall house with cross wings. Altered C16 by raising of hall roof and insertion of 1st floor. West wing rebuilt C16. East wing partially refaced in red brick. Timber frame and red brick nogging on stone foundations. Old tiled roof with gables, oversailing at south end of west wing. C16 red brick chimneystack with 3 star plan shafts, elaborately moulded caps. 2 storeys, flush casement windows with glazing bars, 1:2:1. VCH, IV, p 81.

Listing NGR: SP1861280308

BOGAY HALL, HENWOOD LANE

SP 17852 79890 SP 17 NE 3/415 5108

*SOLIHULL HENWOOD LANE (West Side) Bogay Hall (Previously listed as Bogay Flail) II**

Circa 1500 with additions dated 1885 on chimneystack. Close set timber frame white-washed plaster infilling, machine tiled roofs. 2 storeys, flush lattice casement windows ornate red brick Tudor style chimneys with shaft mouldings. Original Queen post roof truss. VCH, IV, p216. Bogay Hall shall be-amended to read Fogay Hall

*SOLIHULL HENWOOD LANE 1. 5108 (West Side) Bogay Hall SP 17 NE 3/415 II**

2. Circa 1500 with additions dated 1883 on chimneystack. Close set timber frame, whitewashed plaster infilling, machine tiled roofs. 2 storeys, flush lattice casement windows. Ornate red brick Tudor style chimneys with shaft mouldings. Original Queen post roof truss. VCH, IV, p 216. Bogay Hall shall be amended to read Fogay Hall

Listing NGR: SP1785279890

1.2.2 No conservation areas or scheduled ancient monuments are near the site, and none would be affected by its development. The nearest Conservation Area is at Hampton in Arden, extending to include land in the former Hampton Manor parkland but which lies east of the M42 corridor.

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020)

1.3.1 This WCC supplementary assessment for additional sites states that:

Historic Landscape Character Summary:

The PSS is located within the site of the Medieval Settlement of Catherine de Barnes to the south of Hampton lane and east of the Grand Union Canal. Within the site, the historic landscape character comprises the post-1955 farm: Oak Farm. To east of the site are paddocks and closes and a Nursery is located to the south.

Within the wider study area, there is evidence of mixed enclosure with rectilinear fields with straight boundaries, planned enclosure, in the area to the south of Hampton Road and east of the Grand union canal and piecemeal enclosure in the north-east defined by large

rectilinear fields with curvilinear boundaries. Large post-second world war fields are found in the north-west and south-west and there are further paddocks and closes west of Catherine de Barnes. Dispersed settlement is found throughout the wider study area in the form of pre-1880 historic farmsteads, including some which date from the 15th and 17th centuries and the Country House: Bogay Hall which dates back to the medieval period. Post-1955 housing is situated to the south of Bogay House on the site of a former WWII isolation hospital. Part of the 20th century expansion of Elmdon heath is in the south-west of the study area. The M42 motorway crosses the east of the wider study area from north to south and there is a sewage works in the south east. The Grand Union Canal divides the wider study area from Elmdon Heath in the west to the site of Henwood Mill in the south.

Site Sensitivity to change:

Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which comprises a post-1955 farm.

The parish boundary runs through the centre of the site. This is marked on Greenwood’s map of 1822 and later historic maps. It is likely to be significantly older and as such is a particularly important surviving feature in the landscape.

1.4 Historic Mapping

- 1.4.1 Historic OS maps regression to the 1888 First Edition reveals surprisingly little change in the field divisions since then. The major change locally is of course the expansion of the farmstead to include numerous large new portal framed farm buildings and low rise poultry sheds. New dwellings have been built at the site and on the opposite side of the canal. Late 20th century dwellings expanded the settlement on the Lewis’s Bakery site to the north, and on land at Lugtrout Lane.
- 1.4.2 The relationship of the site to the HAs is clear and consistent on the early OS map extracts below. Earlier information from Tithe Maps and possible estate map information has not been obtained yet. The significance of the land to the setting of the HAs is clear though. The land was no doubt fundamental to the operation of Oak Farm. It represents a logical and positive setting for the other nearby heritage assets such as the canal and the combined church and hall. The land is not clearly associated with either Designated Heritage Asset on the maps.

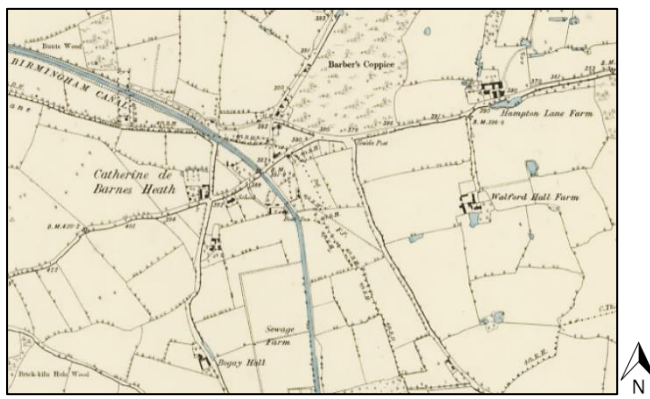


Fig.2 First Edition OS 1886, showing Walford Hall east of the site at the centre, and Bogay Hall south west of site - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

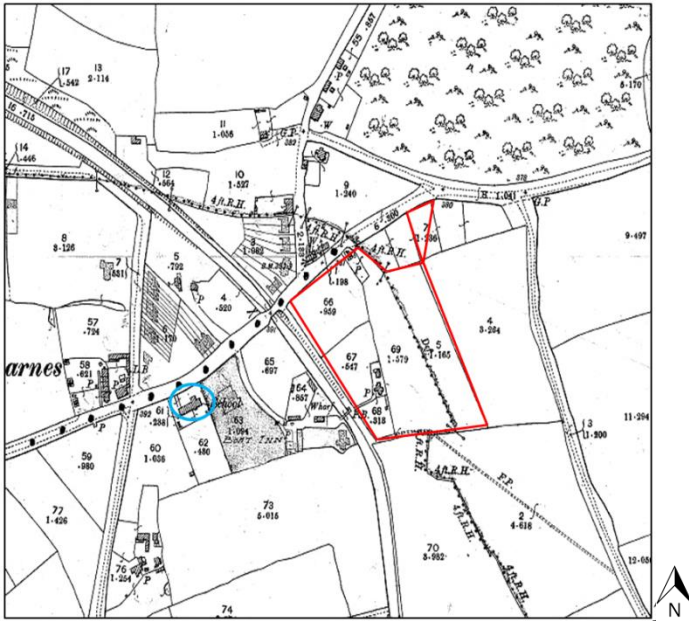


Fig. 3 1888 First Edition OS map, Approximate boundary in red, school and church on Local List circled (blue) to west (not to scale)

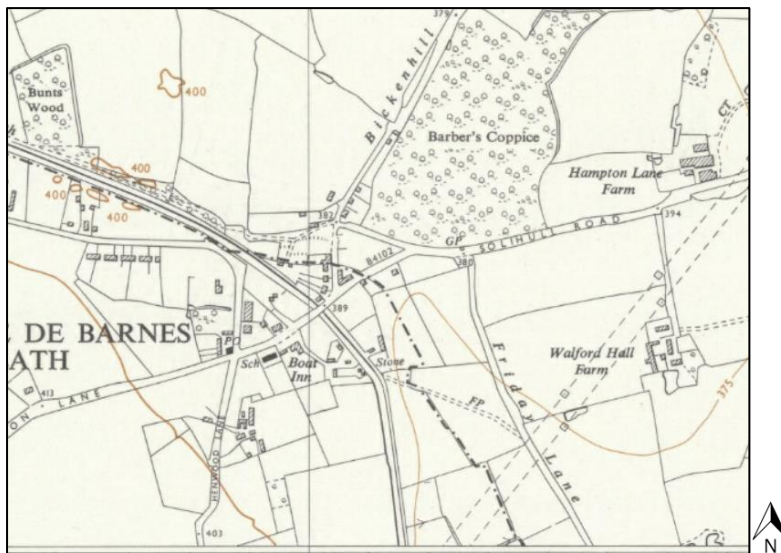


Fig. 4 OS map of 1955 - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

5 Photographs of site and Heritage Assets



1. *Canalside track/footpath with site to left; some heavily altered 19th century buildings glimpsed through trees to right of canal*



2. *Chimneystack of Walford Hall barely glimpsed through trees above intersection of two farm shed roofs (arrowed), viewed from junction of canalside track with Hampton Lane*



3. *View north east from Henwood Lane opposite Bogay Hall (grade 2* listed DHA); Heath Farm buildings to left of image, site below and beyond extensive tree group at Heath Farm and around fields and cricket pitch to north east*



4. Site from Hampton Lane canal overbridge



5. Walford Hall Farm north front



6. Site from Walford Hall Farm with glimpse of The Boat Public House beyond site and canal on slightly higher ground

1.6 Assessment of Significance and Setting

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act which requires the LPA “to consider the desirability of preserving the building or its setting”. The NPPF explanation of the setting of a heritage asset defined (by Historic England) 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”. Further clarity is found in Historic England Good Practice Advice Note 3

on Setting: *‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’*

Finally, significance should be assessed with reference to the NPPF glossary definition as follows: *‘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.’*

- 1.6.2 The nearest Designated Heritage Assets to the site are Walford Hall Farm and Bogay Hall, both grade 2* listed. **Walford Hall Farm** (grade 2* listed) lies about 300 metres to the east between Friday Lane and the M42. This building is of High Architectural and Historic Importance. Its principal significance lies in its representation of a fine survival of a 15th century timber framed hall house with clear stages of heightening, first floor and chimneystack insertions, and later additional wings and alterations. It provides evidence of differing architectural styles and construction techniques. It displays local materials and vernacular tradition.

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Grade 1 and Grade 2* listed buildings

Table for measuring Importance of Heritage Assets

- 1.6.3 The sensitivity of its setting to further change is considered to be Medium, as the M42 and large portal framed farm buildings combine with power lines and pylons to give incremental changes that are not in keeping with the original setting of the DHA. This is determined with the table below.

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.4 Due to the combination of the distance from the site, roadside and field boundary hedgerows, large post war agricultural buildings west of the listed building, and varied topography (land rises towards the farmhouse from Friday Lane and then falls slightly towards its site), the site allocation would have little impact upon its setting. Its immediate setting is the fields around the farmhouse to all sides. The wider setting includes Solihull Road, Hampton Lane Farm and Barber’s Coppice to the north, the motorway and fields beyond to the east and south, and Friday Lane with paddocks and business sites to its west. Its setting has Medium vulnerability to further change as it has already been affected by incremental changes some of which are not in keeping with the setting of the original building. These include the construction of the M42 and loss of field division hedgerows and their trees. Although the adjacent large farm buildings and rough surfaced yard are as expected for a long-established farm they are not sympathetic to the adjacent ancient house and its historic brick built farm buildings. The extant planning consent for change of use of the farmhouse and farm buildings to office use includes the removal of the portal framed barns and that would make development upon the site only a little more visible. Views to the site would always be filtered to some degree by

hedgerows and trees on and at the edge of the site, Friday Lane, and the fields to the west of **Walford Hall** farmhouse.

- 1.6.5 Any views of development on the site would be against the backdrop of the built up settlement of Catherine-de-Barnes. This assumes that development would not be unduly tall in its village context and that layout, massing and materials are suited to the context of a village site alongside the heritage asset of the canal corridor. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, it is possible that the higher parts of some new buildings would be seen from **Walford Hall** or from its immediate gardens. It is possible that new streetlighting might produce a slight over-halo seen from the DHA too. To a great extent this would merge with that already emitted from Catherine-de-Barnes.
- 1.6.6 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At Oak Farm the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **Walford Hall**. Using the advice in GPA3 the setting of **Walford Hall** is considered to make a moderate contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance. However, in this case the setting of importance does not include the Oak Farm site. On this basis, the site makes no contribution to the significance of **Walford Hall**. The development of (part of) the site would be likely to preserve its setting, and would not cause harm to it. This could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site. The Secretary of State granted a Development Consent Order for the modifications of Junction 6 of the M42 in May. This includes a new double roundabout and link road to the airport built on a slightly re-aligned Solihull Road north east of **Walford Hall**. This will impact upon its wider setting. The site allocation would not have a greater impact upon **Walford Hall** if the Junction 6 scheme were carried out first with its mitigation measures as consented.
- 1.6.7 Using advice in GPA3 the extent to which setting contributes to the significance of **Walford Hall** is influenced by:
- The erection of portal framed farm buildings and construction of the M42, which have altered the character of the immediate surroundings
 - The alteration of the wider surroundings by the growth of the settlement as shown in historic maps; the wider setting of the heritage asset is still a rural scene at the edge of the settlement
 - The open rural appearance that is a suitable setting for this rural building and comprises fields that have been demonstrated to be previously associated with the farmstead
 - Fields, hedgerows and trees that contribute significantly to local character and appearance, and that have a historical connection to the heritage asset as divisions of functional land and therefore contribute to its setting to some extent
 - Limited direct views of the upper parts of the asset from the site as filtered glimpses over trees and hedgerows
- 1.6.8 In this scenario development could be something glimpsed from the listed building but not impacting upon its setting which is confined to the gardens, pool, enclosed farmyard and agricultural fields immediately bordering these. Whilst these fields

appear clearly connected at least historically to this important farmstead, the land on the housing site is not obviously related to its function and history. Oblique views towards the site would be available from some first floor windows at the DHA, but these are currently blocked by farm barns.

- 1.6.9 The site makes no contribution to the architectural or historic interest of the DHA. Development of the site could impact upon this wider setting of the DHA, but that could be moderated or mitigated by development that respects its context and uses scale, massing, densities and materials that reflect its location and surroundings. The chimneystacks of the DHA are glimpsed from the canal bridge several metres above the site but with the portal framed buildings in place the significance of the DHA is unclear and largely obscured. If a clearer view of **Walford Hall** could be provided from the canal bridge/ footpath and track junction with Hampton Lane within any development, this would enhance appreciation of the historic but distant farmstead.
- 1.6.10 The grade 2* listed **Bogay Hall** on Henwood Lane lies around 350 metres distance to the south west on ground about 5 metres higher than the site. It is of High Architectural and Historic Importance and stands in secluded and extensive grounds. Elements of the building are visible from the lane, especially its first floor level and roofscape. The significance of Bogay Hall lies in its representation of a high status timber framed house of early 16th century origins and high status. It provides evidence of clear stages of later additions and alterations. It provides evidence of differing architectural styles and construction techniques. It displays local materials and vernacular tradition.

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Grade 1 and Grade 2* listed buildings

Table for measuring Importance of Heritage Assets

- 1.6.11 The immediate setting of this DHA is confined to its private grounds and the adjacent fields with some surviving elements of planned enclosure that represent some visible and positive visual continuity in its setting. The wider setting includes further fields and all or some of these adjacent fields may have been part of a historical landholding and agricultural operation associated with the house. Its setting is considered to be of High sensitivity to further change as changes to its setting have been of a medium extent, with some being modern reflections of its original setting (e.g. the tarmac surfaced lane and the close boarded fencing enclosing parts of the site). It lies at about 123m above sea level, whereas the level of the site near the canal bridge corner is 118m. These characteristics combined with the intervening distance and the lower level of the site set below the canal navigation level would prevent harm to the setting and therefore the significance of this DHA.
- 1.6.12 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At Oak Farm the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of Bogay Hall. Using the advice in GPA3 the setting of Bogay Hall is considered to make a moderate contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance. However, in this case the setting of importance does not include the Oak Farm site. It is the more immediate surroundings, especially the agricultural fields directly opposite and then

encircling the site. On this basis, the site makes no contribution to the significance of Bogay Hall. The development of the site would preserve the setting of Bogay Hall, and would not cause harm to it subject to the careful treatment of its surroundings and this should be addressed by any masterplan for the site.

SENSITIVITY OF SETTING TO CHANGE	REASON
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting

Table for Measuring Sensitivity of Setting to Further Change

1.6.13 Using advice in GPA3 the extent to which setting contributes to the significance of Bogay Hall is influenced by:

- The alteration of the wider surroundings by the settlement growth shown in historic maps
- the wider setting of the heritage asset is still a rural scene at the edge of the settlement
- the open rural appearance that is a suitable setting for this rural building but comprises of fields that have not been demonstrated to be previously associated with the farmstead / dwelling / building
- fields, hedgerows and trees that contribute significantly to local character and appearance, and that have a historical connection to the heritage asset as divisions of functional land and therefore contribute to its setting to some extent
- no direct views of the asset are available from the site, and glimpses would only become available if extensive areas of trees and hedgerows between the two were removed; the site does not contribute to its setting and significance at present.

1.7 Local List Buildings and Other Heritage Assets

1.7.1 The development would impact upon the setting of the Heritage Asset of the Grand Union Canal, with the degree of that impact being influenced by the siting, scale and massing of buildings, and by lighting overspill. As this Heritage Asset is of local value and of Low Importance, any harm to its setting and therefore significance would be of only low weight. Some harm could result from the change in appearance from a farmstead with dwellings, sheds and paddocks that developed next to the canal opposite the wharf, but might be outweighed in part by increasing awareness and the use of the canal for leisure purposes. It might be avoided by ensuring that any development is designed with full regard to its context to give a better outlook than the existing collection of buildings and uses. As a corridor for leisure and exercise this HA must be embraced by the development.

1.7.2 The development of the site would not impact upon the setting and significance of two buildings on the Local List. These are St. Catherine’s Church and School on Hampton Lane (Church and school of 1879 by prominent Birmingham architect J. A. Chatwin for Birmingham manufacturer Joseph Gillott junior), and Heath Farm Barn in Henwood Lane (C18 or earlier, timber frame, red brick nogging, machine tiled roof). Both are separated from the site by buildings such as The Boat public house, fields, established vegetation, and the cricket ground with pavilions. Many local field boundaries have hedgerows and trees that filter or prevent views to the site, and Heath Farm has its own vegetation around its site including a belt of woodland or coppice. They would not be impacted to any appreciable degree, if at all.

1.8 Minimising Harm and Enhancing Significance

- 1.8.1 In order to prevent or minimise impacts upon the setting and therefore the significance of the HAs the heights of development should reflect historic village character and be limited to two and a half storeys at most. The scale, massing, layout, design and materials of any new buildings should then have due regard to the setting and be carefully chosen to avoid visual intrusion. New or retained planting should not be relied upon to reduce impacts that ought to be designed out instead. Planting is impermanent and the impacts of built development may significantly outlive planting benefits. Hedgerows and trees should be retained wherever possible and added to as appropriate, so that the historic landscape character of the general area is maintained or enhanced as far as possible. As can be seen from the OS extract above several perimeter hedgerows appear to survive at least in part since the 19th century or earlier. The retention of these roadside hedgerows would help to restrict the amount of new building seen by car drivers and passengers as a major visual receptor in this area. Whilst that relates to Landscape and Visual Impact assessment it also represents the experience that many people might have of the area around the heritage assets beyond their setting, given that the majority of viewers will not be on foot, bicycle or horseback. The canal towpath users and canoe club members are a further visual receptor group.
- 1.8.2 This assessment assumes that land levels would not be altered to any great degree on this partly sloping site and that finished floor levels would compare closely to existing site levels above OS datum.

Assessment of Heritage Impacts - Additional Site 25 (now HH1) at School Road, Hockley Heath

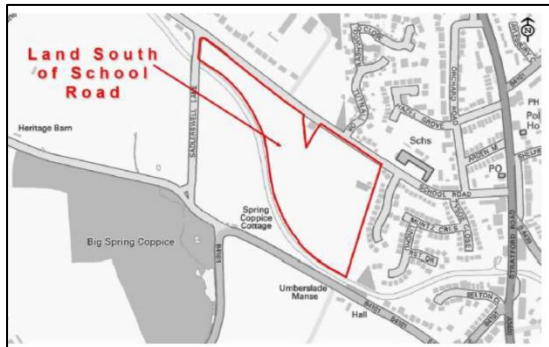


Fig. 1 allocation plan approximate site boundary on OS base (not to scale)

1.1 Site Location and Description

- 1.1.1 A site visit was made to the surroundings of the site in dry, overcast weather in June 2020, using only the public highway and the canal towpath. The assessment from these public viewpoints only is considered sufficient as no heritage assets are within the site, and views of Designated Heritage Assets are not available from it. Nor would such views realistically become available. Several buildings adjoining the site and of pre or inter-war age are heritage assets of local interest, on both School Road and Spring Lane. Photographs stitched together for illustrative use are not verified and were created with basic cropping and correction features.
- 1.1.2 The site lies to the east and north east of the Heritage Asset of the Birmingham to Stratford upon Avon Canal, at a similar ground level. The main body of the village lies to the north and east of the site and canal. The canal curves away from and is embanked above School Road. The Stratford Road runs on higher heathland and crosses it on a shallow humped bridge away from the lower point where School Road meets the road. To either side of the canal, late 18th or 19th century cottages with outbuildings survive, from the period in which the land included a wharf and yards to serve trade to and from the expanding industrialising city of Birmingham. The tavern on this important road between Birmingham and Oxford served canal users as well as travellers on the road. The cottages are heavily altered, and a few represent heritage assets of local interest and Low Importance. The site contains no buildings. The site lies at about 139 metres AOD.
- 1.1.3 The underlying bedrock geology is Diamicton sands and gravels which project in a narrow band into the wider area of glacial drift Keuper marls. This creates the locally characteristic mixture of poorer quality high heathland soil over sands and gravels, well drained but low in fertility, with nearby more fertile soils over clays. Pockets of deciduous woodland of semi-natural ancient status still enhance the local views, with many surviving hedgerows and their oaks and other trees that reflect the periods of planned enclosure of the heath and common land in the 18th and 19th centuries. The extraction of marl for spreading onto arable fields has left many pits

in the local landscape, frequently with wooded edges and holding water as small pools.

1.2 Evidence from Historic England, HER and other sources

- 1.2.1 There are no Heritage List entries on or adjacent to the site. 200 metres north east of the site are the pair of grade 2 listed cottages at **61 and 63 Orchard Road** (Designated Heritage Assets). However, between these DHAs and the site lies the primary school with extensive buildings and boundary hedgerows and fences. The intervening buildings, vegetation and urban streetscape mean that the site does not contribute to their settings.
- 1.2.2 The next nearest DHA is the late 19th century **church of St. Thomas** at Nuthurst Lane, by John Cotton of Redditch. This lies beyond a row of houses on Spring Lane. The intervening buildings, vegetation and partially urban streetscape mean that the site does not contribute to its setting.
- 1.2.3 To the east of the site lies the village **war memorial** prominently sited at the junction of the Stratford Road (A3400) and Old Warwick Road. The intervening buildings, vegetation and urban features streetscape mean that the site does not contribute to its setting.
- 1.2.4 The heritage list entries follow:

61 AND 63, ORCHARD ROAD, HOCKLEY HEATH 1. 5108 (East Side) Nos 61 & 63 SP 17 SE 5/336 II 2.

C18 or early C19. Whitewashed brick, old tiled roof. 2 storeys, corbelled cornice, 2 gables to back elevation. 2 casement windows, modern shallow canted bay window on right of ground floor. Single storey lean-to extensions either end. 2 central doorways. Back wing.

HOCKLEY HEATH, NUTHURST ROAD. 5108

Church of Saint Thomas, 2.8.72. II.

1879 by John Cotton. Polychromatic brickwork, Early English style. Nave, chancel, south porch, north-east steeple with yellow brick spire.

HOCKLEY HEATH War Memorial at the junction of the A3400 and the B4439, 30-AUG-07, II A war memorial of 1921, designed by Bateman and Bateman of Birmingham and carved by John White. Of Portland stone, with bronze gnomons to the sundials. It has a triangular, stepped plinth and base, both of which have chamfered corners. This is connected by small volutes at the corner to a column, of no specific order, with a base and capital with Renaissance motifs, including further volutes to the three corners and cherubs heads. The triangular block above this has sundials to each face and chamfered corners. Above its dentilled cornice the body tapers and culminates in a finial in the form of a seated lion. A sculpted garland of bay leaves is twined around the body of the column, which has entasis. The three sundial faces are each different and each has a differently shaped bronze gnomon. Two sides of the base bear the names of the fallen. The third is inscribed TO THE GLORIOUS DEAD/IN HONOURED MEMORY/OF THE MEN /OF THIS DISTRICT/WHO GAVE THEIR LIVES/FOR THEIR KING/AND COUNTRY/IN THE GREAT WAR/1914-

1918/AND IN THE WORLD WAR/ 1939-1945. Carved above the three sundial faces are THE DAYS WERE SHORT and THE WORK GREAT and THEIR TIME PASSED AWAY LIKE A SHADOW.

HISTORY: The war memorial was funded by a committee of subscribers at a cost of approximately £450. The site was given by the Chesshire family. It was built in memory of the men who died in the First World War who lived in a radius of two miles, which included the parishes of Lapworth, Nuthurst, Packwood and part of the parish of Tanworth. The architects were the firm of Bateman and Bateman of Birmingham and it is likely that the senior partner, C. E. Bateman who had responsibility for church designs was likely to have also designed war memorials such as this. The work was executed by John White and Sons, Sculptors, of Yardley. It was unveiled by Colonel Sir William Bowater, J. P., D. L. and was dedicated by the Reverend Canon J.A.Binnie on 2nd April, 1921. SOURCES: Andy Foster, Pevsner Architectural Guides (2005)

REASONS FOR DESIGNATION DECISION: The War Memorial at Hockley Heath is designated Grade II for the following principal reasons:

** The memorial commemorates the dead from two World Wars of Hockley Heath and surrounding villages. * It is a design of distinct architectural quality by the noted local practice of Bateman and Bateman. * The memorial adds considerably to the urban texture at the centre of the village.*

- 1.2.5 No conservation areas or scheduled ancient monuments are located near the site, and none would be affected by development upon it.

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020)

- 1.3.1 The WCC supplementary assessment report for additional sites reports the following:

Historic Landscape Character Summary:

The PSS is within an area of small paddocks and closes associated with the nearby settlement of Hockley Heath. The site is bounded by the Stratford Canal to the south and the village of Hockley Heath to the north along School Lane and to the east around Stratford Road.

Hockley Heath is predominantly a 20th century expansion of an earlier settlement, and this mainly consists of post-1955 detached housing. There is also a post-1955 school and a recreation area. Pre-1880 historic farmsteads are also located around the village including Hockley Cottage Farm, located in the north of the settlement on the Stratford Road. Further historic farmsteads are dispersed throughout the wider study area. A pre-1880 Country House: Aylesbury House, the site of a possible medieval moated settlement is located to the east of the wider study area and is currently in use as a hotel. The historic core of Nuthurst is located to the south along the Stratford Road.

The fieldscape across the wider study area is dominated by irregular enclosure, small, medium and large fields with curvilinear and straight boundaries, representative of piecemeal enclosure, including an area of irregular squatter enclosure, to the west of the wider study area, indicative of encroachment onto

common land in the post-medieval or industrial periods. Very large post-second world war fields are also within the wider study area located in the south-west and north west.

Site Sensitivity to change:

Historic Landscape Character: Any development will change the historic landscape character of this area from its present state which consists of paddocks and closes with good survival of field boundaries since the 1st Edition Ordnance Survey map.

1.4 Historic Mapping

- 1.4.1 Historic OS maps regression to the 1904 2nd Edition reveals little change in the field divisions since then. The site retains its hedgerows with trees that divide it into five small fields. The hedgerow lines of field divisions east of the site are evident within the later 20th century housing development, where they are partially retained. The major change locally is of course the later 19th and then greater 20th century expansion of the settlement along each side of the A3400 Stratford Road, particularly in the post war period.
- 1.4.2 The relationship of the site to the HAs near to it is clear and consistent on the early OS map extracts below. Earlier information from Tithe Maps and possible estate map information has not been obtained yet. The significance of the land to the setting of the HAs is clear though. The land was no doubt farmed as part of a local farmstead. It represents a logical and positive setting for the other nearby heritage assets such as the canal and the late 19th or early 20th century houses. The field shapes were altered by the cut of the canal, and land levels may have been changed at that time either by the depositing of excavated soils, or by the removal of earth to help form the northern and eastern embankment retaining the navigation.
- 1.4.3 The land is not clearly associated with any nearby Designated Heritage Asset on the maps.



Fig. 2 1904 2nd Edition OS map, approximate boundary in red, not to scale - (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)



Fig. 4 OS map of 1914 - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

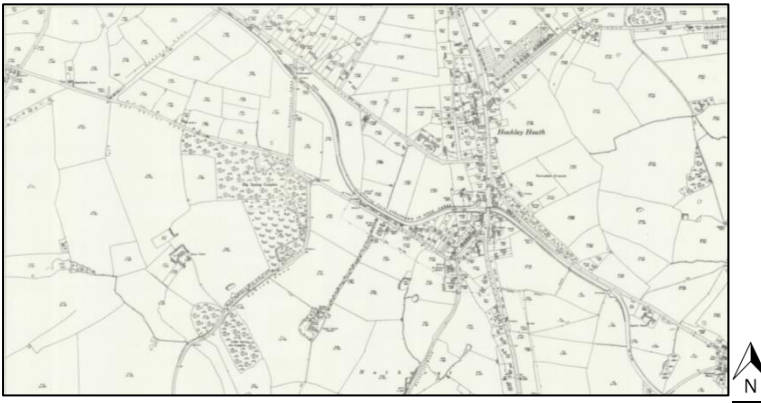


Fig. 5 OS map of 1938 - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

1.5 Photographs of site and Heritage Assets



1. Canal towpath with site beyond from Saddlers Well Lane bridge; some late 20th century buildings glimpsed through trees beyond site



2. *Saddlers Well Lane bridge and canalside towpath, site to right*



3. *View south east from south of Saddlers Well Lane*



4. *Typical hedgerow on site seen from School Road*



5. *61/ 63 Orchard Road showing houses of 19th to late 20th century dates in background that lies between site and DHAs*



6. *The church of St. Thomas across Spring Lane junction with Nuthurst Lane, behind viewer are houses and bungalows in Spring Lane, Belton Close, and beyond the canal housing south of School Road*



7. *Village War Memorial*

1.6 Assessment of Significances and Settings

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act which requires the LPA “to consider the desirability of preserving the building or its setting”. The NPPF explanation of the setting of a heritage asset defined (by Historic England) 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”. Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: ‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’ Finally, significance should be assessed with reference to the NPPF glossary definition as follows: ‘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.’

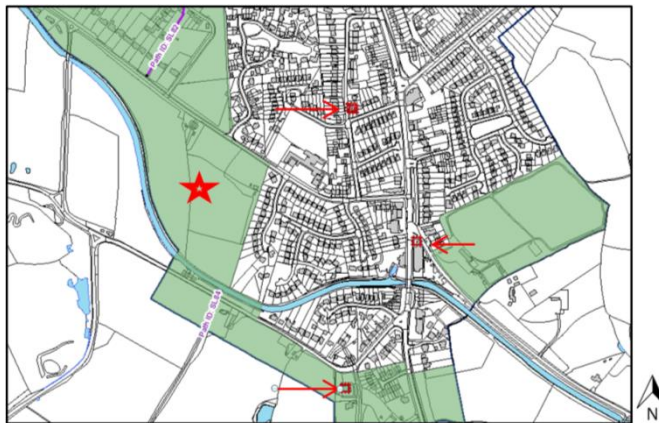


Fig. 6 plan showing DHAs and site – uppermost 61/ 63 Orchard Road, centre War Memorial, lower church of St. Thomas (site centre marked by star, not to scale)

- 1.6.2 The nearest Designated Heritage Assets to the site are **61/ 63 Orchard Road** and the **church of St. Thomas**, both grade 2 listed. **61/ 63 Orchard Road** (grade 2 listed) lie about 200 metres to the north east amongst mixed inter- and post-war housing. This building divided as two cottages is of Medium Architectural and Historic Importance. Its principal significance lies in its representation of a good survival of a late 18th or early 19th century pair of simple vernacular cottages in locally made brick and plain clay tiles. It provides evidence of differing architectural styles and construction techniques. It displays local materials and vernacular tradition.
- 1.6.3 The sensitivity of their setting to further change is considered to be Low, as they are surrounded by largely 20th century dwellings and the primary school. These combine with ordinary streetscapes and lighting to mean that incremental changes have occurred that are not in keeping with the original setting of the DHA. This is determined with the table below.

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
LOW	Some aspects of the original setting have been compromised at specific locations within that setting

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.4 Due to the combination of the distance from the site together with intervening buildings (mostly two storey houses and the extensive school buildings), the site allocation would have no impact upon its setting. Its setting has Low vulnerability to further change as it has already been compromised by incremental changes which are not in keeping with the setting of the original building. These include the dwellings built all around the site of the DHAs, the suburban character of the street and its lighting, and the extensive presence of parked cars. Although the adjacent dwellings are as generally expected for a long-established settlement they are not sympathetic to their context adjacent to the ancient cottages. Views to the site would always be blocked by buildings, hedgerows and trees to the south west of **61/ 63 Orchard Road**.
- 1.6.5 No views of development on the site would be available from at or near the DHAs. This assumes that development would not be unduly tall in its village context and that layout, massing and materials are suited to the context of a village site alongside the heritage asset of the canal corridor. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, it is possible that the higher parts of some new buildings would be seen from **61/ 63 Orchard Road** or from its immediate gardens. It is possible that new streetlighting might produce a slight over-halo seen from the DHA too. To a great extent this would merge with that already emitted from the village.
- 1.6.6 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At this site the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **61/ 63 Orchard Road**. Using the advice in GPA3 the setting of **61/ 63 Orchard Road** is considered to make a moderate contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance. However, in this case the setting of importance does not include this site. On this basis, the site makes no contribution to the significance of **61/ 63 Orchard Road**. The development of (part of) the site would be likely to preserve the setting of **61/ 63 Orchard Road**, and would not cause harm to it. This could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site.
- 1.6.7 Using advice in GPA3 the extent to which setting contributes to the significance of **61/ 63 Orchard Road** is influenced by:
- The alteration of the wider surroundings by the growth of the settlement as shown in historic maps; the wider setting of the heritage asset is still a rural scene at the edge of the settlement

- Orchard Road and Blacksmith's Lane that combine with surviving nearby 19th century and earlier cottages to reflect the former character of the area and that contribute to local character and appearance
- No direct views of the asset are available from the site, and glimpses would only become available if buildings and extensive areas of trees and hedgerows between the two were removed; the site does not contribute to its setting and significance and is never likely to.

1.6.8 In this scenario development could be something glimpsed from the listed building but not impacting upon its setting which is confined to its gardens and adjacent dwellings. The site is not obviously related to its function and history. No views towards the site would be available. The site makes no contribution to the architectural or historic interest of the DHA.

1.6.9 The grade 2 listed **church of St. Thomas** lies around 270 metres distance to the south west on ground roughly level with the site. It is of Medium Architectural and Historic Importance and stands in a prominent position in its churchyard with car park, with the vicarage to its south in modest grounds. Much of the building is visible from the lane, especially its roofscape and tower with spire. The significance of the church of St. Thomas lies in its representation of a later 19th century church built in the mass produced red/orange and yellow/buff brick and plain clay tiles ubiquitous in the period. It represents the concern that gathered pace in the 1830s regarding the impacts of the Industrial Revolution on society as town and city populations began to outstrip those of rural areas and church attendance fell. It provides evidence of a fashionable architectural style and the construction techniques of the day, and displays local materials and vernacular tradition. In addition, it uses the less familiar yellow buff brick that Cotton employed for interiors in Worcestershire churches such as All Saints in Bromsgrove and St. Godwald at Finstall nearby, to give polychromatic detail that was fashionable in the later 19th century. Cotton also added the late 19th century extension to the grade 2 listed church of St. James in Shirley.

1.6.10 The setting of this DHA is confined to its churchyard and car park, as well as the adjacent fields and former vicarage and gardens that emphasise its status as a rural village church. The fields with some surviving elements of planned enclosure do represent some visible and positive visual continuity in its setting. Its setting is considered to be of High sensitivity to further change as changes to its setting have been of a medium extent, with some being modern reflections of its original setting (e.g. new houses built to the north east). The intervening distance and buildings would prevent harm to the setting and therefore the significance of this DHA.

1.6.11 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At this site the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **the church of St. Thomas**. Using the advice in GPA3 the setting of **61/ 63 Orchard Road** is considered to make a moderate contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance. However, in this case the setting of importance does not include the site. The site makes no contribution to the significance of **the church of St. Thomas**. The development of the site would preserve its setting, and would not cause harm to it seen against the backdrop of the built up settlement of Hockley Heath. This

assumes that development would not be unduly tall in its village context and that layout, massing and materials are suited to the context of a village site alongside the heritage asset of the canal corridor. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, it is possible that the higher parts of some new buildings would be seen from **61/ 63 Orchard Road** or from its immediate gardens. It is possible that new streetlighting might produce a slight over-halo seen from the DHA too. To a great extent this would merge with that already emitted from the village.

1.6.12 Using advice in GPA3 the extent to which setting contributes to the significance of **the church of St. Thomas** is influenced by:

- the alteration of the wider surroundings by the growth of the settlement as shown in historic maps
- the wider setting that is still a rural scene at the edge of the settlement with late 19th or early 20th century cottages opposite
- adjacent vicarage in secluded grounds provides continuity and emphasis of the importance of the church in the earlier 20th century
- imposing stand of numerous Scots Pine trees within the church and vicarage grounds typifying late 19th century planting of this imposing and long lived British native pine
- fields, hedgerows and trees that contribute significantly to local character and appearance and therefore contribute to its setting to some extent

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

1.6.13 **The War Memorial** (grade 2 listed) lies about 200 metres to the east alongside the A3400 and amongst mixed inter and post war housing as well as commercial buildings. It is of Medium Architectural, Artistic and Historic Importance. Noting the Historic England citation its principal significance lies in its commemoration of the dead from two World Wars of Hockley Heath and surrounding villages, its design of distinct architectural quality by the noted local practice of Bateman and Bateman, and considerable addition to the urban texture at the centre of the village.

1.6.14 The sensitivity of it's setting to further change is considered to be Low, as it is surrounded by largely 20th century dwellings and commercial premises that combine with a busy streetscape and lighting to mean that incremental changes have occurred that are not in keeping with the original setting of the DHA. It retains its intended prominent position and some nearby buildings continue to evidence the development of the village through the 19th and early 20th century. The sensitivity of setting is determined with the table below.

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
LOW	Some aspects of the original setting have been compromised at specific locations within that setting

Table for Measuring Sensitivity of Setting to Further Change

- 1.6.15 Due to the combination of the distance from the site together with intervening two storey houses, pub and shops, the site allocation would have no impact upon its setting. Its setting has Low vulnerability to further change as it has already been compromised by incremental changes which are not in keeping with the setting of the original building. These include dwellings built all around the site of the DHA, the suburban character of the street and its lighting, and the car dealership immediately to its south. Although the adjacent dwellings are as generally expected for a long-established settlement they are not all sympathetic to their context near to the **War Memorial**. Views to the site would always be blocked completely by buildings, hedgerows and trees.
- 1.6.16 No views of development on the site would be available from at or near the DHA. This assumes that development would not be unduly tall in its village context and that layout, massing and materials are suited to the context of a village site alongside the heritage asset of the canal corridor.
- 1.6.17 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At this site the additional change produced by the development of the site would not cause further harm to the setting and significance of the **War Memorial**. Using the advice in GPA3 the setting of the war memorial is considered to make a moderate contribution to its significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to its significance. However, in this case the setting of importance does not include the site. On this basis, the site makes no contribution to the significance of the war memorial. The development of the site would preserve the setting of the **War Memorial**, and would not cause harm to it.
- 1.6.18 Using advice in GPA3 the extent to which setting contributes to the significance of the **War Memorial** is influenced by:
- The alteration of the wider surroundings by the growth of the settlement as shown in historic maps; the immediate setting of the heritage asset is still a prominent position at the edge of the A road astride which the settlement developed
 - Evidence of earlier buildings of some character nearby such as The Wharf Tavern to the west and the King Georg V Memorial Hall to the south
 - Direct views of the asset as intended from the roads.
- 1.6.19 The site makes no contribution to the architectural, artistic or historic interest of the DHA. Development of the site would not impact upon its wider setting.

1.7 Local List Buildings and Other Heritage Assets

- 1.7.1** The development would impact upon the setting of the Heritage Asset of the **Birmingham to Stratford Canal**, with the degree of that impact being influenced by the siting, scale and massing of buildings, and by lighting overspill. As this Heritage Asset is of local value and of Low Importance, any harm to its setting and therefore significance would be of only low weight. Some harm could result from the change in appearance from the adjacent small farm paddocks and fields to an area of houses and associated infrastructure. Such harm might be outweighed in part by the increasing awareness and use of the canal for leisure purposes. It might be minimised by ensuring that any development was designed with full regard to its context and by ensuring that the hedgerows and trees to the site edge and above the low bank next to the towpath are retained and cared for. They bring a huge amount of character to both sides of the canal corridor, and as they lie south west of the site care should be taken to design out future pressure for their reduction or removal for light or view reasons. As a corridor for leisure and exercise this HA must be embraced by the development.
- 1.7.2** This canal was promoted by an Act of 1793. The Canal and Rivers Trust website advises that:
'By the time construction reached Hockley Heath in 1796, most of the money had been spent. More was raised, enabling work to start again, and the canal was joined to the Warwick & Birmingham Canal in 1802. It was not until 1812 that yet more money was raised and the cutting continued. The link to the River Avon at Stratford was completed in 1816. As on most canals, the principal traffic was coal.'
<https://canalrivertrust.org.uk/enjoy-the-waterways/canal-and-river-network/stratford-upon-avon-canal>
<https://canalrivertrust.org.uk/enjoy-the-waterways/canal-and-river-network/stratford-upon-avon-canal>
- 1.7.3** The development of the site would not impact upon the setting and significance of the closest three buildings on the Local List. These undesignated heritage assets lie near to the DHAs addressed above, the first two near to **61 and 63 Orchard Road** but further from the site at 82 to 84, and 90. **The Forge** is near to the **church of St. Thomas**. They all lie a significant distance from the site and would remain separated from it by mixed styles and ages of dwellings forming part of the overall settlement. They are:
82 - 84, Orchard Road - Late C18 or early C19. Red brick, tiled roof with corbelled cornice. 2 storeys, 4 flush casements with glazing bars, ground floor cambered arches. Modern closed gabled porch to No. 82.
90 Orchard Road - Early C19, altered. Whitewashed brick, old tiled roof with 3 dormers, 1 box, 2 gabled. 1 storey and attics, 3 modern casement windows. Corbelled brick cornice.
The Forge, Spring Lane - C18 or early C19 re-facing of earlier building. Red brick, old tiled roof with 2 gabled dormers. 1 storey and attics, 2 flush casement windows with glazing bars. Gabled wooden doorhood. Smithy now in shed adjoining.

1.8 Minimising Harm and Enhancing Significance

- 1.8.1** In order to prevent adverse impacts upon the setting and therefore the significance of the DHAs the heights of development should reflect the village character and ideally be limited to two storey heights at this rural edge. The scale, massing, layout, design and materials of any new buildings should have due regard to the canalside setting and be carefully chosen to avoid visual intrusion in the setting of that heritage asset. New or retained planting should not be relied upon to reduce impacts that ought to be designed out instead. Planting is impermanent and the impacts of built development may significantly outlive planting benefits.
- 1.8.2** This assessment assumes a limited scale of development given the overall context of the site, with an expectation of two and a half storey maximum height and details and materials that would be appropriate to this village edge context. The opportunity to build taller in parts of the site subject to high quality design and materials is acknowledged. It also assumes that land levels would not be altered to any great degree on this partly sloping site and that finished floor levels would compare closely to existing site levels above OS datum.
- 1.8.3** Hedgerows and trees should be retained and added to as appropriate, so that the historic landscape character of the general area is maintained or enhanced as far as possible. As can be seen from the OS extracts and photos above several perimeter and internal hedgerows appear to survive at least in part since the 19th century or earlier. The retention of the roadside hedgerows would help to restrict the amount of new building seen by car drivers and passengers as a major visual receptor in this area. Whilst that relates to Landscape and Visual Impact assessment it also represents the experience that many people might have of the area around the heritage assets beyond their setting, given that the majority of viewers will not be on foot, bicycle or horseback. The users of the canal and its towpath are further important visual receptor groups that benefit from the historic planting.

Assessment of Heritage Impacts - Site 26 (now BL3), Land at Whitlock's Farm, Bills Lane, Shirley

1.1 Site Location and Description

- 1.1.1 A site visit was made to the surroundings of the site in dry, overcast weather in November 2018 and July 2020, using only the public highway, the canal towpath and a footpath connecting the canal to Bill's Lane. The assessment from these public viewpoints was undertaken together with DBP in connection with their report on the previously proposed Site 13 and the land now called Site BL3. Photographs used here are from the DBP report a.
- 1.1.2 Site BL3 lies largely to the west of Whitlock's End Farmhouse, a grade 2 listed building. However, the site also lies directly to its north and south and so the designated heritage asset and its curtilage listed and other buildings are enclosed by the proposed site on three sides. The land immediately to the east, north east and south east is no longer proposed as allocation Site 13, and it is therefore assumed that the well-established conifer tree plantations on that land could be a continuous long-term feature as a viable land use. The continued periodic harvesting of trees at different heights and the restocking with what would normally initially be small plants would maintain the current variation in the visibility of the trees within the setting of the heritage assets. However, this is not a short term rotation and periods with clearer views towards and from the heritage assets would be likely to be short within the overall time when tree screening is more effective.

1.2 Evidence from Historic England, HER and other sources

- 1.2.1 The Heritage List entry on the site is Whitlock's End Farm, a grade 2 listed building. The Heritage List entry is:
BILLS LANE 1. 5108 HOCKLEY HEATH Whit locks Farmhouse SP 17 NW 2/321 II 2. C17. Brick front, timber frame and red brick nogging to back and side. Tiled roof. 2 storeys, 2 lattice casement windows. Listing NGR: SP1104277524.
- 1.2.2 To the east of the track to the farmhouse lies a small barn which is included on the Council's Local List of Heritage Assets. The entry follows:
2/322 - Barn, Whitlocks Farm, Dickens Heath Road, C17 or C18. Timber frame, red brick nogging, tiled roof. Small doorways with byre doors.

Both are identified on the DBP plan at Figure 3.

1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan Additional Sites (July 2020) (full document in Evidence Base at <https://www.solihull.gov.uk/lpr/evidence>)

- 1.3.1 The WCC supplementary assessment report for additional sites reports the following:

Historic Landscape Character Summary:

The PSS contains an area of small rectilinear fields with straight boundaries and paddocks and closes, probably planned enclosure and two pre-1880s historic farmsteads: Whitlock’s End Farm and Woods Farm and a recent area of coniferous plantation, which appears to be Woods’s Farm Christmas Tree business. A post-1955 Country House: Ormen House is also within the site boundary.

Within the wider study area there are a range of historic landscape character zones. The urban zones of Shirley in the north of the study area; Solihull Lodge in the far north-west and Dicken’s Heath in the south east of study are predominantly post-1955 residential dwellings and also includes a small industrial area, schools and recreation areas. An area of possible squatter enclosure formed of small rectilinear fields which appear to have encroached on common or heath land, is noted as Solihull Lodge Common on 19th century maps.

Areas of mixed enclosure are found in the south and west of the study area with planned enclosure east and south of the PSS as well as to the west of Dickens heath. Piecemeal enclosure is found around Three Maypoles and east of the Stratford to Birmingham railway which cuts through the west of the study area. The Stratford Canal also crosses the study area from Solihull Lodge to Dickens Heath. Dispersed settlement in the form of pre-1880 farmsteads are also found within the rural and semi-rural areas within the wider study area. These mainly date to the 18th and 19th centuries, although some may be earlier.

To the south of Solihull Lodge and west of the Stratford to Birmingham railway are areas of mixed enclosure in the form of small irregular and rectilinear fields. This area includes Major’s Green settlement, a modern expansion to the south of Shirley as well as dispersed historic farmsteads. 53

Archaeological Potential of this PSS:

The proposed development site lies within an area of archaeological potential. A cropmark, which has been postulated may represent part of an enclosure, is visible on historic aerial photographs to the immediate south of the site (MSI8569). Whilst this is presently undated it could date to the prehistoric period onwards. There is a potential for archaeological features associated with this cropmark site to survive across the application site.

An earthwork, which may form part of an enclosure, is recorded on historic aerial photographs in the north east portion of the site (MSI8572). It appears to post-date the ridge and furrow, also shown on this photograph, which suggests it is of medieval or later date. Whilst the upstanding portion of this feature is likely to have been flattened by the construction of a building at this location, there is a potential for the remains of it to survive under that building, or for other features associated with it to survive across the application site.

It has been postulated that a medieval routeway, recorded in the 14th century, may cross this PSS, MSI15030. There is a potential for archaeological evidence for this to survive across this area.

Two historic farms, of which some historic buildings survive, are located in the PSS. Whitlocks End Farm (MSI189), includes a grade II Listed farmhouse (DSI30, Whitlock Farmhouse) and dates to the 17th century, confirming that this part of the site is occupied from at least that time. Further buildings are shown on the 1822 Greenwood map, in an area labelled Wood Farm on the 1st Edition Ordnance Survey map, in the north eastern corner of the site (now renamed ‘Ormen House’) confirming that this part of the site was occupied from at least the early 19th century. There is the potential for archaeological features associated with the use and development of these farm complexes to survive across these areas.

Although few other relevant archaeological sites have been previously recorded in the immediate vicinity of the site, this may be due to a lack of previous archaeological investigations across this area, rather than an absence of activity during the pre-medieval periods. There is therefore a potential for previously unidentified archaeological features, pre-dating the medieval and later agricultural use of this site, to survive across this area. These may include archaeological deposits of regional or national importance, which may be worthy of preservation in situ.

Site Sensitivity to Change of this PSS

Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which consists of a mixture of small rectilinear fields and paddocks and closes, probably planned enclosure, and recent coniferous plantation with historic farmsteads and a modern Country House.

1.4 Historic Mapping

1.4.1 Historic OS maps are included in the DBP report on the previously proposed Site 13.

1.5 Photographs of site and Heritage Assets

1.5.1 These photographs are taken from the DBP report on the previously proposed Site 13.



Figure 8 Track into site from south-east corner via public footpath from junction of Dickens Heath Lane and Tithe Barn Lane



Figure 9 Track leading north into site from Stratford Canal at Dickens Heath



Figure 10 Typical view into conifer plantations



Figure 11 Gable end of Whitlocks End Farm; Listed Grade II



Figure 12 Part of the complex of converted farm buildings at Whitlocks End Farm



Figure 13 Part of the complex of converted farm buildings at Whitlocks End Farm

1.6 Assessment of Significances and Settings

- 1.6.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act which requires the LPA *“to consider the desirability of preserving the building or its setting”*. The NPPF explanation of the setting of a heritage asset defined (by Historic England) 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”*. Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: *‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’* Finally, significance should be assessed with reference to the NPPF glossary definition as follows: *‘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.’*
- 1.6.2 The extracts below are taken directly from the report by DBP Planning for the Historic Environment submitted March 2019 for Solihull MBC. It is presented to explain the main pertinent facts from that report in relation to the impacts of the proposed allocation of Site BL3 (formerly site 26) upon heritage assets.
- 1.6.3 In assessing the previously proposed Site 13 in the 2016 Consultation, DBP were asked during their commission to consider the impacts of the addition of Site BL3 to the earlier site. This allowed them to visit the site and to include the site in their report. The previously proposed Site 13 lies immediately east of BL3. The report on the previously proposed Site 13 should also be read in full as an explanation of the site position, characteristics and heritage asset significances.

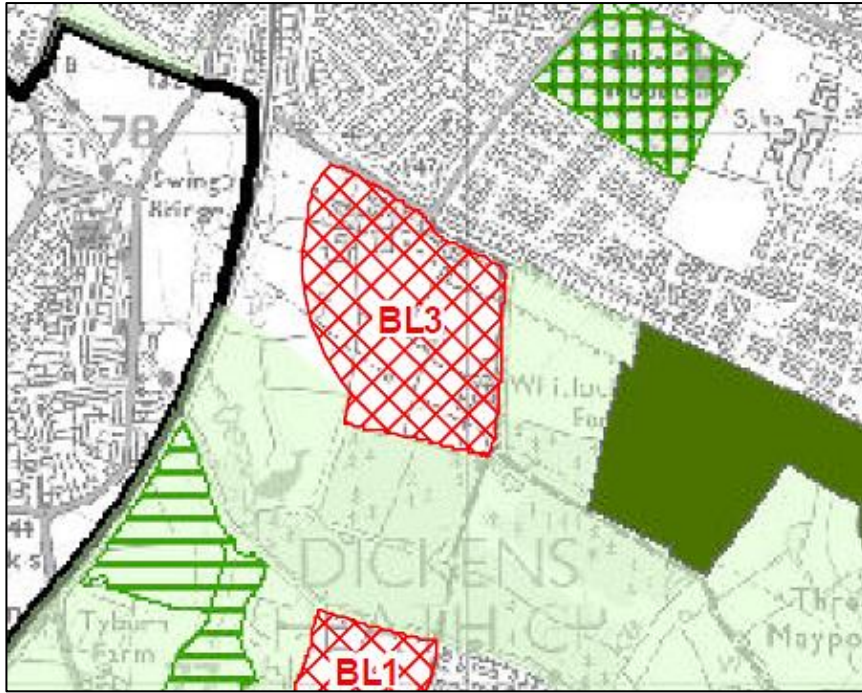


Fig. 1 Current 2020 site allocation plan

HERITAGE IMPACT ASSESSMENT: SITE 13 – SOUTH OF SHIRLEY



Figure 1 Aerial view of Site - Map data Google Earth

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Fig.2 2019 site allocation outline plan from DBP report



Figure 2 Site 13 Location plan

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Fig.3 DBP plan showing position of Whitlock's End Farm (grade 2 listed) and Barn at Whitlock's End Farm (Local List)

Extract from DBP Planning for the Historic Environment report on the previously proposed Site 13 retaining DBP paragraph numbering (*SMBC notes at October 2020 italicised in brackets*)

5.1 Location and General Description

5.1.1 This site lies south of the existing development limits of the suburb of Shirley Heath bounded to the west by the railway line from Birmingham New Street to Stratford, to the south by the Stratford Canal and to the east by field boundaries north and west of Dickens Heath Road and Tanworth Road.

(N.B. the above description includes the previous Site 13 hence the mention of Tanworth (Lane) Road)

5.1.2 The site can effectively be considered as comprising two parts divided by the track/footpath from Bills Lane in the north to Dickens Heath Road to the south east. To the west and south of this track the land is intensively and extensively used for the growing of Christmas trees whilst land to the north is mainly used as rough grazing with some tree plantations. There are football pitches and allotments off Dickens Heath Road to the east and vehicular access to Site 13 is restricted to private tracks serving the business of tree growing and the complex of converted farm buildings that comprise Whitlocks End Farm. This latter is the Grade II Listed building and comprises the only heritage asset affected by the proposed development site.

5.1.3 Pedestrian access is available via the public footpaths within the site. One effectively follows the northern boundary of the site from Bills Lane eastwards, the other runs south past Whitlocks End Farm to join the canal at the northern extremity of Dickens Heath. During the site visits conducted on 9th October and 30th November 2018 many walkers and dog walkers seemed to enjoy unrestricted access to the fields east of the conifer plantations.

(N.B. Figures 8 and 9, 10, 11, 12, 13 are the photographs most relevant to Site BL3)

Whitlocks End Farm and its setting

5.6.2 As described in Section 5.1 the site lies immediately adjacent to the current limits of development of Shirley Heath. The mid-late C20 housing alongside the northern boundary is a clear expression of the urban edge nature of the land. The commercial growth and sale of Christmas trees at Woods Farm off Bills Lane is an intensive use. West of this business is the Birmingham-Stratford railway line (with the associated Shirley Station) and a series of fishing pools that lie between the railway line and Haslucks Green Road.

5.6.3 As outlined in paragraph 5.5.1 above, the nature of the uses around the listed building have impacted strongly upon the experience of the asset. To some extent this is further compounded by the alterations to the listed building and the conversion of the associated farmstead (to residential use). Whilst the latter may have preserved the buildings the conversions have at the same time reduced the architectural and historic interest of the farmstead. The author notes that the HER makes no reference to the historic farmstead.

5.6.4 Using the criteria set out in paragraph 2.12 of the Introductory Statement (available in Evidence Base at <https://www.solihull.gov.uk/lpr/evidence>) at Table 1 (N.B. *reproduced in part below*) the importance of Whitlocks End Farm is medium and that of the locally listed barn is low.

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings
LOW	Setting that has been compromised Locally Listed Buildings Historic Buildings of modest quality in their fabric or historical associations

TABLE 1 Criteria for measuring the importance of designated heritage assets

5.6.5 Using the criteria set out in paragraph 2.12 of the Introductory Statement at Table 3 the sensitivity of Whitlocks End Farm to further change is:

SENSITIVITY OF SETTING TO CHANGE	REASON
LOW	Some aspects of the original setting have been compromised at specific locations within that setting

Table 2 Criteria for Measuring Sensitivity of Setting to Further Change

5.6.6 From the NPPF Glossary the potential **archaeological interest** of the site and building is assessed in paragraphs 5.3.14 to 5.3.16 above.

(N.B. see extract from Warwickshire County Council report above for detail for Site BL3)

5.6.7 The building's **architectural and historic interest** has been compromised by the alterations and conversions to residential development.

5.6.8 Using the advice in the NPPF as set out in Section 3 of the Introductory Statement and the advice in GPA 3 (N.B. *this is Historic England's 'Good Practice Advice in Planning 3 - The Setting of Heritage Assets, 2017*) as set out in Section 4 of this report regarding Step 2 and assessing whether, how and to what degree setting contributes to the significance of Whitlocks End Farm this statement considers that:

- The change of use of the building from a farmhouse and farm buildings to residential use and holiday accommodation has altered the character of the farmstead and its immediate surroundings.

- The wider surroundings have been extensively altered by the establishment of the tree growing business.
- Whilst some of the field boundaries shown on the Tithe and early Ordnance Survey maps can just about be distinguished as parcels of land in the plantations, the associated hedges and trees have been removed and hence nothing remains of these landscape features.
- Historic field boundaries still exist between some of the fields east of the track serving the heritage asset towards the eastern end of the site. These are a distinctive feature as the hedges and trees are planted on slightly raised embankments that set the boundaries slightly above the level of the adjoining fields

5.6.9 This report considers that **development of the site could have a minor negative impact on the setting of Whitlocks End Farm as required by Section 66 of the Act and would cause no harm to its setting as set out in the NPPF.**

5.6.10 This could be moderated or mitigated by careful attention to its immediate surroundings which should be addressed in any masterplan for the site. This is addressed in Section 5.7 below. *(N.B. the plan at Fig. 3 below is relevant to Site BL3)*

5.7 Minimising harm and enhancing significance

5.7.1 This assessment concludes that the setting of the designated heritage asset has been negatively impacted by the current use of the land, but that new development has the potential to enhance its significance by the following means:

- Development adjacent to the west and south of the asset should be the subject of a detailed design brief to outline suggested layout, scale, massing and materials for any new dwellings in the vicinity of the heritage asset.
- Any landscape scheme should consider the reinstatement of former hedgerows with suitable tree planting to re-create the field patterns shown on the early maps.
- Development at the east end of the site should retain the field patterns, hedgerows and trees that currently exist.

(N.B. the final point was made specifically about land in the previously proposed Site 13, but the principle of retaining these historic landscape features if they survive should be applied on Site BL3 too)

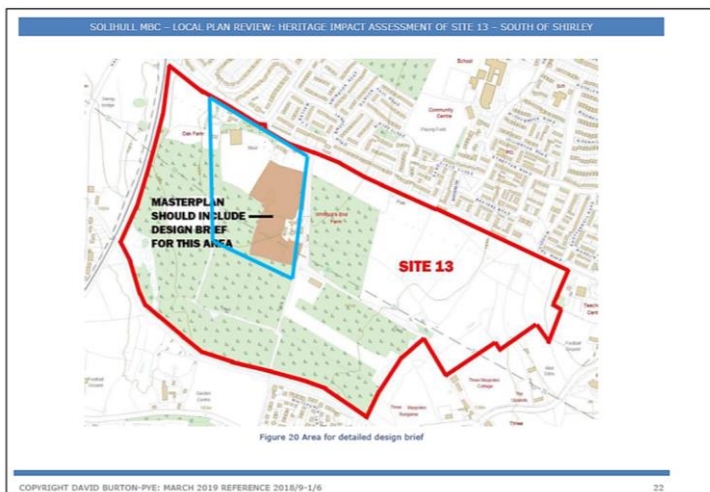


Fig.3 DBP plan indicating recommended area for Design Brief which includes part of Site BL3

1.7 Conclusion

The DBP report for the previously proposed Site 13 included the full consideration of the impacts of developing the land that forms Site BL3 upon the significance of Whitlocks End Farm. The conclusion of that report was that the setting of the grade 2 listed building has been degraded by change including the establishment of intensive conifer plantations and the change and erection of various buildings. It concluded that development upon the wider site including this land now proposed as allocation BL3 *'could have a minor negative impact on the setting of Whitlocks End Farm as required by Section 66 of the Act and would cause no harm to its setting as set out in the NPPF'*. It then explains at 5.7 that development need not harm the significance of the listed building, and indeed identified a potential for the enhancement of the setting subject to carefully considered design and detailing for a site achieved through the use of a Design Brief for the area to three sides of the farmhouse as part of a site wide Master Plan. This assessment specifically for Site BL3 is undertaken with the benefit of site visits to the land for the previous Site 13 and for BL3 as well as to its surroundings. It takes into account the fact that Site 13 is no longer a proposed allocation, and that the intensive conifer plantation east of the heritage assets could remain long term, with a cycle of harvest and re-stocking. This report presents the DBP findings relevant to BL3 and is in full agreement with its conclusions. The layout, scale, massing, materials and treatment of external lighting and landscaping will be critical to the success of proposals within the setting of the listed building, but a Design Brief would aim to, and can, secure such an outcome.

Appendix 1 - Tables used in assessing heritage assets

IMPORTANCE	INDICATIVE CRITERIA
VERY HIGH	HAs of acknowledged international significance HAs that can contribute significantly to acknowledged international research objectives
HIGH	Scheduled Ancient Monuments Grade 1 and Grade 2* listed buildings Grade 1 Registered Parks and Gardens and Conservation Areas containing very important buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing
MEDIUM	Grade 2 listed buildings Grade 2 Registered Parks and Gardens Conservation Areas containing buildings that contribute significantly to its character
LOW	Setting that has been compromised Locally Listed Buildings Historic Buildings of modest quality in their fabric or historical associations
VERY LOW	Buildings of no architectural or historic interest Buildings of an intrusive character
UNKNOWN	Buildings with some hidden or inaccessible potential or historic significance

TABLE 1 Criteria for measuring the importance of designated heritage assets

SENSITIVITY OF SETTING TO CHANGE	REASON
VERY HIGH	Original setting has been influenced by limited degrees of incremental changes that are a modern reflection of aspects of the original setting
HIGH	Original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting
MEDIUM	Original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset
LOW	Some aspects of the original setting have been compromised at specific locations within that setting
VERY LOW	Original setting has been widely compromised

Table 2 Criteria for Measuring Sensitivity of Setting to Further Change