



**HERITAGE IMPACT ASSESSMENTS
SOLIHULL METROPOLITAN BOROUGH COUNCIL
LOCAL PLAN REVIEW**

**REPORT No 4: SITE 12 DOG KENNEL LANE, SHIRLEY
MARCH 2019**

**DAVID BURTON-PYE MBE
DIP TP MRTPI IHBC
CHARTERED TOWN PLANNER
HISTORIC ENVIRONMENT CONSULTANT**

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David Burton-Pye MBE Dip TP, MRTPI, IHBC
Chartered Town Planner – Historic Environment Consultant

29, Conway Road, PERTON, Wolverhampton
Staffordshire, WV6 7RQ

07791 058351

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HERITAGE IMPACT ASSESSMENT: SITE 12 – DOG KENNEL LANE, SHIRLEY



Figure 1 Aerial view of site Map data Google earth

4.1 Location and General Description

- 4.1.1 This site extends south of Dog Kennel Lane from Blackford Road and Tanworth Road in the west to its junction with Stratford Road in the east. However, the proposed development site has no clearly defined southern boundary and consists of a line drawn roughly parallel to and approximately 400m from Dog Kennel Lane.
- 4.1.2 The site is currently rural in nature and is in agricultural use comprising a number of large arable fields but generally **has the feel of an “urban edge” landscape**. This is readily apparent from the location plan which clearly shows Dog Kennel Lane as the current development boundary and examination of the site via Google Earth reveals that this road is effectively the southern edge of the West Midlands conurbation. As such it is inevitably subject to inexorable pressure for expansion of the conurbation and some 400 metres south-west and south of the site are the late C20 suburbs of Dickens Heath and Cheswick Green.
- 4.1.3 The fields around the junction of Stratford Road and Dog Kennel Lane are some 800m from Light Hall but as there is no intervisibility between them and Light Hall (the only heritage asset directly affected by the proposal) there has been no detailed inspection of the eastern part of Site 12. The part of the site which potentially affects the setting of Light Hall are the large fields to the west, north and east of the building extending along Dog Kennel Lane for approximately 740 metres from Tanworth Road.
- 4.1.4 Light Hall lies approximately 180m south of Dog Kennel Lane and is approached via a track that leads to the house and three pools south-west of the house. Immediately north of Dog Kennel Lane, opposite the track leading to Light Hall is The Green - a late C20 development of mixed uses. Site 12 is crossed by overhead power lines.
- 4.1.5 A listed pillar box is located towards the east end of the site at the junction of Dog Kennel Lane and a small section of service road as shown on Figure 2.

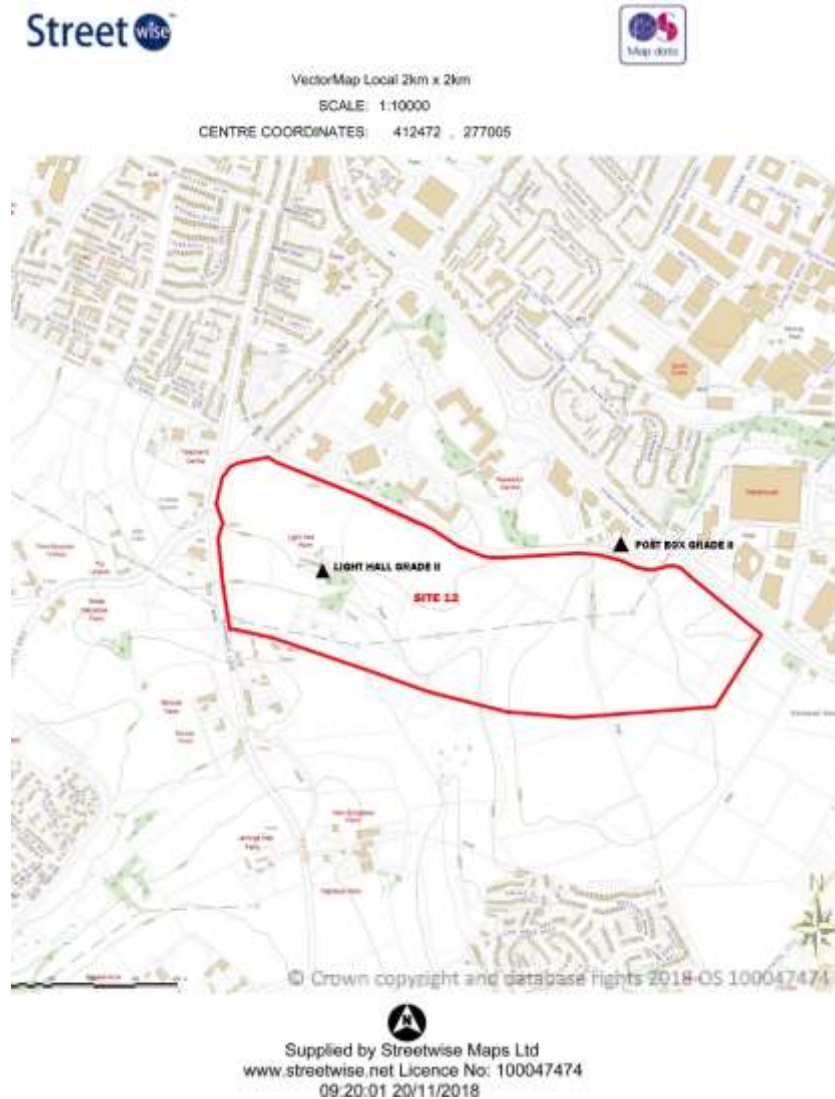


Figure 2 Site 12 Location plan

4.2 Evidence from Historic Environment Record

4.2.1 The list description from the Historic England website for Light Hall is as follows:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1076770

Date first listed: 22-Jul-1976

Statutory Address: LIGHT HALL, DOG KENNEL LANE

DOG KENNEL LANE 1. 5108 HOCKLEY HEATH Light Hall

2. 1750 house of red brick with tall pilasters, tiled roof. 3 storeys, 3 sash windows. Central 4 panelled door and fanlight with ornamental glazing bars, design repeated above inner door. Surround of reeded pilasters, plain hood on consoles. Flanking pair of mid C19 bay windows. Cornice mouldings, brick to back and sides, painted to front. 2 brick chimneystacks with mouldings to caps. VCH, V, p 167.

Listing NGR: SP1223777032

4.2.2 The list description from the Historic England Website for the listed pillar box is as follows:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1253061

Date first listed: 11-Jun-1986

Statutory Address: PILLAR BOX AT SP 129 771, DOG KENNEL LANE

1. 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

4.3 Archaeological Assessment to inform the Solihull Metropolitan Borough Council Local Plan February 2018

4.3.1 Grid Ref: SP 1263, 7689

4.3.2 Site Size: 45.76 Ha

4.3.3 Geology:

The bedrock geology across the site area is dominated by the Mercia Mudstone Group - Mudstone. Sedimentary Bedrock formed approximately 200 to 251 million years ago in the Triassic Period.

The superficial deposits across the site are composed of Glaciofluvial Deposits (Sands and Gravels), Glaciolacustrine Deposits (Clay and Silt), Alluvium (Clay, Silt, Sand and Gravel) and Till (Diamicton) that were formed up to two million years ago during the Quaternary Period. The local environment in which these deposits were formed was dominated by ice age and river conditions (British Geological Survey <http://www.bgs.ac.uk/>).

4.3.4 Historic Landscape Character Summary (See Figure 3)

The site consists of predominantly large irregular fields with curvilinear boundaries, possibly piecemeal enclosure dating to around the 17th-18th century with an area of large rectilinear fields with very straight boundaries, probably planned enclosure, to the east which is likely to have been enclosed later in the 18th or 19th century but does have some extant ridge and furrow in.

Light Hall Farm is found in the west of the site area with some small paddocks. Some elements of the farm date

to the 18th century but it appears to be the site of a medieval moated settlement.

Within the wider area to the north is the TRW centre at Solihull and the edge of the settlement of Shirley Heath, mostly post 1955 mixed housing, with some schools. To the north east is a light industrial area of mixed business and retail.

To the south and west are a mixture of enclosure types with large and small fields with rectilinear and irregular forms interspersed with farmsteads, some small areas with ridge and furrow remaining.

To the very east is the settlement of Monkspath formed of mostly post 1955 detached housing, in the very south are the edges of Chiswick Green formed of mixed post 1955 housing while to the south west is Dickens Heath which is mostly post 1955 detached housing.

To the south east is Shirley Golf Course.

4.3.5 Scheduled Monuments within the PSS:

None

4.3.6 Scheduled Monuments within the study area (1km buffer from PSS boundary):

None

4.3.7 Conservation Areas within the PSS:

None

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

None

4.3.9 Listed Buildings within the PSS:

DSI224: Light Hall, Grade II, Historic England List Entry No 1076770

4.3.10 Locally Listed Buildings within the PSS:

None

ARCHAEOLOGY: (see map on Page 23)

4.3.11 Previous known archaeological work within the PSS:

The Solihull Historic Environment Record has no record of any previous archaeological work having been undertaken across this site.

4.3.12 Known archaeological sites within the PSS:

MSI9108: Moat; Light Hall Moat, Medieval moated site at Light Hall.

MSI10978: Ridge & Furrow; S of Stratford Rd; Monkspath

MSI8579: Ridge & Furrow; SW of Monkspath Hall

MSI1460: Hockley Heath (Post-Mediaeval) Findspot

MSI190: Light Hall; Dog Kennel Lane. Red Brick House dating from 1750.

MSI1243: The site of a Royal Observer Corps Post in Shirley. The remains of a Royal Observer Corps Monitoring Post in use during the Cold War period to report nuclear bursts and fall-out in the

event of an attack. It was situated 400m south of Dog Kennel Lane.

4.3.13 Past Disturbance to the PSS:

It is probable that the majority of the site has been in agricultural use since at least the medieval period. Whilst this agricultural activity may have caused some damage to any archaeological deposits predating this use, this damage is unlikely to have been extensive.

4.3.14 Archaeological Potential of the PSS:

The Grade II Listed Building of Light Hall (national ref. 1076770) and associated historic buildings survive in the western portion of this site. This brick building dates from 1750 and it may be associated with the adjacent moated site, which is likely to date from the medieval period (MSI9108). There is therefore a potential for archaeological features associated with the occupation of this part of the site from at least the medieval period to survive across this area.

Ridge and furrow associated with the agricultural use of this area survives across parts of the site. A historic routeway, which is record on Yates map of 1787-89 and later historic maps, crosses the eastern part of the site in a north-south direction. This is still in use as a footpath.

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.

4.3.15 Site Sensitivity to change:

Archaeology:

Development of this site is likely to have a significant negative archaeological impact upon any archaeological deposits which survive across this area. It is also likely to have an impact on the setting of the historic buildings which survive across and in the wider vicinity of this site, including the Grade II Listed Building of Light Hall.

4.3.16 Historic Landscape Character:

Any development will change the historic landscape character of this area from its present state which consists of predominantly piecemeal enclosure and later planned enclosure as well as Light Hall Farm with some small paddocks.

4.3.17 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 upon any historic buildings which survive across and in the vicinity of the application site. This should be followed by a programme of evaluative fieldwork, including fieldwalking and trial trenching, 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 of national significance 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.

4.4 Historic Mapping and archival material

- 4.4.1 Historic mapping is derived from three sources; a book of maps of estates belonging to John Burman 1794, Tanworth in Arden Tithe Map 1842, Ordnance Survey 1st edition map 1884.
- 4.4.2 The earliest map to clearly show Light Hall Farm is a Book of “maps of estates in the parishes of Tanworth and Wootten belonging to John Burman surveyed by Thomas Buckle in 1794” which covered several buildings and landholdings (see Figures 5-8). In this survey Light Hall is depicted in a water colour painting that shows the three storey house with pilasters and fanlight over the entrance door with buildings to either side; the small building to the left is shown as a tall narrow structure with battlements to one wall. This building is separated from the main house by a low wall with two gates. In the far distance another building is shown – possibly the Wash House referred to below. To the right is a long low range of buildings – probably animal housing.
- 4.4.3 This drawing also shows field names, numbers and acreage. Confusingly, the north arrow points west? The approximate extent of Site 12 is shown on Figure 4. The house (1) is described as Homestead, Buildings, Pools &; (2) is Garden (possibly walled); (3) Upper Vales Meadow and (4) Lower Vales Meadow are the fields alongside Tanworth Road; (5) is Wash House Meadows with the ‘moat-shaped’ pool identified as (6) described as “Pit in Wash House Meadows” – there appears to be a building next to this which could be the small building referred to in 4.4.2 above; (7) is Rushy Close; the pools – which still exist
- numbers (8) (10) and (12) are all named as “Pit” in the respective field names; the hedge between Fields (15) Gors Leasow and (16) Alder Leasow no longer exists; the distinctive shape of (17) Long Moor is still readily apparent as is (18) Great White Field; (19) Hare Croft is now subsumed with (7) Rushy Close; (20) Little White Field still exists as the field adjacent to the access road serving Light Hall; (21) Home Ground **and (22) Bates’s Piece are now conjoined with (3) as a single field.**



Figure 5 Entry for Light Hall in 1794 survey

Senior, to Light Hall Farm

N ^o	Description	A	R	P
1	Kemistons Buildings Pond &c	3	1	7
2	Garden	0	3	37
3	Upper Vale Meadow	4	0	3
4	Lower " "	5	0	8
5	Wash-house Meadow	18	0	2
6	Pitt in " "	0	1	19
7	Rushy Close	6	0	32
8	Plantation & Pitt in " "	0	5	31
9	Lower Meadow	9	1	23
10	Pitt in " "	0	3	18
11	Short Moor	4	2	11
12	Pitt in " "	0	1	19
13	Broom Scagow	9	2	7
14	Long Scagow	8	1	1
15	Soft Scagow	7	1	0
16	Older Scagow	7	1	33
17	Long Moor	5	2	32
18	Great white field	13	0	20
19	Two Croft	3	1	27
20	Little white field	8	0	36
21	Home Ground	7	3	21
22	Water Piece	7	3	12
23	Middle moor Hoeds	7	1	8
24	" " " "	7	1	25
26	" " " "	8	2	17
Total		134	3	9

Figure 6 Detail of field names etc from 1794 survey



Figure 7 1794 survey with Site 12 overlaid in red



Figure 8 Aerial photograph with 1794 field names – map data Google Earth

4.4.4 By the time of the Tithe Map (1842), Light Hall and the surrounding fields were owned by The Right Honourable Earl Cornwallis and occupied by John Stringer. At this time the house (Parcel 266) is described as Yards, Pleasure Grounds and Buildings. The field names are broadly comparable to those shown fifty years earlier. At this time Burman is still a large landowner – in this case Sarah Burman who owned most of the land between the (still existing) green lane and the Stratford Road at Monkspath.



Figure 9 1842 Tithe map of Tanworth in Arden with Site 12 overlaid in red

4.4.5 The first edition Ordnance Survey map 1884 shows the area in more detail but the field patterns are recognisable from the earlier maps as is the general layout of buildings and the immediate surroundings of the house.



Figure 10 1st Edition Ordnance Survey Sheet 1884 with Site 12 overlaid in red

4.5 Photographic evidence

4.5.1 Two designated heritage assets are affected by the proposed site – the Pillar Box (as shown at Figure 8) and Light Hall as shown in Figures 9 to 14. In addition to the individual photographs a series of panoramic views of the site are provided below.



Figure 11 Grade II Listed Pillar Box at east end of Dog Kennel Lane



Figure 12 Light Hall north front elevation



Figure 13 Light Hall; south rear elevation



Figure 14 Light Hall; east side elevation



Figure 15 Light Hall; west side elevation



Figure 16 Light Hall; outbuilding adjacent to former walled garden



Figure 17 Light Hall; from south showing house behind late c20 garage and converted outbuildings to left



Figure 18 North elevation of Light Hall from Dog Kennel Lane



Figure 19 Light Hall from Tanworth Road



Figure 20 Stitch 1 from Tanworth Lane to Dog Kennel lane looking north to north-east



Figure 21 Stitch 2 from Tanworth Road to Dog Kennel Lane looking north-east to east



Figure 22 Stitch 3 from Tanworth Road to Light Hall looking east to south-east



Figure 23 Stitch 4 From Dog Kennel Lane looking east to south-east



Figure 24 Stitch 5 From Dog Kennel Lane looking south-east to south



Figure 25 Stitch 6 from entrance to public footpath looking east to south-east



Figure 26 Stitch 7 from entrance to public footpath looking south-east to south



Figure 27 Stitch 8 south-south-east to south-west



Figure 28 uncultivated field (shown as Long Moor in 1794 survey)



Figure 29 Fishing pool (shown as "Pit in Lower Meadow" in 1794 survey)



Figure 30 View along "Green lane" looking north towards Dog Kennel Lane



Figure 31 view along green lane looking south

4.6 Assessment of Evidence

4.6.1 In assessing the impact that the proposed development site may have on heritage assets this report takes note of the following legislation, policy and guidance:

Section 66 of the Act which requires the LPA to

"consider the desirability of preserving the building or its setting".

As stated in the NPPF the setting of a heritage asset is defined as follows:

"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".

As stated in GPA 3

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.

Significance has been assessed by 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. For World Heritage Sites, the cultural value described within each***

site's Statement of Outstanding Universal Value forms part of its significance.

4.6.3 Light Hall Farm and its setting

4.6.4 As described in Section 4.1 above Light Hall Farm appears as a traditional farmhouse surrounded by fields, but this belies the complexity of the surroundings in which it is experienced - as evidenced by the 20 different character areas that either adjoin or lie close to Site 12 **as shown in Warwickshire County Council's Historic Landscape Character Map** as reproduced in Figure 4 of this statement and described in paragraph 4.3.4 above.

4.6.5 **The "urban edge" nature of the** general surroundings is apparent as soon as one leaves the M42 heading towards Solihull/Birmingham along the A34 where roadside developments include supermarket, garden centre, car dealership, hotels/chain restaurants, and a golf course.

4.6.6 At the time of the main site visit (around 17.00 hours on a Friday evening) Dog Kennel Lane was a busy road carrying a constant stream of traffic. North of the road, opposite the track leading to Light Hall, is The Green, a late C20th development comprising a mix of commercial and research establishments, the closest of which lies some 220m from the heritage asset. Looking from Dog Kennel Lane - beyond Light Hall - Cheswick Green a late C20 development can be seen beyond the tree lines. A second site visit was conducted on Friday 29 November between approximately 11.45 hours and 14.00 hours and although traffic flows were lighter all roads around the site were carrying traffic throughout the course of the visit.

- 4.6.7 The setting of Light Hall can be conveniently be **considered by reference to it's immediate, wider and extended settings** albeit that GPA 3, section 9, advises that these terms have no particular formal meaning. A further site visit was conducted on Wednesday 12 December to view the house and its immediate surroundings.
- 4.6.8 The house now sits in a reduced curtilage confined to lawned areas to the north and east, a small overgrown area to the west and a gravel drive to the south providing access to the garage. This itself leads off the gravel drive that runs south of the house to serve the outbuildings now converted to three units. Within the curtilage are several mature specimen trees clearly established for many years. Other later planting is of lesser value and the leylandii hedge that defines the northern boundary, whilst providing a degree of privacy, is an intrusive feature that contributes nothing to the setting of the house.
- 4.6.9 Light Hall itself is of considerable interest. The front north elevation is elegant with raised brick pilasters with moulded plinths and capitals and a moulded cornice. Its appearance is different to that shown in the 1794 survey (compare Figures 2 and 9). The ground floor sash windows have been replaced by bays and a door case with scrolled fanlight, flat pilasters, moulded brackets and flat hood has been installed. The original fanlight has been replaced although the original semi-circular brick arch remains above the door case. The rear elevation has sash windows at first and second floor, the outer sashes also having sidelights. Ground floor windows are casements and a late C20th open porch has been added (Figure 11). The east side elevation has different casement window styles at ground floor and

the first and second floor windows are blind, painted windows in imitation of sashes beneath shallow curved brick arches (Figure 12). On the west side elevation, all windows are blind, painted as sashes but there are no arches and the brickwork above the windows is painted as lintels (Figure 13).

- 4.6.10 Beyond the drive, south-east of the house are the remains of an outbuilding with a short section of wall at its north-west corner. West of this wall are the remnants of a low wall, now obscured by undergrowth and ivy but with an opening for a gate just visible. This building and the walls are the ground floor of the outbuilding shown to the left of the main house in Figure 5, which also shows a wall with battlements or crenellations. If this feature is still extant it is covered with ivy and hence is obscured. The walled garden which is shown as parcel 265 on the Tithe map and is shown on the 1884 Ordnance Survey map had paths dividing the walled garden into four compartments. It is not clear that any other remnants of the garden wall or the paths remain visible.
- 4.6.11 The early maps clearly show a range of buildings extending south of the house and the remaining (converted) outbuildings but these no longer exist.
- 4.6.12 Using the criteria set out in paragraph 2.12 of the Introductory Statement at Table 1 the importance of Light Hall is

MEDIUM	Grade II Listed Buildings
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4.6.13 Using the criteria set out in paragraph 2.12 of the Introductory Statement at Table 3 the sensitivity of Light Hall to further change is

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 HA
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4.6.14 From the NPPF Glossary, the potential archaeological interest is assessed in the HER as set out in paragraphs 4.3.11 to 4.3.15 above and as shown on Figure 3. The walled garden is overgrown and there is no clear evidence that any of the walls survive other than those described above. The distinctive shape of the medieval (?) moat survives as does a small pond between the southern boundary of the former walled garden and this moat. Other water features shown near to the house on the 1884 Ordnance Survey map are not readily apparent.

4.6.15 The building now has a much-reduced curtilage as identified above and the gardens or grounds that once existed have effectively disappeared. Nonetheless, some of the trees and hedgerow surrounding the field west and south of the house may be early planting.

4.6.16 **Light Hall's** architectural, artistic and historic interest are all high and are derived from a combination of its design, proportions, materials, decorative details and its interior layout or plan. A logical sequence of alterations from its Georgian and Victorian eras can be distinguished as well as later alterations. The converted farm buildings are of medium historic interest; whilst they are remnants of the former farmstead they are much altered.

4.6.17 Using the advice in GPA 3 as set out in Paragraph 4.10 of **this report regarding "Change over time" it is appropriate** to consider both the immediate and wider setting of Light Hall. The immediate setting is its garden, the converted farm buildings, the remains of the former walled garden and the moated site. The wider setting comprises the fields that surround the asset within Site 12, development north of Dog Kennel Lane and its junction with Tanworth Road and the fields to the south leading to Cheswick Green.

4.6.18 Development would affect the immediate and wider setting of Light Hall which will change from semi-rural fields to urban form. This would cause harm to the setting of Light Hall contrary to Section 66 of the Act.

4.6.19 Using the advice in the NPPF as set out in Section 3 of the Introductory Statement and the advice in GPA 3 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 Light Hall this statement considers that:

- The change of use of the building from a farmhouse to a residential dwelling and the conversion of the farm buildings to residential use has altered the character of part of its immediate surroundings.
- The wider surroundings have been radically altered as evidenced by the historic mapping which demonstrates the growth and development of the urban areas to the north. This development has had a significant impact on Light Hall.
- A notable attribute of Light Hall and its setting is the degree of survival of the late C18 field boundaries. Many of the fields shown on the 1794 survey can still be readily distinguished – as evidenced in Figure 5. In this context it is reasonable to suggest

that the “Surroundings in which Light Hall is experienced” make a contribution to its significance since the fields themselves are historical survivals from this **period of the building’s history**.

4.6.20 This report considers that development of the site would cause harm to its setting as set out in the NPPF. The extent of harm cannot be quantified without details of the potential development. Development of the whole site would cause substantial harm to its setting.

4.6.21 Using the terminology established in GPA 3 (as set out in paragraph 4.10 of the Introductory Statement) this report considers that *“the significance of Light Hall has been compromised in the past by unsympathetic development affecting its setting”*.

It further considers that

“Additional negative change could arise if Site 12 were to be developed since this could include severing the last links between the asset and its original setting”.

4.6.22 This could be moderated or mitigated by careful attention to its wider setting which should be addressed in any masterplan for the site. This is addressed in Section 4.7 below

4.7 Minimising harm and enhancing significance

4.7.1 During the course of the site visits it became clear that certain views of Light Hall were more helpful than others in establishing the setting of the asset. Inevitably distance from the asset reduces its visibility (especially from the east and south-east) but two views can be considered as “**Key Views**”. The views of the front of the house from Dog Kennel Lane are partially obscured by the screen of conifer trees planted along the northern boundary of the gardens to the house (See Figure 15). From Tanworth Road - south of the Miller and Carter public house - there are clear views of the house, the outbuildings and some of the trees that form its immediate setting (See Figure 16).

4.7.2 This assessment makes the following suggestions:

- The land immediately surrounding Light Hall including the gardens, former walled garden and the suggested Moated Site should remain open and undeveloped.
- The field immediately west of Light Hall (ie Upper Yates Meadow on the 1794 map) should remain open to maintain views of the asset since this view makes a positive contribution to its significance.
- The field to the north-west (Bates Piece on the 1794 map) might be suitable for low density community facilities and should maintain an open appearance with key views being established of Light Hall.
- The fields north and north-east of Light Hall (Home Ground and Little White Field on the 1794 map) should retain substantial areas of open space to retain views of the north elevation of the asset – possibly by the establishment of a wide avenue to frame views of the front elevation of Light Hall.

- The owners of Light Hall should be encouraged to remove some of the later planting within the curtilage of the house to open up further views of the heritage asset.
- The Green Lane that runs north-south through the site from Dog Kennel lane (approximately 220 metres from its junction with Stratford Road) as described in paragraph 4.3.14 above is still extant and should be retained in any development.
- Any remnants of ridge and furrow in the east of the site, towards Monkspath Road should be retained as open space.

These suggestions are shown on Figure 32.

- 4.7.3 It is suggested that where original hedgerows and trees still exist these are retained and incorporated into any site layouts to give an element of continuity and maturity to any proposed landscape schemes.
- 4.7.4 The significance of the listed pillar box will not be affected and as such it provides no constraint to development of the site.

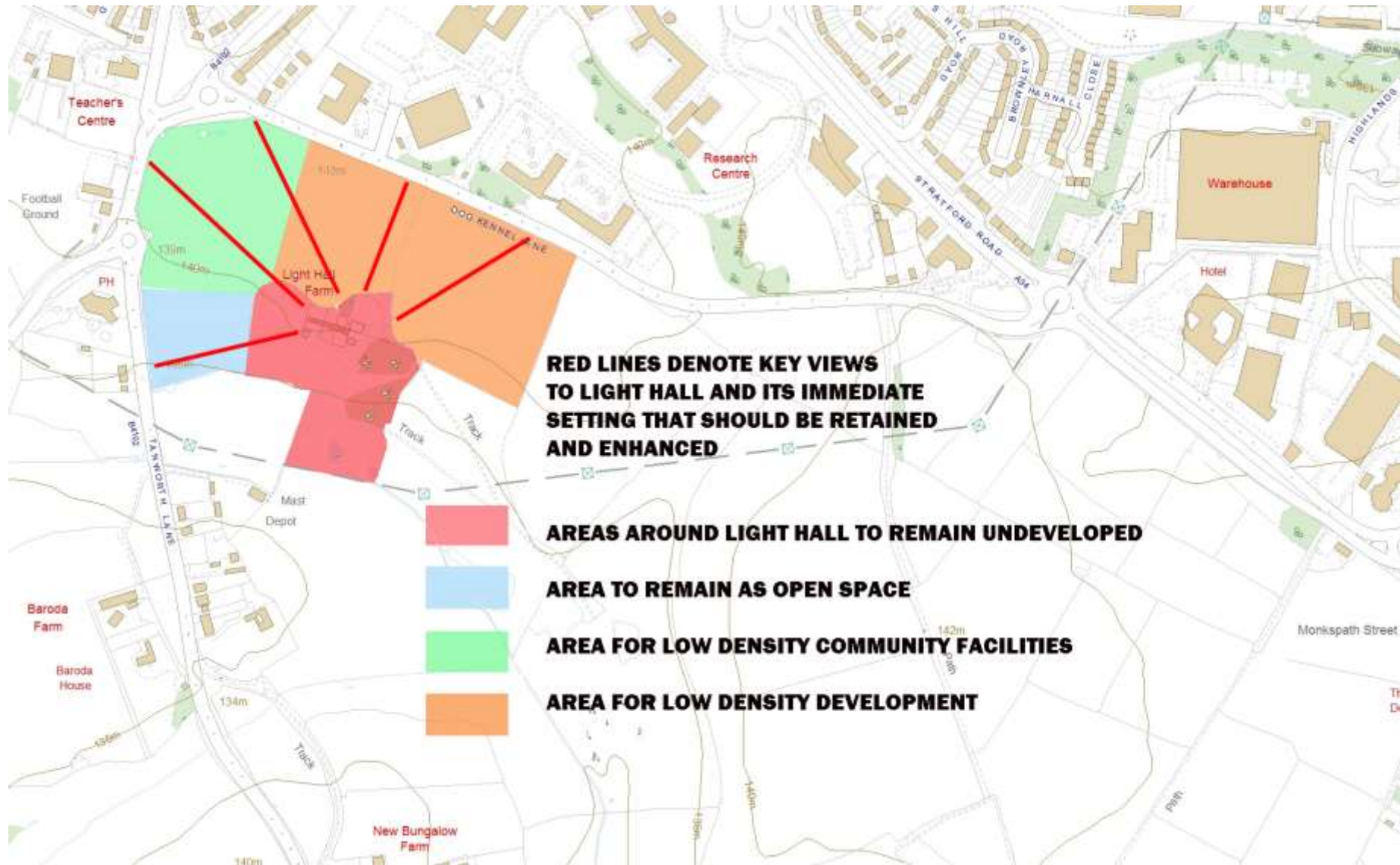


Figure 32 Areas of restricted development

