



# Solihull Local Plan Review – Heritage Impact Assessments

Heritage Impact Assessment of Sites

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Environment, Landscape Architecture, Urban Design and  
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## 1. Introduction

This Heritage Impact Assessment is produced by Solihull MBC CLAUDE (Conservation of the Historic Environment, Landscape Architecture, Urban Design and Ecology), and supports the Local Plan review by demonstrating how the historic environment has been considered in the site allocation and selection process for sites where there is appreciable heritage impact potential. It assesses the likely impact on heritage assets, designated and undesignated, whether harm could be avoided, or how any unavoidable harm might be mitigated. Initial assessments of impacts upon heritage assets were carried out from 2016. The process and format have been informed by and revised following collaborative work in 2018-19 with DBP Planning for the Historic Environment, and the more detailed revised structure is comparable to that used in those five independent studies at Sites 1 (now BC1), 3 (now BC3), 8 (now KN1), 12 (now BL2) and 19 (now UKC1) at the Bickenhill Triangle/ HS2 Interchange. This final revision includes amended site codes in brackets, with the earlier site number retained for clarity. These earlier numbers are sometimes used in the text.

The most relevant definitions from the National Planning Policy Framework (NPPF) glossary follow below:

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

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

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Setting of a heritage asset:** 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.

**Significance (for heritage policy):** 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.

## Scope of the Heritage Impact Assessment

The assessment considers the contribution that the sites make to the significance of heritage assets nearby. It considers the likely impacts of site allocations upon the significance of heritage assets on and near to the sites, and any possible positive outcomes from an allocation.

Listed buildings of grades 1, 2\* and 2 together with Conservation Areas and Scheduled Ancient Monuments have been given greatest weight. Site 10 at Birmingham Road in Meriden is the only site that is relatively near to a Conservation Area, at Meriden Green. The only Scheduled Ancient Monument close enough to any site to be potentially affected by its allocation is the ancient cross at Meriden Green, within this Conservation Area. Locally significant assets including those on the Local List of Heritage Assets are considered too.

An assessment of archaeological potential on the sites has been produced by Warwickshire County Council, with a second report for several additional sites. This Heritage Impact Assessment should be read in conjunction with it, and with the SMBC Landscape Character assessment, and draft Concept Masterplans for the sites. This assessment includes extracts of the information from the WCC assessments but those should be read in their own right. There are common elements including archaeological potential and historic landscape character issues, the latter corresponding with parts of the SMBC Landscape Character assessment.

## 2. Methodology

These assessments are informed by the NPPF and NPPG together with Historic England guidance and good practice notes. Historic England produced *'The Historic Environment in Local Plans'* Historic Environment Good Practice Advice in Planning: 1 in 2015. It recommends the steps below for a structured assessment of sites:

- Identify which heritage assets are affected by the potential site allocation
- Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
- Identify what impact the allocation might have on that significance
- Consider maximising enhancements and avoiding harm
- Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

As suggested in the guidance, the level of detail reflects aspects such as the nature of the development likely to be proposed and the size and complexity of the site, as required by NPPF paragraphs 189 and 190. It aims to be detailed enough to provide information on what is expected, where it will happen on the site, and what impacts that might generate. The SMBC Concept Masterplans identify when development will come forward, including phasing. Mitigation and enhancement measures identified as part of the site assessment process are addressed. Some information about possible design issues and the context of heritage assets affected is provided to support the ongoing development of these Concept Masterplans.



Assessments of settings and impacts upon them have been informed by the Historic England Good Practice Advice in Planning Note 3, *'The Setting of Heritage Assets'* (2017).

The tables below are commonly used to assess the relative importance of heritage assets and the sensitivity of their settings to further change in a structured and consistent way that still requires reasoned professional judgements to determine exact levels of significance and the degree to which settings have survived.

<b>IMPORTANCE</b>	<b>INDICATIVE CRITERIA</b>
HIGH	Scheduled Ancient Monuments Grade 1 and Grade 2* listed buildings Grade 1 and 2* Registered Parks and Gardens 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 listing
MEDIUM	Grade 2 listed buildings 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 for historic significance

*Table for measuring Importance of Heritage Assets*

<b>SENSITIVITY OF SETTING TO CHANGE</b>	<b>REASON</b>
VERY HIGH	The original setting has been influenced by limited degrees of incremental changes that are a modern reflection of aspects of the original setting
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting
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
LOW	Some aspects of the original setting have been compromised at specific locations within that setting
VERY LOW	The original setting has been widely compromised

*Table for Measuring Sensitivity of Setting to Further Change*

## National and Local Planning Policy and National Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 66 addresses the general duty for LPAs with respect to listed buildings in the exercise of planning functions. It requires that:

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

*(2) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.'*

Section 72 states that:

*'When considering any planning application that affects a conservation area a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.'*

The **National Planning Policy Framework** includes requirements for plan making and for decision making in respect of heritage assets. Key paragraphs are referred to below but those not specifically mentioned that are still relevant to the assessment of impacts upon heritage assets have all informed this study.

At paragraph 8 the NPPF states that:

*'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

*a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*

*b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

*c) **an environmental objective** – to contribute to protecting and enhancing our natural, built **and historic** environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'*

At 11 it says:

*'Plans and decisions should apply a presumption in favour of sustainable development. For **plan-making** this means that:*

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'**

16 requires that:

*'Plans should:*

- a) be prepared with the objective of contributing to the achievement of sustainable development;*
- b) be prepared positively, in a way that is aspirational but deliverable;*
- c) be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;*
- d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;*
- e) be accessible through the use of digital tools to assist public involvement and policy presentation; and*
- f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).*

Addressing *Strategic policies* it says that:

20. *Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:*

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

For *Preparing and reviewing plans*:

31. *The preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.*

Chapter 16 is 'Conserving and enhancing the historic environment'. Extracts below are relevant to the site allocation procedure although some may appear to be written only for day to day development management purposes. Paragraph 184 explains that:  
*'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*

Paragraph 185 requires that:

*'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.'*

Paragraph 187 says that *'Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

- a) assess the significance of heritage assets and the contribution they make to their environment; and*
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. '*

At 188 it states that:

*'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'*

Under 'Proposals affecting heritage assets' Paragraph 189 advises that:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'* This informs the consideration of potential site allocations too, as does 190 below.

Paragraph 190 states that: *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by*

*development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.'*

191 says: *'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.'*

Of relevance to plan making are the following further paragraphs:

192 requires that: *'In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'*

At *'Considering potential impacts'*, 193 states that:

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

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

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

At 195: *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

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

Paragraph 196: *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*

At 197: *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*

Paragraph 200 requires that: *'Local planning authorities should look for opportunities for new development...within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.'*

The **National Planning Practice Guidance** addresses plan making as follows:

**Plan-making: historic environment**

*What is a positive strategy for conservation and enjoyment of the historic environment?*

*In line with the [National Planning Policy Framework \(paragraph 185\)](#), plans should set out a positive strategy for the conservation and enjoyment of the historic environment. In developing their strategy, plan-making bodies should identify specific opportunities within their area for the conservation and enhancement of heritage assets, including their setting. This could include, where appropriate, the delivery of development that will make a positive contribution to, or better reveal the significance of, the heritage asset, or reflect and enhance local character and distinctiveness with particular regard given to the prevailing styles of design and use of materials in a local area.*

Guidance for decision making includes the following explanation relevant to site allocations:

*The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:*

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

*In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.*



The setting of a heritage asset is defined in the [Glossary of the National Planning Policy Framework](#).

*‘All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent.*

*The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.*

*When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.’*

The NPPF and NPPG content above has all informed and guided this Heritage Impact Assessment, together with Historic England’s Good Practice Advice and Historic Environment Advice Notes.

The **Solihull Local Plan 2013** includes Policy P16 ‘Conservation of Heritage Assets and Local Distinctiveness’, upon which the draft Policy P16 of the current Local Plan Review builds:

*The Council recognises the importance of the historic environment to the Borough’s local character and distinctiveness, its cultural, social, environmental and economic benefits and the effect this has on civic pride. The Council considers the following characteristics make a significant contribution to the local character and distinctiveness of the Borough and where applicable, development proposals will be expected to demonstrate how these characteristics have been conserved:*

- i. The historic core of Solihull Town Centre and its adjacent parks;*
- ii. The historical development and variety of architectural styles within the Mature Suburbs and the larger established rural settlements of Meriden, Hampton-in-Arden, Balsall Common, Knowle, Dorridge, Bentley Heath, Hockley Heath, Cheswick Green and Tidbury Green;*
- iii. The Arden landscape, historic villages, hamlets, farmsteads, country and lesser houses and the distinct medieval core of historic rural settlements including*

- Berkswell, Barston, Temple Balsall, Meriden Hill, Walsal End, Hampton-in-Arden, Bickenhill and Knowle;*
- iv.** *Parks, gardens and landscape including common, woodland, heathland and distinctive fieldscapes as defined in the Warwickshire Historic Landscape Characterisation; and*
  - v.** *The canal and railway network, including disused railway lines and the working stations at Solihull, Olton, Dorridge and Shirley, together with associated structures.*

*Development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place. In Solihull, heritage assets include; Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas and also non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in Solihull's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, such as those identified on the Local List.*

*All applications and consents that affect the historic environment will be expected to have considered and used the evidence in the Solihull Historic Environment Record to inform the design of the proposal. This should be explained in the accompanying Design and Access Statement or, for significant proposals, in a Heritage Statement. Proposals seeking to modify heritage assets for the mitigation of and adaptation to the effects of climate change will be expected to be sympathetic and conserve the special interest and significance of the heritage asset or its setting.*

*Development proposals that impact upon this character and significance will be expected to demonstrate how this impact has been assessed and minimised, using a recognised process of assessment, involvement, evaluation and design.*

*Development will be expected to conserve heritage assets in a manner appropriate to their significance, conserve local character and distinctiveness, create or sustain a sense of place and seek and take opportunities to enhance the contribution made by the historic environment to the character of a place. In Solihull, heritage assets include; Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas and also non-designated assets. The latter include buildings, monuments, archaeological sites, places, areas or landscapes positively identified in Solihull's Historic Environment Record, or during development management work as having a degree of significance meriting consideration in planning decisions, such as those identified on the Local List of Heritage Assets. The historic landscape includes ancient woodlands, hedgerows and field boundaries, and archaeological features such as earthworks.*

*All applications that affect the historic environment will be expected to have considered and used, as a minimum the evidence in the Solihull Historic Environment Record, conservation area appraisals and management plans, to inform the design of the proposal. Development proposals affecting heritage assets should be assessed using further sources, and appropriate expertise where necessary. This should be explained in the accompanying Design and Access Statement or, for significant proposals, in a Heritage Statement.*

*Proposals seeking to modify heritage assets for the mitigation of and adaptation to the effects of climate change will be expected to be sympathetic and conserve the special interest and significance of the heritage asset or its setting.*



## Neighbourhood Development Plans

The relevant plans and their status are briefly addressed below.

### Balsall Common Neighbourhood Development Plan

This plan includes two sites in this report (Site 2 Frog Lane and Site 22 Trealion Stud). The submission draft was dated April 2019 and a referendum is planned after the easing of Covid-19 restrictions. It includes Policies BE.4 *'Responding to Local Character'* and BE.6 *'Heritage Assets'*.

At 3.4 it says that: *'Overall the designated area contributes to a wider expanse of land within Solihull Borough which is considered to be "historically important."*

Sub area 4A is characterised by *"active farms, pastoral and arable land and industry and residential settlements."* At 3.6 it states that within the Solihull Borough Landscape Character Assessment, the Balsall Parish Neighbourhood Area has *"an active rural agricultural landscape with arable and pastoral fields that support animal grazing."*

#### OBJECTIVE

To provide well-designed and high-quality sustainable homes sensitive to the characteristics of the local area. To enable the re-use of rural buildings and brownfield land with due regard to their rural or heritage setting.....To conserve all heritage assets.

#### POLICY BE.1: Re-use of Buildings and Brownfield Land in the Green Belt

The re-use of sites comprising historic farmsteads and agricultural buildings should be sensitive to their distinctive character and form.

#### POLICY BE.2: Local Character and Design

Development proposals must demonstrate how scheme design has considered and addressed the factors listed a) to n) below, where applicable, as well as the relevant part(s) of Appendix A Character Assessment. Proposals should:

- a) Be compatible with the distinctive character at the location, respecting the local settlement pattern, building styles and materials;
- b) Be of a density that is in keeping with the character of the surroundings and landscape;
- d) Conserve or enhance heritage assets including listed buildings and their setting, and the designated Conservation Area;
- e) Protect and where possible enhance landscape and biodiversity by incorporating high quality native landscaping, retaining or where necessary replacing hedges (it is preferable that hedges are provided rather than brick walls to enhance the existing green infrastructure);
- f) Retain the rural feel of approaches to the village and older through routes within the built-up area with their hedges, trees and grass verges;
- j) Have regard to their impact on tranquillity...

**Hampton in Arden Neighbourhood Development Plan** (relevant to Site 6 Meriden Road) was made 2017 and includes Policy ENV4 ‘Heritage’. This requires development to sensitively consider heritage assets and demonstrate regard for the village design statement. The latter mentions the existence of the water meadows along the Blythe and their contribution to local character. It also promotes the protection of views into the village.

The **Knowle, Dorridge and Bentley Heath Neighbourhood Development Plan** (Site 9 Land at Station Road and Warwick Road, south of Knowle) was made April 2019 and includes Policy VC3 on Heritage Assets, which requires development to protect, conserve and enhance Designated Heritage Assets. Policy H1 covers Housing on Allocated and Larger Sites. It requires developments to address issues including setting, topography and design. The Objectives of the Plan for housing include securing appropriate high quality new homes without compromising local distinctiveness, and ensuring that they are well integrated into the built environment. A further objective is to maintain high quality landscapes for the setting they provide for historic settlements.

The **Meriden Neighbourhood Development Plan** (Site 10 Birmingham Road) is at submission draft stage (March 2020). It includes Policy BE 1.1 that requires new developments to (c) preserve or enhance Heritage Assets such as listed buildings. Policy BE 3 addresses Designated Heritage Assets. 7.4.3 identifies Meriden Green and its immediate environs as one of 14 distinct character areas. BE 3.1 requires all development to avoid harm to the significance of Designated Heritage Assets. BE 3.6 requires all proposals to conserve the setting of heritage assets. BE 3.7 requires development to preserve or enhance the character or appearance of Meriden’s Conservation Areas.

**Historic England Good Practice Advice Note: ‘The Historic Environment and Site Allocations in Local Plans’ Historic England Advice Note 3 (October 2015)**

Extracts from this guidance follow for clarity:

*‘In allocating sites, in order to be found sound, it is important to note that as set out in paragraph 182 (N.B. now paragraph 185) of the NPPF the proposals are to be: positively prepared; justified; effective; and consistent with national policy. It is also important to note various legislative and policy requirements:*

*‘The Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment, in which the desirability of sustaining and enhancing the significance of heritage assets should be considered (NPPF paragraph 126); the associated statutory duty regarding the desirability of preserving or enhancing the character or appearance of a conservation area must be considered in this regard (S72, Planning (Listed Buildings and Conservation Areas) Act 1990).’*

*Development will be expected to avoid or minimise conflict between any heritage asset’s conservation and any aspect of the proposal, taking into account an assessment of its significance (NPPF paragraph 129);*

*Great weight should be given to an asset’s conservation and the more important the asset, the greater the weight to the asset’s conservation there should be (NPPF paragraph 132);*

*Local plans must be prepared with the objective of contributing to the achievement of sustainable development (NPPF, paragraph 151). As such, significant adverse impacts on the three dimensions of sustainable development (including heritage and therefore environmental impacts) should be avoided in the first instance. Only where adverse impacts are unavoidable should mitigation or compensation measures be considered (NPPF paragraph 152). Any proposals that would result in harm to heritage assets need to be fully justified and evidenced to ensure they are appropriate, including mitigation or compensation measures.*

1.1 The evidence gathered should relate to both designated and non-designated heritage assets, in accordance with the NPPF. It should be used at all stages of plan making if soundness is to be demonstrated, and inform the Sustainability Appraisal and Strategic Environmental Assessment.

### **Stage 2: Site Selection**

2.1 *The site selection process needs to be detailed enough to: support the inclusion of appropriate sites for development or regeneration (including those which could enhance the historic environment), or; justify the omission of a site where there is identified harm, and; set out clear criteria for sites that are acceptable in principle, within which they can be appropriately developed in terms of impact on heritage assets, for example, its size, design, or density.*

### **Stage 3: Site Allocation Policies**

3.1 *Site allocation policies are a positive feature of a Local Plan as they can highlight the specific criteria against which a development needs to be judged and thereby speed up the implementation process, providing clarity for a wide range of audiences. It is recommended that the policy and/or supporting text provides clear references to the historic environment and specific heritage assets where appropriate.*

3.2 *The level of detail required in a site allocation policy will depend on aspects such as the nature of the development proposed and the size and complexity of the site (NPPF, paragraph 154 and 157). However, it ought to be detailed enough to provide information on what is expected, where it will happen on the site and when development will come forward including phasing. Mitigation and enhancement measures identified as part of the site selection process and evidence gathering are best set out within the policy to ensure that these are implemented.*

3.3 *Design principles (and design codes) are a helpful way of making development more sustainable and acceptable. These can be set out in a site specific policy or appropriate equivalent and will guide future masterplans and planning applications.*

### **Site Selection Methodology**

**STEP 1 Identify which heritage assets are affected by the potential site allocation**

**STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s) including:**

**STEP 3 Identify what impact the allocation might have on that significance, considering:**

**STEP 4 Consider maximising enhancements and avoiding harm through:**

#### **Avoiding Harm**

*Identifying reasonable alternative sites*

*Amendments to site boundary, quantum of development and types of development*

*Relocating development within the site*

*Identifying design requirements including open space, landscaping, protection of key views, density, layout and heights of buildings*

*Addressing infrastructure issues such as traffic management*

#### **STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness**

*Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)*

*Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence*

*Effective in terms of deliverability, so that enhancement is maximised and harm minimised*

*Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance*

*Decisions should be clearly stated and evidenced within the Local Plan, particularly where site allocations are put forward where some degree of harm cannot be avoided, and be consistent with legislative requirements.*

**Historic England publication 'The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (Second Edition, December 2017)** gives an assessment steps methodology and uses the language of the NPPF.

#### **NPPF Glossary: Setting of a heritage asset**

*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 (NPPF, Annex 2: Glossary).*

#### **NPPG: What is the setting of a heritage asset and how should it be taken into account?**

*The "setting of a heritage asset" is defined in the Glossary of the National Planning Policy Framework.*

*A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

*Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.*

*The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.*

*The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.*

*When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013).*

### **The extent of setting**

*8 The NPPF makes it clear that the extent of the setting of a heritage asset 'is not fixed and may change as the asset and its surroundings evolve' (NPPF, Annex 2: Glossary).*

### **Setting and the significance of heritage assets**

*9 Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. The following paragraphs examine some more general considerations relating to setting and significance.*

The principle that harm should be avoided is emphasized by NPPF paragraph 132 (N.B. now 193) which requires that 'great weight should be given to the heritage assets conservation, including sustaining significance.' This reflects the statutory obligation to have special regard to the desirability of preserving listed buildings and their settings.

**Step 1:** *Identify which heritage assets and their settings are affected*

**Step 2:** *Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

**Step 3:** *Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

**Step 4:** *Explore ways to maximise enhancement and avoid or minimise harm*

**Step 5:** *Make and document the decision and monitor outcomes*

The checklists to inform these steps in assessment in the GPA have been followed as part of the preparation of this assessment.

Historic England guidance in GPA 1 **'The Historic Environment in Local Plans'** (25 March 2015) advises that rather than simply listing known sites, the consideration in Local Plan making must present the significance (value to society) of known and potential heritage assets. The latter can include buried remains of archaeological significance that can further understanding of the history and development of an area and earlier use by humans. Warwickshire County Council colleagues have advised on the latter. The advice refers to the previous version of the NPPF with its former paragraph numbers. It emphasises that:

*Local Plans need to be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area – which would include the historic environment. In particular this up-to-date evidence should be used to assess the significance of heritage assets and the contribution they make to the environment, set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment, and 'identify land where development would be inappropriate because of its historic significance'.*

### **Gathering evidence**

*4. When gathering evidence, it is important to bear in mind that this is not simply an exercise in setting out known sites but, rather, in understanding the value to society (i.e. the significance) of sites both known (such as those on the National Heritage List for England, see [www.HistoricEngland.org.uk/listing/the-list](http://www.HistoricEngland.org.uk/listing/the-list)) and potential, without which an understanding of the sometimes subtle qualities of the local distinctiveness and character of the local area may be easily lost.*

*12. Consequently, the Local Plan might need to consider the inter-relationship of the objectives for the historic environment with the following:*

*Building a strong, competitive economy – How might the plan conserve and enhance the quality of the historic environment in order to encourage tourism, help create successful places for businesses to locate and attract inward investment? What opportunities are there for heritage-led regeneration?*

*Ensuring the vitality of town centres – What role can the historic environment play in increasing the vitality and attractiveness of town and village centres?*

*Supporting a prosperous rural economy – What opportunities does the reuse or adaptation of traditional buildings provide for supporting the rural economy or providing homes for local people? What potential is there for new heritage-led tourism initiatives?*

*Promoting sustainable transport – How might new roads and other transport infrastructure be delivered in a manner which also conserves the historic environment of the area? Could the introduction of sustainable transport initiatives offer related opportunities for heritage*

*through improving street/ traffic management or public realm enhancement at the same time?*

*Delivering a wide choice of high quality homes – How might the plan encourage adaptive reuse of historic buildings? How might new residential developments best be integrated into historic areas?*

*Requiring good design – How might the defining characteristics of each part of the plan area be reinforced in the approach to design?*

*Meeting the challenge of climate change, flooding and coastal change – How might flood prevention measures be provided which also safeguard the heritage assets in the area? How might the strategy for renewable energy developments and associated infrastructure reduce the potential harm to the historic environment?*

*Conserving and enhancing the natural environment – How might the plan best identify, protect and enhance important historic landscapes? What contribution might the strategy for improving the Green Infrastructure network also make to the enhancement of the area's heritage assets?*

### **Site allocations**

*18 It can identify opportunities to conserve the historic environment, such as site allocations positively addressing heritage assets at risk, and can help to ensure that site allocations avoid harming the significance of heritage assets (including effects on their setting). The strategy can also be used to inform the nature of allocations so development responds to and reflects local character. Site allocations should be informed by an evidence base and an analysis of potential effects on heritage assets.*

Several sites raise potential issues of impacts upon the significance of Designated Heritage Assets (DHAs) as listed buildings through visual and/or audible impacts upon their setting.

One site includes a listed building within the boundary (Site 19 at Damson Parkway, Elmdon Hall Lodge). Several sites are adjacent or near to listed buildings. The site at Birmingham Road in Meriden is near to the conservation area of Meriden Green with the ancient cross as a Scheduled Ancient Monument. All are Designated Heritage Assets (called hereafter DHAs). All sites have the potential to impact temporarily upon their significance through operations such as site works and construction, and permanently through issue such as the appearance of new buildings and street lighting. Permanent impacts can vary as new planting matures, or as retained or new planting fails.

Impacts upon DHAs are assumed to be indirect only, on the basis that proposed allocations are retaining listed buildings but often affecting their settings where those listed buildings lie within or near to the site. Impacts can sometimes be positive and can produce an enhancement of a setting, for example where well designed public open space replaces poor buildings with detrimental visual impacts. However, these sites do not appear to present very many such opportunities. However, new public open spaces and roads can provide additional viewpoints of heritage assets and therefore enhance opportunities to appreciate their significance in accordance with the NPPF, often balanced against other less positive change in a setting.



The impermanence of trees and other plants and the potential impacts with and without leaf cover must be considered, as tree and shrub screening cannot prevent all impacts seasonally and in the long term. Development will often long outlive planting schemes. Mitigation may need to incorporate well-considered new planting that can help to reduce but not prevent impacts upon heritage assets (including their settings).

Temporary and permanent lighting impacts should be addressed, and this should consider the impacts of lighting during construction, permanent site lighting, and new street lighting. Temporary impacts will include those from noise from construction, from additional vehicle traffic, and from development aspects such as ventilation plant, engine noise, car and reversing alarms, and activity in site compounds. Potential sensitive receptors include those that currently experience heritage assets in different ways, such as users of parks and footpaths, local roads, and users of local sports facilities.

Impacts upon archaeological remains are addressed in the 2018 report, and subsequent supplementary report for further sites, by Warwickshire County Council, and are mentioned in summary where they emphasise the significance of heritage assets on a site or the historic landscape character issues.

Of less significance in national terms but still of often significant value to local character and distinctiveness are the buildings, spaces, historic hedgerows, trees and field patterns that are undesignated Heritage Assets (hereafter referred to as HAs). Where these heritage assets are mentioned their features are summarised and their significance explained. They are often a strong example of a combined visual value exceeding the individual significances of the assets, and views from public footpaths and private houses or other buildings may sometimes be the key appreciation of those contributions to local character.

#### **Assessment of Heritage Assets directly or indirectly affected, their significance, and consequent constraints and opportunities for sites**

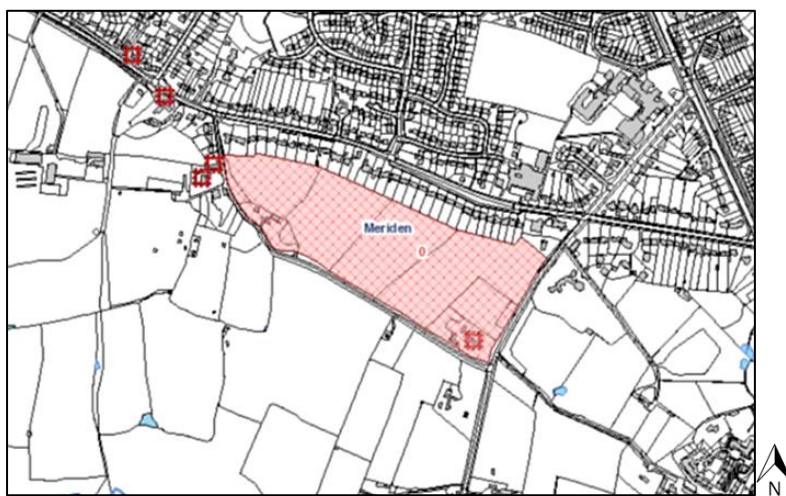
These assessments represent the situation in September 2020 and it must be noted that other heritage assets may emerge during further consideration of the suitability and capacity of the sites for development, including currently unknown buried archaeology. The latter will be advised on by Warwickshire County Council colleagues. In addition, further impacts on heritage assets (known or currently unknown) may be identified and the weight attached to those may vary with changing circumstances, for example increased exposure of a setting to harmful effects following the loss of significant trees within that setting. Cumulative impacts upon settings may alter if development with its own impacts upon a setting occurs in the meantime. The degree of impact upon the significance of a heritage asset may also alter as our understanding of a heritage asset increases.

Indirect permanent impacts on settings are judged as accurately as possible based upon the visual and other impacts that new structures placed on a site might produce. Whether or not a view of the current site land surface is available from a particular point is not the determining factor. As the scale of development is not known impacts are often predicted across a range of possibilities.



In assessing the sites the literature used includes the NPPF and NPPG, and the following Historic England advice: *The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning (GPA): 1 (2015)*; *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment GPA in Planning: 2 (2015)*; *The Setting of Heritage Assets - Historic Environment GPA in Planning: 3 (2nd Edition 2017)*; *Historic Environment Advice Note 3: The Historic Environment and Site Allocations in Local Plans(2015)*.

**Local Plan Site Assessment for Heritage Impacts - Site 2 (now BC2) at Frog Lane, Balsall Common**



*Fig. 1 Allocation plan (not to scale)*



*Fig. 2 Aerial view from Google maps, site at centre(not to scale)*

**1.1 Location and Description**

1.1.1 This site comprises two fields with sports pitches, a field of allotments, and three grazing paddocks. The westernmost parcel is overgrown and may be unused. To the north gardens of houses at the edge of the built-up settlement adjoin the boundary. Open fields lie to the south and slope down to a minor brook, beyond the narrow and characterful Frog Lane. See 1.3.1 for more detail. The site adjoins but does not include **Cottage Farm** (grade 2 listed) and its garden and yard. The site slopes down from Balsall Street East to Frog Lane with its high point nearest to the church of St. Peter. The site and surroundings were assessed in 2017, 2019 and in August 2020 in dry, overcast weather from public viewpoints only.

## 1.2 Evidence from Historic England and HER

- 1.2.1 No conservation areas or scheduled monuments are on or near to the site. The nearest listed buildings are detailed below. **Cottage Farm** adjoins the site, and **Frogmore** and the **Stables at Frogmore Grange** lie on the opposite edge of Frog Lane. **Barn at Balsall Street Farm** lies west of the junction of Frog Lane and Balsall Street.

**Frogmore Grange** SP 27 NW 11/127 II GV. 2. Red brick house in grounds, circa 1810. Hipped old tiled roof. South front has central door and oblong fanlight in panelled reveal, Roman Doric stone porch. 2 storeys and attics, 3 sash windows with glazing bars. Frogmore Grange and Stables form a group.

**Stables at Frogmore Grange** SP 27 NW 11/128 II GV. 2. C18 or early C19. Red brick, tiled roof. 2 storeys. Found arches and glazing bars to 3 ground floor sash windows. Cambered arch to widened entrance. 1st floor loft has King post roof truss. Frogmore Grange and Stables form a group.

**Cottage Farmhouse** SP 27 NW 11/131 II. 2. 1744. Red brick, old tiled roof. 1 storey and attics, gabled casement dormer. Flush casement windows under cambered arches. Gabled brick porch with wooden door lintel. Brick copings to side gables. Plaque in porch gable bears date and initials L,P (for surname), C.

**Barn at Balsall Street Farm** (Formerly listed as Farm buildings to south side of Balsall street East, 45 yds east of Station Road, immediately north-east of Balsall Street Farm under Balsall Common) SP 27 NW 11/105 18.7.72. II. 2. C17. Timber frame, red brick nogging, thatched roof. Wide entrance to farmyard on left through barn. Lower 2 fold doorway on right.

## 1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018) – full version in evidence library

- 1.3.1 **Historic Landscape Character Summary:** Within the site boundary the historic landscape character is predominantly medium sized irregular fields with straight and curvilinear boundaries, this appears to be reorganised piecemeal enclosure. At the east end is an 18th century Historic Farmstead (Cottage Farm) next to playing fields. At the west end are some cottages that appear to have formed part of the historic core of Balsall Common, albeit being a typical dispersed settlement on an area of old common/waste. In the wider area to the North of the site is the large 20th century settlement expansion of Balsall Common with mainly post 1950s expansion of the settlement with some pockets of earlier 20th century settlement, a school, parks and recreation areas interspersed in between. To the south and west are further small and medium sized irregular fields with curvilinear boundaries which appear to be piecemeal enclosure, possibly dating back to the 17th - 18th century. There are a couple of historic farmsteads in this area with one dating back to at least the 17th century. In the south east of the wider area the landscape is predominantly large and medium sized rectilinear fields with straight boundaries and straight roads, this is typical of 18th-19th century planned enclosure onto old common/waste. There are also a number of dispersed historic farmsteads and smallholdings in this area as well as a more modern equestrian centre with small paddocks. Within this area of later enclosure is a patch of small irregular fields with curvilinear boundaries, possibly piecemeal enclosure. Ridge and furrow is also found here and suggests a slightly older (17th century or earlier) agricultural enclave.

**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 reorganised piecemeal enclosure with 18th century Historic Farmstead and cottages that appear to have formed part of the historic core of Balsall Common.

**Planning Recommendations for the PSS:**

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 As expected the First Edition OS map shows the straight and curving enclosure boundaries referred to in the WCC report. The lines of Frog Lane, Holly Lane and Balsall Street are established as seen today, with Frog Lane being particularly narrow at several bends. **Cottage Farm**, St. Peter's church and one cottage on Balsall Street are amongst the few to encroach upon the field pattern at 1888 through to 1955. After that, ribbon development along Balsall Street occupies the northern edge of the site and the settlement expands to the extent that Heart of England school has been built by 1968. Many field boundaries remain on the site and in the fields to the south of Frog Lane throughout. This emphasises the continuity that the open land has provided in the wider setting of the DHAs of **Frogmore Grange, Stables at Frogmore Grange**, and **Barn at Balsall Street Farm**, and in the immediate setting of **Cottage Farm** for over a century and of course prior to OS mapping commencing. This is a visual element of the continuity in their setting; whether or not the site was owned or farmed in association with one or more of the heritage assets reviewed in this report has not been established.
- 1.4.2 The Victoria County History (1947) entry for Balsall Parish noted that:  
*'There are about 32 other ancient buildings in the parish; they are situated roughly in groups, and are of the 17th century unless otherwise specified. One group of eight is in or near the village of Balsall. They include a house on the north side of Balsall Street, much restored but with a gabled west wing of square framing. A thatched cottage farther east shows some framing. In Balsall Street East is a small house with a framed wing at the back, and opposite it an 18th-century farm-house with timber-framed farm buildings; and another farther east has a framed barn. **Holly Lane Farm**, ¼ mile to the south, said to have been formerly Church Farm, has been refaced with brickwork dated 1743 but retains an early-17th-century central chimney-stack and a timber-framed stable.'*

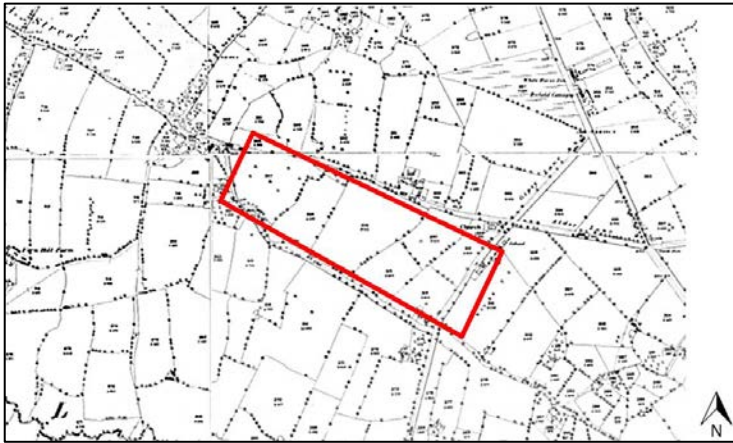


Fig. 3 OS maps of 1887 (not to scale) with site at centre - site boundary approximate

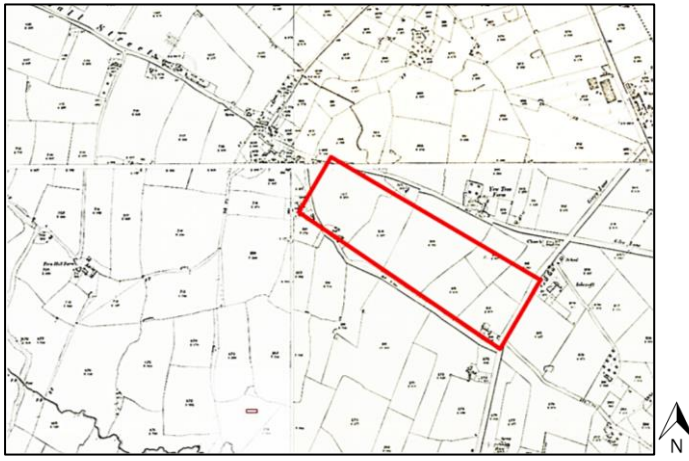


Fig.4 OS maps of 1904 (above) and 1905 (not to scale)- site boundary approximate

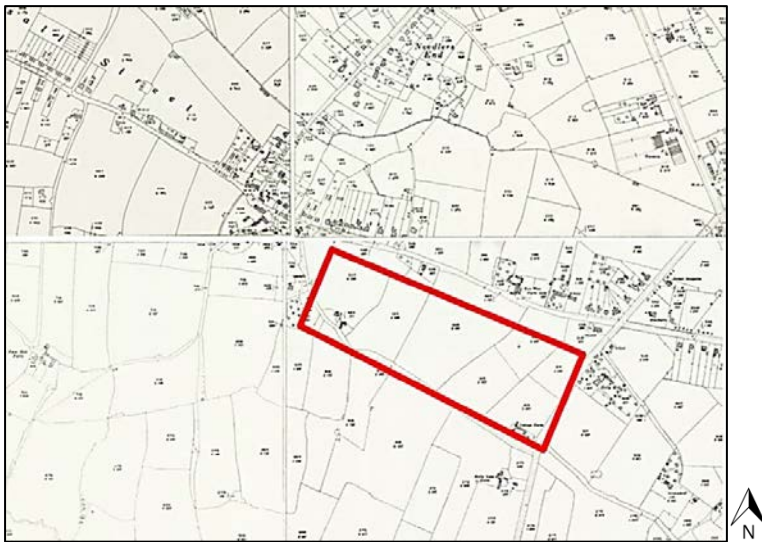


Fig. 5 1939 (above) and 1925 (below) (not to scale) - site boundary approximate





Fig. 6 OS map of 1955 (not to scale) - site boundary approximate



Fig. 7 OS map of 1968 not to scale - site boundary approximate (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

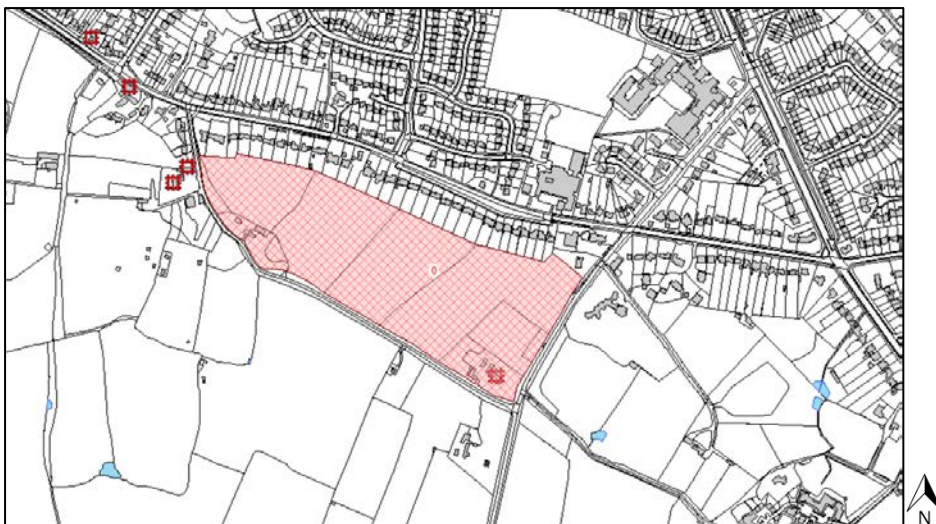


Fig. 8 Current OS with site cross hatched (not to scale), five grade 2 listed buildings marked by red crossed symbol

### 1.5 Photographs of site and surroundings



1. *Frogmore Grange and stables (from Streetview)*



2. *Frogmore Grange and stables beyond building in yard east of house, showing lane hedgerows on banks*



3. *Frogmore stables with building in yard beyond at centre*





4. *Barn at Balsall Street Farm*



5. *Frog Lane at highest point, site behind hedgerow to left*



6. *Frog Lane looking west from high point, site behind hedgerow to right*





7. Looking east along Frog Lane, site behind hedgerow to left



8. Site looking north west from Frog Lane from field gateway



9. Site looking north from Frog Lane field gateway

## 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 relates to listed buildings and requires the LPA “to consider the desirability of preserving the building or its setting”. The NPPF explains the setting of a heritage asset, which Historic England defines 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: ‘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.’

The nearest Designated Heritage Asset to the site is the **Stables at Frogmore Grange**, immediately to the north of the house and adjoining Frog Lane. This DHA is only 7 to 8 metres from the site edge. The next closest is **Frogmore Grange**, about 30m to the west of the site edge. Because of their close relationship physically and historically, they are addressed together in the following paragraphs. A 19<sup>th</sup> century farmyard building lies in the yard to the south against the lane, and is considered curtilage listed. Other late 20<sup>th</sup> or early 21<sup>st</sup> century buildings in that yard are not.

- 1.6.2 Due to the proximity of the site to the DHAs and the sloping topography of the site that rises away from **Frogmore Grange** and the **Stables at Frogmore Grange**, the site allocation could have some impact upon their immediate and wider settings. The combination of the roadside and field boundary hedgerows filtering some views and the impact of post-war buildings replacing farm sheds to the south of the listed buildings would not prevent that. Their immediate settings are the gardens and forecourt, the east yard with buildings, and the fields around them to all sides, including the closest one on the site. Their wider settings include scattered dwellings on Frog Lane, a ribbon of houses on Balsall Street East, and fields on the site and south of Frog Lane. Their settings have Medium vulnerability to further change as they have 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 inter and post-war houses and loss of field division hedgerows and their trees. Although the adjacent recent buildings in the former yard to the south are a replacement for earlier sheds which were poor post war structures, they are not entirely sympathetic to their context adjacent to the historic house and its stables block. Views to the site would always be filtered to some degree by hedgerows and trees on and at the edge of the site along Frog Lane. However, the presence of houses and streetlighting will be evident through such hedgerows, particularly once autumn leaf fall occurs.
- 1.6.3 Some views of development on the site would be against the backdrop of the built up settlement of Balsall Common. Assuming that buildings are of two or two-and-a-half storeys

with roofs of approximately traditional pitch, it is possible that the higher parts of some new buildings would be seen from **Frogmore Grange** and the **Stables at Frogmore Grange**, or from their gardens. 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 Balsall Street East but Frog Lane is unlit and the contrast could be evident.

- 1.6.4 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Frogmore Grange** and the **Stables at Frogmore Grange** the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **Frogmore Grange** and the **Stables at Frogmore Grange**. Using the advice in GPA3 the setting of **Frogmore Grange** and the **Stables at Frogmore Grange** is considered to make a moderate contribution to their significances. Using GPA3 advice both the physical surroundings and the experiences of the related assets contribute positively to their significances. However, in this case the setting of importance only includes the closest part of the site which is the westernmost parcel immediately east of the DHAs and Frog Lane. On this basis, the site makes a modest contribution to the significance of **Frogmore Grange** and the **Stables at Frogmore Grange**. The development of the closest part of the site would be likely to harm their settings and would fail to accord with Section 66 of the Act. It would be likely to cause harm to their settings, and such harm should be exceptional. The current concept masterplan provides open space in this part of the site, which appears suitable. The development of the more distant part of the site would be likely to preserve their settings in accordance with Section 66 of the Act, and would be unlikely to cause more than slight harm to them. This could be moderated or mitigated by the careful treatment of their surroundings and this should be addressed by any masterplan for the site.
- 1.6.5 Using advice in GPA3 the extent to which setting contributes to the significance of **Frogmore Grange** and the **Stables at Frogmore Grange** is influenced by:
- The open rural appearance as a suitable setting for these rural buildings, with fields not demonstrated to be previously associated with the farmstead
  - Fields, hedgerows and trees that contribute significantly to local character and appearance, and therefore contribute to its setting to some extent
  - Limited direct views of the assets from the site, as seasonally variable filtered glimpses through and over trees and hedgerows
  - The surviving clear relationship between the house and its supporting stables and farmyard
  - The principal views of the DHAs are from Frog Lane and the construction of dwellings to the east and south east would harm that appreciation of the assets if built to the site boundary
  - The erection of buildings in the yard to its south, which have altered the character of the immediate surroundings
  - The alteration of the wider surroundings by the growth of the settlement including immediately to the north as shown in historic maps; the wider setting of the heritage asset is still a pleasant rural scene at the edge of the settlement
  - The use of buildings in the yard for commercial use and creation of terrain for roleplay west of the yard, which has altered the character of the immediate surroundings including the former farmyard and surroundings where a farmed appearance is lost
- 1.6.6 In this scenario development could be something glimpsed from the listed buildings as filtered views through hedgerows, or above those if they were managed to a lower height. It would then impact upon their settings which are confined to the gardens, enclosed



farmyard, adjacent stales block and yard, and the agricultural fields immediately bordering these and the paddock opposite. Whilst these fields appear connected at least historically to this important farmstead, the land of the housing site is not proven to relate to its function and history. Direct and oblique views towards the site are available from some first floor windows at the DHA and from parts of the gardens, with seasonal effects of hedgerow and tree cover.

- 1.6.7 The site makes no contribution to the architectural interest of the DHAs, but a moderate contribution to their historic significance. Development of the site could impact upon this wider setting of the DHAs, 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 of **Frogmore Grange** are glimpsed from parts of the site but with screening plants the significance of the DHA is unclear and partly obscured. A clear view of the **Stables at Frogmore Grange** is possible from the gateway a little north of the stables. This could serve open space within any development, which would enhance appreciation of the historic farmstead by increasing footfall. However, the **Stables at Frogmore Grange** conceal **Frogmore Grange** in this oblique view.
- 1.6.8 The principal significance of the designated heritage asset (DHA) of **Frogmore Grange** as a large Georgian farmhouse is its display of architectural style and prosperity alongside the rural lane, by virtue of its scale, proportions, materials, and detailed façade. The details include a panelled door and fanlight behind a Doric porch. It is a clear representation of a substantial and imposing polite house of classically influenced design using typical locally made materials during an 18<sup>th</sup> century period of agricultural prosperity. An 1802 Inclosure Act saw the development of roads on the heathland where Kenilworth Road now runs, and this connectivity with Kenilworth, Meriden, Hampton in Arden and towns of the wider area may have influenced the construction of the house and the building for its transport needs. The ongoing agricultural revolution included numerous farming improvements including converting rough pasture on lowland heath to arable fields.
- 1.6.9 Its rural setting and relationship to other heritage assets including landscape elements are intact to its west and south (apart from some intrusion of the modern detached building in the adjacent lane side yard), and to some extent on the site to the east. The open land of the site offers continuity in the rural setting of the house, especially directly opposite the house where the land and hedgerow are less formally maintained and the lane is enclosed by a higher section of bank. The separation that this part of the site continues to provide between the DHA and the built-up settlement is important to the significance of this fine rural house. **Frogmore Grange** is of architectural and historic interest.  
**Frogmore Grange 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*

- 1.6.10 The principal significance of the DHA of the **stables at Frogmore Grange** is as a good quality, important ancillary building for the Georgian house. It displays architectural style and prosperity to the rural lane. Its significance includes its representation of a substantial and imposing service building of good design using typical locally made materials during the 18 to 19<sup>th</sup> century period of agricultural prosperity. Frogmore Grange stables rural setting and relationship to other heritage assets including the house and landscape elements are intact to its south and west and to some extent on the site to the east. The open land of the site opposite offers some continuity in the rural setting of the house, especially opposite the house where the land and hedgerow are less formally maintained. The separation that the site continues to provide between the DHA and the built up settlement is important to the significance of the stables to the fine rural house. They of architectural and historic interest. **Frogmore Grange stables block 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*

- 1.6.11 The individual significances of the house and stables are enhanced by their strong visual interrelationship, their surviving rural setting and their relationship to other heritage assets including surviving landscape elements. This partial survival of a rural setting 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.

#### 1.6.12 **Cottage Farm**

Due to the combination of the roadside and field boundary hedgerows, post-war buildings replacing farm sheds to the south of the listed building, and sloping topography where the site rises away from **Cottage Farm**, the site allocation would have some impact upon its setting. Its immediate setting is the fields around it to all sides, including the closest one on the site. The wider setting includes scattered dwellings on Frog Lane, a ribbon of houses on Balsall Street East, and fields on the site and south of Frog Lane. 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 inter and post-war houses, loss of field division hedgerows and trees, and the conifer tree screen to the allotments. Although the adjacent recent buildings in the former yard to the south are a replacement for earlier sheds which were poor post war structures, they are not entirely sympathetic to their context adjacent to the historic cottage. Views to the site would always be filtered to some degree by hedgerows and trees on and at the edge of the site along Frog Lane. However, the presence of houses and streetlighting will be evident through such hedgerows, particularly once autumn leaf fall occurs.

- 1.6.13 Some views of development on the site would be against the backdrop of the built up settlement of Balsall Common. 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 heritage assets. 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 **Cottage Farm** or from its immediate gardens. 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 Balsall Street East but Frog Lane is unlit and the change would be evident.
- 1.6.14 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Cottage Farm** the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **Cottage Farm**. Using the advice in GPA3 the setting of **Cottage Farm** 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 beyond the nearest field to the west of the DHA. On this basis, the site makes no contribution to the significance of **Cottage Farm**. The development of part of the site but not the closest sports pitches to its west would be likely to preserve its setting in accordance with Section 66 of the Act, and would not cause more than harm to its significance. This could be ensured by the careful treatment of its surroundings and this should be addressed by any masterplan for the site, the July 2020 version of which is successful in this respect.
- 1.6.15 Using advice in GPA3 the extent to which setting contributes to the significance of **Cottage Farm** is influenced by:
- The open rural appearance as a suitable setting for this rural building, comprising fields not demonstrated to be previously associated with the farmstead
  - Fields, hedgerows and trees that contribute significantly to local character and appearance, and 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 growth of a high conifer hedge screening the allotments, 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 pleasant rural scene at the edge of the settlement overlooking a small valley

- The principal views of the DHA are from Frog and Holly Lanes and the construction of dwellings to its north and north west could affect this appreciation of the asset with a suburban backdrop

1.6.16 The setting makes a moderate contribution to its historic significance, but a neutral contribution to its architectural interest. In this scenario development could be something glimpsed from the listed building but not impacting upon its setting which is confined to the gardens, enclosed farmyard, adjacent sheds and yard, and the sports (formerly agricultural) fields immediately to the west. Whilst these fields may have been associated historically to this important farmstead, the site is not proven to relate to its function and history. Direct and oblique views towards the site may be available from some first floor windows at the DHA and from parts of the gardens, with strong seasonal effects of hedgerow and tree cover. The conifer tree screen to the allotments is dense and continuous. Development of the site would be seen in the wider setting of the DHA, but this impact could be moderated or mitigated by design that respects its context and uses scale, massing, densities and materials that reflect its location and surroundings. The chimneystacks or roofscape of the DHA may be glimpsed from parts of the site but with screening plants the significance of the DHA would remain unclear and largely obscured.

1.6.17 The DHA is of evidential, aesthetic, communal and historic value. Planting currently makes this heritage asset difficult to appreciate but that may change at any time, both in terms of hedges and trees on its site and on adjoining land. The separation that the site continues to provide between the DHA and the built up settlement is of some value to the significance of this small vernacular farmhouse. It is of architectural and historic interest.

**Cottage Farm 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*

1.6.18 The significances of all three DHAs are heightened by their relationship with the small scale fieldscape defined by hedgerows and trees, some with banks and/ or ditches, the brook course, and occasional small ponds. This makes a significant contribution to the setting of the DHA as a positive landscape, and is of greater value than a more open monoculture fieldscape for mechanised farming. Use for grazing helps to retain enclosure which is not conflicting with ploughing and the like. The lane is notably sinuous and contained by vegetation. Some boundaries appear to be squatter enclosure of more irregular fields with some curving or sinuous boundaries, associated with the heath and common land, and with Frog Lane.

- 1.6.19 Their rural edge settings and relationship to other heritage assets including landscape elements remain partially intact. The positive value of the relationship of the DHAs to the rural landscape that survives is amplified by the contrast with the built-up area of Balsall Common to their north and north west. Their surviving settings are more valuable due to that contrast. The open land gives some continuity in contrast to land occupied by nearby dwellings.
- 1.6.20 Key views from **Frogmore Grange and Stables at Frogmore Grange** include the site and wider fieldscape, giving continuity in setting and emphasising rural origins. Some views from **Cottage Farm** have been blocked by conifer trees screening the allotments. Views of **Cottage Farm** include those from Frog and Holly Lanes, and public footpaths to the south and west, screened from the site and houses on Balsall Street East by conifers. Views of **Frogmore Grange and Stables** include those from Balsall Street East across the site, and from the same public footpaths. Many views of the DHAs feature the fieldscape as the foreground, background or entire surroundings, and many are filtered by hedgerows and trees in the field boundaries and along the narrow sinuous Frog Lane. The settings benefit from a reasonable degree of tranquillity. Development should be sited and designed to avoid harm to the significance of the DHAs and to better reveal those 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.
- 1.6.21 Although similar DHAs exist within the Borough many have a setting degraded by development and greater hedgerow loss that has eroded the intimate and enclosed landscape. Development could remove open land with which the buildings were formerly associated as agricultural units, and this would reduce the opportunity to appreciate their significance. Current development in the setting of the DHAs is scattered along roads except for the ribbon development to the north on Balsall Street East. Site development could introduce a more obtrusive block of development with greater impacts of suburbanization upon views to and from the DHAs. The open fields plus hedgerows and trees offer continuity in the rural setting in which they remain despite post war housing and the sports field use. Impacts at this rural edge would be increased by lighting overspill at night.
- 1.6.22 **Barn at Balsall Street Farm**
- The site is separated from the grade 2 listed **Barn at Balsall Street Farm** by a distance of about 150 metres. Within that space and west of Frog Lane are six dwellings and two converted historic farm buildings with the farmyard that includes the barn. Some are two-storey, others single. The site therefore makes no contribution to the setting and significance of the **Barn at Balsall Street Farm**.
- 1.6.23 The significance of the DHA of the **Barn at Balsall Street Farm** is heightened by its relationship with the other historic farm buildings in the courtyard as their former relationship as a working farm is a visually evident relationship that enhances local character and confirms the original purposes of the building. Any earlier relationship to farmland is now difficult to appreciate because of development on all adjoining land. The site does not contribute anything to the significance of this vernacular barn.
- 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

- 1.6.24 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At the **Barn at Balsall Street Farm** additional change produced by the development of the site would not cause further harm to its setting and significance. In this case the setting of importance does not include the site, and the site makes no contribution to the significance of the **Barn at Balsall Street Farm**. The development of the site would preserve its setting in accordance with Section 66 of the Act.

## 1.7 Other Heritage Assets

- 1.7.1 Potentially Indirectly Affected Heritage Assets (HAs) are **Holly Lane Farmhouse and barn** included on the Council's Local List of Heritage Assets. **Holly Lane Farmhouse** (C17 refaced in red brick 1734, early C17 chimneystack). **Holly Lane Farm barn** (C17. Timber frame, red brick nogging, old tiled roof). They lie a short distance south of Frog Lane. The house is significant as a small scale vernacular farmhouse of typical locally made materials incorporating an earlier timber frame updated with external brick walls during 18<sup>th</sup> century period of agricultural prosperity. The barn reflects the same remodelling or construction of a timber framed barn with robust brick infill panels. Their immediate setting is the garden and former farm yard area, and beyond those, adjoining fields and paddocks. Their wider setting is further fields, and scattered dwellings in large plots on Holly Lane including **Cottage Farm**. The site is beyond fields and Frog Lane, some distance to their north. Their settings would be unaffected provided that development remains clear of the sites southern boundary and retains sufficient space and planting for the impacts of new built form and lighting to be concealed or minimised. This will not prevent some intervisibility between new development and the HAs, but would prevent harm to their setting.
- They are of: Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.**

Numerous HAs of local significance around the site are 19<sup>th</sup> or early 20<sup>th</sup> century houses and the C19th church of St. Peter on Balsall Street East. The church was noted by Pevsner in the 1966 'Buildings of England' Warwickshire volume. They illustrate the development of dwellings following Berkswell railway station construction, the provision of a place of worship, and the improvement of road transport that encouraged settlement growth here. Their contribution to local character and distinctiveness could be reflected in detailed treatments of new buildings. They are of low architectural and historic interest too.

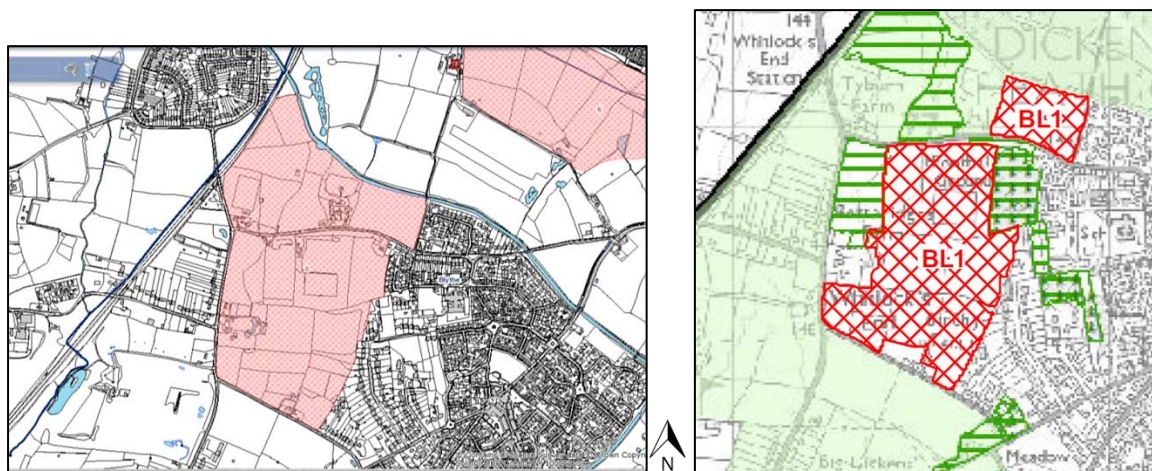
**They are of: Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.**

- 1.7.2 Surviving hedgerows and trees on banks and with ditches evidence the local development of agriculture over several centuries. They are a HA of local significance and enhance local distinctiveness. Their retention could enhance schemes and ensure a degree of continuity with the historic landscape. They are of some evidential, aesthetic and historic value. Layout, density, design, scale, massing, materials, landscaping, and external lighting of any development should pay full regard to their significance and context to prevent permanent harm to the significance of these HAs. This would help to produce development suitable for the wider context.

### 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 narrow field closest to ***Frogmore Grange and Stables at Frogmore Grange*** and part of the next field to the east should remain undeveloped. The parts of the site nearest to ***Cottage Farm*** should also remain undeveloped. A new vehicle access roughly opposite ***Frogmore Grange and Stables at Frogmore Grange*** would cause a significant degree of harm to their settings with its engineered appearance and surfaces, visibility splays and extensive loss of vegetation, and new streetlighting impacts at the rural lane edge and into the site. Increased activity especially vehicular, on this part of the rural lane would also harm their setting by reducing tranquillity. It should be avoided.
- 1.8.2 The scale, massing, layout, design, materials and external lighting of any new buildings beyond that area should then have due regard to their settings and be carefully chosen to avoid visual intrusion. Development should pay full regard to their significance and current context to prevent permanent adverse effect on significance of these DHAs and avoid or minimise conflict with their conservation. Development should be sited and designed to avoid harm to the significance of the HAs and to better reveal those 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.
- 1.8.3 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. Suitably planted and managed open space retaining and creating footpaths with carefully selected views to and from the DHAs could better reveal their significance to an increased number of people particularly if new public open space maximises views and understanding of the DHAs and relationship to landscape and earlier land use.
- 1.1.1 It is desirable to preserve or enhance the setting of all HAs and create opportunities to better reveal their significance; positive change could include the retention of hedgerows and trees. The aim should be 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, as an easily appreciated element of local character and distinctiveness.

**Local Plan Site Assessment for Heritage Impacts - Site 4 (now BL1) West of Dickens Heath**



*Figs. 1 and 2 Allocation plans (not to scale, 2016 site at centre on left, current site on right as BL1)*



*Fig.3 Aerial view from Google maps (site outlined, not to scale)*

**1.1 Location and Description**

1.1.1 This site, amended in 2020, now consists of two sports clubs with pitches and associated buildings, and several fields under grass or arable crop. For clarity, the earlier larger site area is shown on Figures 1 and 3. The removed land lies south of Tyburn Farm along Tilehouse Lane, and to its north and east between the canal and Tythebarn Lane. It is generally marshy grassland draining gently to the canal and it makes a positive contribution to local character near former moated house sites that took advantage of local geology and drainage conditions. The site has a rural appearance overall, but the two sports clubs form notable building groups and the mown and maintained sports pitches contrast with the agricultural parcels. Fields are often divided by characteristic surviving hedgerows of planned enclosure containing some oaks and other trees of note. Some fields are grazed and give a pleasant pastoral feel to much of the site. See 1.3.1 for more detail. The site and

surroundings were assessed in 2017, 2019 and September 2020 in dry, bright weather from public viewpoints only.

## **1.2 Evidence from Historic England and HER**

- 1.2.1 No listed buildings, conservation areas or scheduled monuments are on or near to the site. The nearest listed building is Whitlocks End Farmhouse some distance to the north beyond the canal, where it lies between sites 13 and 26 (see separate reports). The Scheduled Ancient Monument of Berry Hill camp is 1 kilometre to the west beyond 20<sup>th</sup> century housing at Majors Green on higher ground, and would not be affected. The HER results are listed below at 1.3.2.

## **1.3 Abbreviated Archaeological Evidence extract from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018) – full version in Evidence library**

### **1.3.1 Historic Landscape Character Summary:**

The site consists of a mixture of historic landscape character types mainly planned rectilinear enclosure (probably 18-19th century in origin) and late 20th century sports fields with some historic farmsteads (Betteridge's Farm and Tyburn Farm) 19th century or earlier in origin. A small patch of Broad Leaved Ancient Woodland (Little Tyburn Coppice) lies on the east side of the site. In the wider area the main settlement of Dickens Heath lies to the east, Tidbury Green to the south and Whitlock End to the East. Surrounding this is a mixture of mainly planned enclosure with some earlier (17-18th century) irregular enclosure to the north east and west. Part of the Stratford upon Avon Canal crosses the site as does the Stratford to Birmingham Railway. Interspersed within the wider area are patches of woodland, some of it Ancient Woodland, as well as Historic Farmsteads and a Golf Course.

#### **Site Sensitivity to change:**

##### *Historic Landscape Character:*

Any development will change the historic landscape character of this area from its present state which is a mixture of mainly planned rectilinear enclosure (probably 18th -19th century in origin) and late 20th century sports fields with some historic farmsteads.

#### **Planning Recommendations for the PSS:**

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 Historic OS maps reveal a planned enclosure field pattern of regular parcels of varied size enclosed by hedgerow with oaks and other trees. Much of this field pattern and enclosure planting survives on the site and the enclosing hedges and their varied trees produce a very pleasant rural scene beyond and to the edge of the sports fields. Between 1888 and 1918



only one north-south hedge is removed, and only another two by 1955. The creation of sports pitches has resulted in the removal of several more hedgerows. The open nature of the sites provides a degree of continuity in the setting of heritage assets, notwithstanding the intrusion of buildings such as those for the sports club uses and garden centre. This is a visual element of the continuity of their setting; whether or not parts of the site were owned or farmed in association with the heritage assets reviewed in this report has not been established. In the case of Tyburn and Betteridge’s Farms it seems extremely likely. The contribution of the site to their settings is clear though.

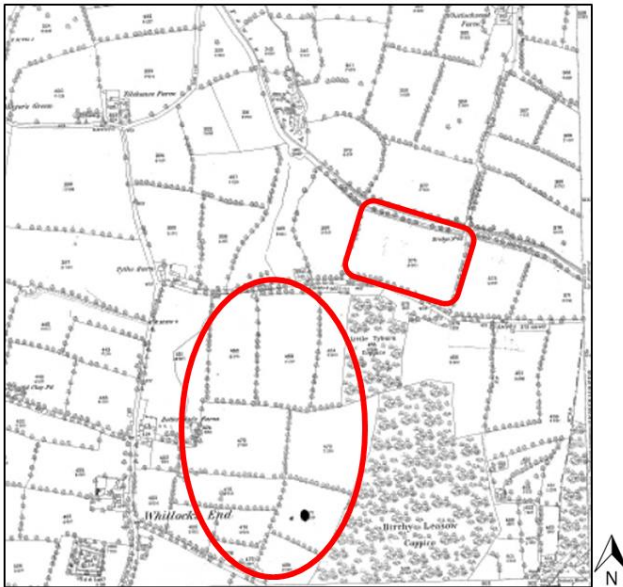


Fig.4 OS map of 1884, approximate revised site in two red lined parcels (not to scale)

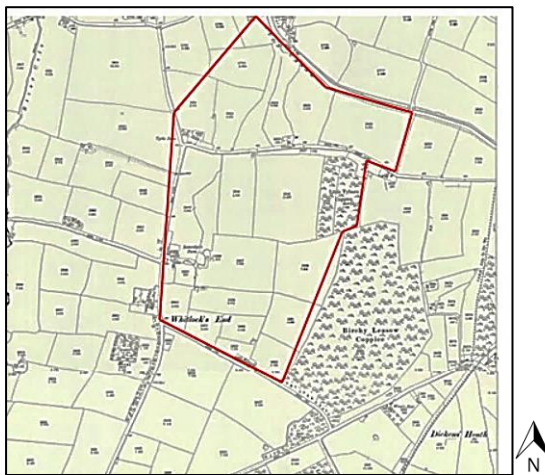


Fig.5 OS map of 1904 -approximate 2016 site boundary in red, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)





Fig.6 OS map of 1917/ 1918 - approximate 2016 site in red line, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

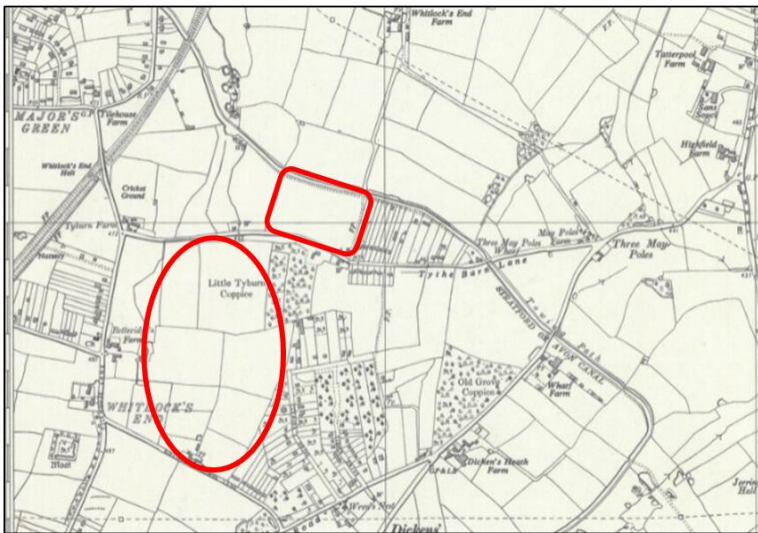


Fig.7 OS map of 1955 - approximate outline in red, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)  
Fig.1 shows current OS map with site cross hatched in centre (not to scale)

### 1.5 Photographs of site and surroundings



1. Tyburn Farm from Tilehouse Lane (from Streetview)



2. Betteridge's Barn from Tilehouse Lane (from Streetview over wall and gates)



3. The site south western corner from Tilehouse Lane opposite Birchy Leasowes Lane





4. The site south west edge from Tilehouse Lane looking south east along Birchy Leasowes Lane



5. View into site from Birchy Leasowes Lane



6. Tythebarn Lane looking west with site to both sides, Akamba Garden and Heritage Centre on right



7. *View into site from Tythebarn Lane at edge of and opposite Little Tyburn Coppice, canal cutting beyond background hedge and tree line*



8. *The canal corridor at Haslucks Green Road overbridge, amended site begins some distance beyond curve*

## 1.6 Assessments of Significance and Setting of undesignated Heritage Assets

- 1.6.1 The closest designated heritage asset is **Whitlocks End Farm** over 400 metres to the north of the site, beyond the canal. Because it lies within a much modified building group that has detracted from its immediate setting (as assessed by the DBP report on Site 13) and is surrounded more widely by intensive and regimented conifer tree plantation the development of site 4 would not adversely impact upon its significance. Even if the conifer tree plantations were entirely cleared to allow a return to agricultural fields its setting would not be harmed by the development of Site 4, and development would preserve its setting in accordance with Section 66 of the Act. Development of a limited scale and massing as expected for a site with the characteristics of Site 4 could be visible from some of the surroundings of Whitlocks End Farmhouse but not from the DHA itself or its gardens.



- 1.6.2** There are some 18<sup>th</sup> and 19<sup>th</sup> century nearby heritage assets (HAs). These are **Betteridge’s Barn and Tyburn Farm** to the western outside the site; the **Stratford upon Avon canal** of 1793 to 1816) that forms the northern boundary; and the **railway** line dated 1905.
- 1.6.3** The significance of **Betteridge’s Barn and Tyburn Farm** lies in their representation of a medium scale 18<sup>th</sup> or early 19<sup>th</sup> century brick built threshing barn and a modest polite farmhouse with associated buildings, both in typical local materials. Their significance is heightened by their relationship with the agricultural fieldscape as their current or former relationship as farmhouses and farm buildings is visually evident, contributes much to local character, and confirms the purposes of the buildings, their place in the community, and their functional relationship to the land that prompted their construction and evolution. The sports field uses mean that openness is largely maintained where fields lay before, but they do make an adverse change in their settings when associated buildings, car parks, security gates and fencing and external lighting give rise to adverse impacts when compared to agricultural use. **They are of: Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.**
- 1.6.4** Key views from the HAs include the fieldscapes with hedgerows and trees, giving continuity in the setting and emphasising their rural origins. Many views of the HAs feature this fieldscape as the foreground, background or as a lateral view. **Betteridge’s Barn** is glimpsed above or through gates as a historic threshing barn with boarded cart opening and few rooflights in the plain tiled roof. **Tyburn Farm** is a prominent modest C19th farmhouse, with central door and landing window flanked by principal rooms with sash windows. Its farmyard and buildings still contribute to understanding the asset. The settings benefit from a degree of tranquillity, although Tilehouse Lane is busy at peak times. Sports matches, functions and garden centre trade and events produce periodic increases in traffic, lighting overspill and noise from spectators, players, amplified music and speech, and vehicle movements.
- 1.6.5** **Surviving hedgerows and trees** on site combine with a stream, pits and ditches as evidence of the local development of agriculture over several centuries. They are a HA of local significance and enhance local distinctiveness. Their retention could enhance development and ensure a degree of continuity with the historic landscape, as well as supporting biodiversity. They are of evidential and historic value.
- 1.6.6** The **Birmingham to Stratford upon Avon canal** defines the upper edge of the site and includes accommodation bridge number 63 with its popular public footpath. Its significance is as a canal and corridor with embankments, cuttings and bridges clearly evidencing later canal architecture and form, linked to other nearby heritage assets through a working relationship (steep overbridges for lanes, and an accommodation bridge for pre-existing farming at Whitlock’s End). The **Birmingham to Stratford upon Avon railway** lies to the western edge. Its significance is as a relatively late 1905 branch line route crossing the canal, displaying evidence of the substantial engineering work required to establish a line across farmland with localised wet ground conditions. Both are of evidential and historic significance. They illustrate the development of transport to serve the population growth of the industrial revolution and beyond. The strong contribution of the canal to local character and distinctiveness could be reflected in careful detailed treatment of the nearest new buildings and spaces around it. As a corridor for leisure and exercise the canal must be embraced by the development. It was initially promoted by an Act of 1793, with the intention to link to the Avon at Stratford. The railway line was initially a private company



venture taken over by the GWR as part of their line connecting Birmingham to Cheltenham. It opened for freight in 1907, and passenger trains in 1908, as part of an important new shorter route to connect the GWR to the south west and South Wales.

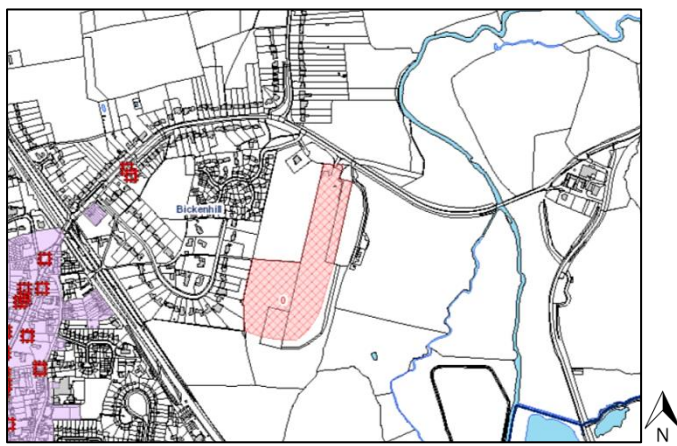
- 1.6.7** Views from these HAs are across the fieldscape including limited northernmost parts of the site. Views of these heritage assets in their setting are available from roads and public footpaths as well as from the trainline and canal at restricted points. The canal is experienced as a linear feature within its cutting, and from bridge 63 with good views of the corridor in its agricultural context with marshy ground on this site draining to it to the south. The maturity of trees such as oak and ash along the cutting make a very strong contribution to its pleasant character. The intensive plantation of non-native conifers north of the site and canal contrasts with this rural scene. The railway line is stark in appearance in comparison, with plants along it reduced for safety reasons. Trees on adjoining land create its enclosed nature in parts. The canal and railway line are both of: **Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.**
- 1.6.8** *Little Tyburn Coppice* to the eastern edge is a heritage asset, a semi-natural ancient woodland that survived mediaeval and subsequent clearance of wooded areas for agriculture and that illustrates earlier landscape character. Its position adjacent to recent housing development provides a strong contrast and emphasises its visual and physical value. It is of evidential and historic significance.
- 1.6.9** The small scale *fieldscape* of parts of the site is still clear and defined by many intact hedgerows with trees, some with banks and/ or ditches. Occasional small ponds add to local character. This makes a significant contribution to the setting of the other HAs as a positive landscape, and it is of greater value than an open monoculture fieldscape for mechanised farming. Use for grazing helps to retain enclosure which is not conflicting with ploughing and the like. Views of these fields and enclosing hedgerows are available from Birchy Leasowes, Tythebarn and Tilehouse Lanes.
- 1.6.10** The positive value of the relationship of the HAs to the surrounding rural landscape is amplified by the contrast of this with the densely built-up Dickens Heath to the east. The surviving setting is arguably more valuable due to that contrast. Development should be sited and designed to avoid harm to the significance of the HAs, retain them for character, and better reveal those significances. They are of some evidential and historic significance.
- 1.6.11** The site allocation would have a moderate impact upon the settings of many of the HAs. The immediate setting of each is the fields around it to the rear or to all sides. The wider setting includes periodically busy roads, the railway line and sounds from that, Dickens Heath development, surviving fields, sports fields, and areas of woodland. Their settings have Medium vulnerability to further change as they have already been affected by incremental changes some of which are not in keeping with the setting of the buildings, canal or railway. These include the construction of sports club and garden centre buildings, the expansion of Dickens Heath, and the loss of field hedgerows and trees. Views of the site would be filtered to a modest degree by hedgerows and trees on and at the edge of the site and within the gardens of Tyburn Farm and Betteridge's Barn, and by vegetation along the canal bank where the site is not near-level with the water.

- 1.6.12** Any views of development on the site from the HAs would often be against the backdrop of fields and hedgerows rather than other development. This assumes that development would not be unduly tall in its rural edge context and that layout, massing and materials are suited to the context of a largely open 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 **Betteridge's Barn and its gardens, and from Tyburn Farm and gardens and the canal**, as well as from **Little Tyburn Coppice**. It is inevitable that new streetlighting would produce a slight over-halo seen from the HAs too. To a great extent this would merge in the eastern half with that already emitted from Dickens Heath.
- 1.6.13** GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At Site 4 the additional change produced by the development of the site would be likely to cause further harm to the setting and significance of all the Heritage Assets. Using the advice in GPA3 the settings of the **Stratford Canal** and **Little Tyburn Coppice** are considered to make a moderate contribution to their significance. Using GPA3 advice both the physical surroundings and the experience of the asset contribute positively to their significances. In these cases the setting of importance does include the site with open rural fields. On this basis, the site makes some contribution to their significances. In the case of **Betteridge's Barn, Tyburn Farm and the Stratford on Avon railway** their settings are already more severely affected by adjacent post war houses, sports club pitches, structures and lighting, and by upgrading and vegetation removal along the railway corridor. Whitlock's End station park and ride detracts from the setting of **Tyburn Farm and the Stratford on Avon railway** too. The development of the site would be likely to preserve their settings, and would not cause harm to it. This could be moderated or mitigated by the careful treatment of its surroundings because development would be seen in their wider contexts, and this should be addressed by any masterplan for the site.
- 1.6.14** Using advice in GPA3 the extent to which setting contributes to the significance of these Heritage Assets is influenced by:
- The open rural appearance in some views, a suitable setting for these rural HAs as fields not demonstrated to be previously associated with them
  - Fields, hedgerows and trees that contribute significantly to local character and appearance, and that may have a historical connection to **Betteridge's Barn and Tyburn Farm** land use
  - Limited direct views of the assets from the site, usually from close to their curtilage; filtered glimpses are available through and over trees, hedgerows and garden fences
  - Broader direct views of **Little Tyburn Coppice** from the site, some as seasonally variable filtered glimpses through and over trees and hedgerows
  - The change of use of former farm buildings from agricultural to residential use, altering the character of the immediate surroundings in the former farmyard at **Betteridge's Barn**
  - The erection of modern farm sheds, garden centre and sports club buildings and car parks, and the laying out and maintenance of sports pitches, which have altered the character of the immediate surroundings
  - The alteration of the wider surroundings by the growth of Majors Green then Dickens Heath as shown in historic maps; the wider setting of the heritage assets is still partially that of a rural scene at the edge of the settlement

## 1.7 Minimising Harm and Enhancing Significance

- 1.7.1 In order to prevent or minimise impacts upon the setting and therefore the significance of the HAs of *Betteridge's Barn, Tyburn Farm, the canal and Little Tyburn Coppice*, the scale, massing, layout, design and materials of any new buildings near to them should pay due regard to their significances. New or retained planting should not be relied upon to reduce impacts that ought to be designed out. Planting is impermanent and the impacts of built development may significantly outlive planting benefits. The aim should be to ensure that development around them encourages their appreciation as part of local historic landscape and farmstead character, including local materials and vernacular. Although not on any heritage list they are a very easily appreciated element of local character and distinctiveness.
- 1.7.2 Retaining or creating footpaths with carefully selected views to and from the HAs could better reveal their significance to an increased number of people particularly if new public open space maximises views and understanding of the HAs and their relationship to landscape and earlier land use. Increased leisure use of the canal corridor would be positive and would require direction as the towpath is on the opposite side of the canal.

**Local Plan Site Assessment for Heritage Impacts - Site 6 (now HA1) Meriden Road, Hampton in Arden**



*Fig. 1 Allocation plan (not to scale)*



*Fig. 2 Aerial view from Google maps (site at centre, not to scale)*

**1.1 Location and Description**

1.1.1 This site comprises a former WW2 ammunition storage depot that was served by a railway line taken from the nearby station. In recent years the structures were demolished and the site has been used for commercial storage. It borders the village edge and recently built housing to its west, with grazing pasture to the east and south. To the north are Meriden Road and beyond that houses in Diddington Lane and further grazing pasture to their east. The site is level and land to all directions is at a similar height. To the west the land rises into Hampton in Arden village with the church at its highest point. See 1.3.1 for more detail. The site and surroundings were assessed in 2019 and June 2020 in dry, overcast weather from public viewpoints only.

## 1.2 Evidence from Historic England and HER

- 1.2.1 No Designated Heritage Assets are on or near to this site. A notable view from a play area and allotments east of Fentham Road car park within Hampton Conservation Area looks towards the site and the shallow valley of the river Blythe. Some development at the southern end of the site might be glimpsed from there dependent upon building heights.

## 1.3 Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018)

### 1.3.1 Historic Landscape Character Summary:

The site area is predominantly made up of a storage depot that previously was used as a military depot and site in World War Two. The site also includes a small area of rectilinear fields with straight boundaries forming part of a larger area of planned enclosure probably enclosed in the 18th-19th century.

Within the wider search area is a much more mixed historic landscape, north of the site is mostly large rectilinear fields with straight and curvilinear boundaries, planned enclosure. To the east are mostly large irregular fields on the floodplain of the River Blythe. To the North West there is the later 20th century housing expansion of Hampton in Arden.

The railway line divides the area to the south west, on the south western side of the railway is the historic core of the settlement of Hampton in Arden which has had some 20th century expansion up to the edge of the railway line. Also a mainly mixed area of irregular, rectilinear fields, designed parkland, woodland and a care home.

#### **Site Sensitivity to change:**

##### *Historic Landscape Character:*

Any development will change the historic landscape character of this area from its present state which is made up of a storage depot that previously was used as a military depot and site in World War Two.

#### **Planning Recommendations for the PSS:**

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 OS maps until 1955 do not show the ammunition depot. Until the construction of this, the site formed part of the open rural setting of the village of Hampton in Arden. The land lay between Old Farm on Meriden Road at the village edge, and the River Blythe. The development east of the cricket club on Meriden Road now separates the site from the historic village and the conservation area.





Fig.3 OS map of 1887, site at centre (not to scale) – note straightened section of Blythe described in Victoria County History as ‘now canalised’ (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)



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>)

Fig. 1 shows current OS map with site cross hatched

### 1.5 Photographs of site and surroundings (July 2020)



1. *Site looking west from Meriden Road towards Hampton in Arden, showing the separate site to its east screened by tall hedgerow and numerous trees*



2. *River Blythe and floodplain from Patrick's Farm site entrance, site in distance with Hampton in Arden CA on high ground to right*



3. *Patrick's Farm from Meriden Road*



4. *Site obscured by vegetation in view from Meriden Road adjacent to Patrick’s Farm on left – Hampton in Arden CA lies on high ground in distance beyond trees above vehicles on bridge*

## 1.5 Assessment of Significance of HAs and their Setting

- 1.5.1 In assessing the impact that the proposed development site may have on heritage assets the following legislation, policy and guidance is relevant: Section 72 of the 1990 Act relates to conservation areas and requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This includes impacts upon its setting, and the views into or out from the DHA.

The NPPF explains the setting of a heritage asset, which Historic England defines 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 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.’*

- 1.5.2 The nearest Designated Heritage Asset is the **Hampton in Arden Conservation Area**, some distance to the west on higher ground and almost entirely to the west of the railway in cutting. The nearest part of the Conservation Area is approximately 350 metres away in Station Road (see figure 5). From here and from houses in Meriden Road the development would be completely obscured by houses in Meriden Road, The Crescent and Corbetts Close, and by extensive trees and shrubs in gardens, highway verges and on field boundaries. Five houses in Meriden Road east of the railway station are within the designated area. It is unlikely that any development on Site 6 would be seen from within the conservation area; there might be glimpses of roofscapes from the car park adjoining George Fentham school, and from the upper floor of a few houses in Bellemere Road.



1.5.3 The site is not evidently within the setting of the conservation area. Views across it towards the Conservation Area, for example from Patrick’s Bridge, are of a general attractive nature with pastoral fields on the Blythe floodplain, a commercial storage site and the dwellings of the village beyond to the west. These views would include the new development but not in a way that would harm the appreciation of the Conservation Area or its setting. The site does not form part of its setting and the development of the site would not affect its significance. The development of the site would preserve the character and appearance of the DHA as required by Section 72 of the Act. The Conservation Area is of architectural, artistic and historic value. **It is of: High Architectural and Historic Significance; High Importance; Medium Sensitivity to Further Change in Setting**

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Conservation Areas containing very important 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

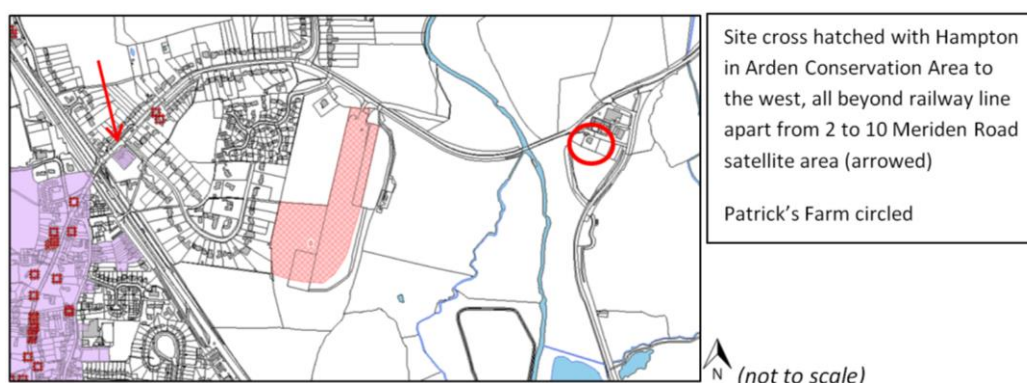


Fig. 5 plan showing location of site and heritage assets

1.5.4 The next closest DHAs are **Old Farm** and its **barn** on Meriden Road, both grade 2 listed. Due to the distance from the site and the intervening houses on Meriden Road and in and off Lapwing Drive, the site does not form part of their settings. The development of the site could not affect their setting and their significances.

1.5.5 The most significant nearby HA is **Patricks Farm**, about 500 metres to the east beyond the Blythe and its meadows. It is an area of easily appreciated and attractive historic landscape. The farmhouse stands on a low promontory above the floodplain, its detailed facade facing the former Kenilworth Road to its east. This house is part of the Packington estate and is of Low value and local interest. It dates from the 18<sup>th</sup> or early 19<sup>th</sup> century, a period when agricultural improvements including converting rough pasture on lowland heath to arable

fields nearby were made on the Packington Estate and nationally, and new or re-modelled farmhouses with farm building courtyards reflecting advances in animal welfare and farming efficiencies were built amongst them.

- 1.5.6 Key views from Patrick's Farm are over its gardens westwards across the Blythe and meadows, with this site against the backdrop of late 20<sup>th</sup> century housing. To the south of this site, Siden Hill Wood on a low hill is a key landscape feature, as is the built form of the Hampton in Arden conservation area and the wider village on higher ground in the distance to the west. The CA buildings are not discernible from those outside the CA around them. The key view of the farm is from Meriden Road and the floodplain; development on the site would be sufficiently distant from the HA to avoid impact upon its local significance.
- 1.5.7 HS2 is to cross between the site and Patrick's Farm on an embankment and overbridge above the road; this would sever the current visual relationship of the farm to the site and intervening ground. This would prevent any impact from the development of site 6 upon its significance as the railway will have a profound impact. If the railway was not built the 500 metre separating distance would mean that development suited to its context would be visible from Patrick's Farm and in views of it, but would not harm its significance. **Patrick's Farm is of: Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.**

## 1.6 Minimising Harm and Enhancing Significance

- 1.6.1 In order to ensure no impacts upon the setting and therefore significance of the DHA of Hampton in Arden Conservation Area, the scale, massing, layout, design and materials of any development should be carefully chosen to reflect this context and that of the surrounding historic landscape to the east and south east. This would then minimise change to the existing views towards the hilltop conservation area across farmland. The development should aim to improve the appearance of the site when compared to the structures and stored products of the current commercial use. Creating public space with views towards Patricks Farm to better reveal its significance would be welcomed, but HS2 on an embankment will obscure it from view if constructed as planned. Although not on any heritage list the farmhouse and buildings group is an important and evocative part of local character and distinctiveness.



**Local Plan Site Assessment for Heritage Impacts - Site 7 (now NS1) at Kingshurst Centre**



*Fig. 1 site allocation plan (not to scale) Fig. 2 aerial view from Google maps (site at centre)*

**1.1 Location and Description**

1.1.1 This site comprises a church and community hall, car parking and amenity areas, a shopping parade with flats above units, a former public house site, and several dwellings. See 1.3.1 for more details. The site and surroundings were assessed in 2019 and January 2020 in dry, overcast weather from public viewpoints only.

**1.2 Evidence from Historic England and HER**

1.2.1 No Designated Heritage Assets would be affected by this allocation.

**1.3 Abbreviated Archaeological Evidence extract from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018) – full version in evidence library**

**1.3.1 Historic Landscape Character Summary:**

The site consists of predominantly an area of retail shops and some amenity buildings of a mid-20th century date. In the wider area surrounding the site is the settlement of Kingshurst consisting of predominantly post 1955 terraced housing with some semi-detached housing, schools, recreation ground and to the west an area of ancient woodland (York’s Wood) which is quite unusual for this urban setting. Further to the north and east can be found the settlement areas of Smith’s Wood and Castle Bromwich and to the south Chelmsley Wood and Fordbridge, all of these are mostly post 1955 areas of settlement with pockets of interwar semi-detached houses. The River Cole cuts across the bottom part of the wider surrounding area and with it areas of park and recreation such as Babbs Mill and Cole Valley County Park. 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 OS maps show the pre and inter war character of the area as a rural area with planned enclosure of fields to either side of the Chester Road and water meadows liable to flooding along the Cole valley floor. The initial extent of Yorks Wood is notable. Little difference is seen on maps between 1888 and 1955. The post war development of the area has removed most traces of this earlier landscape, but echoes of it are seen in the alignment of some roads such as Gilson Way partially following an earlier track (from Chester Road to an estate cottage of Kingshurst Hall).

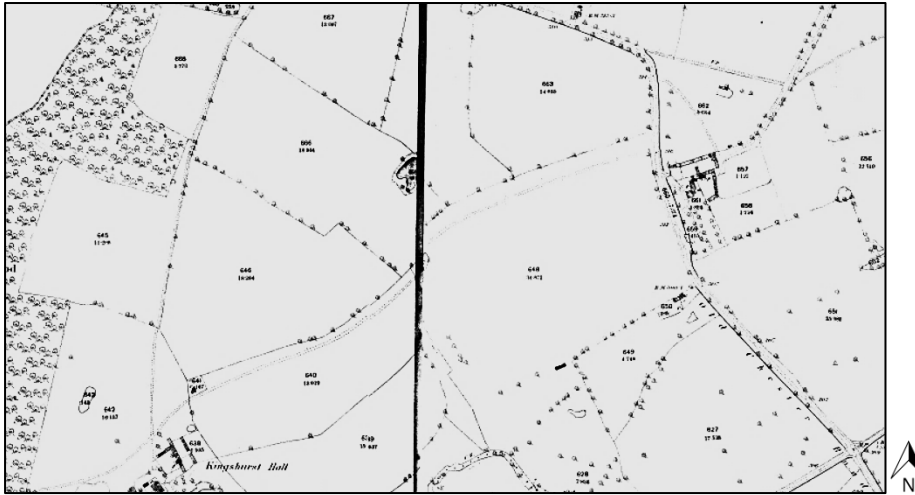


Fig. 3 OS map of 1888 (site at centre, not to scale)

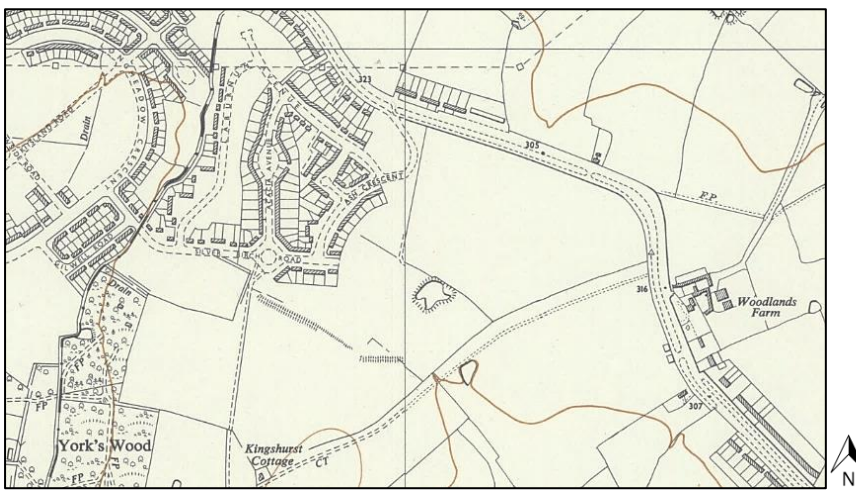


Fig. 4 OS map of 1955 showing loss of northern section of Yorks Wood and initial phase of house and road building (site at centre), not to scale - (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

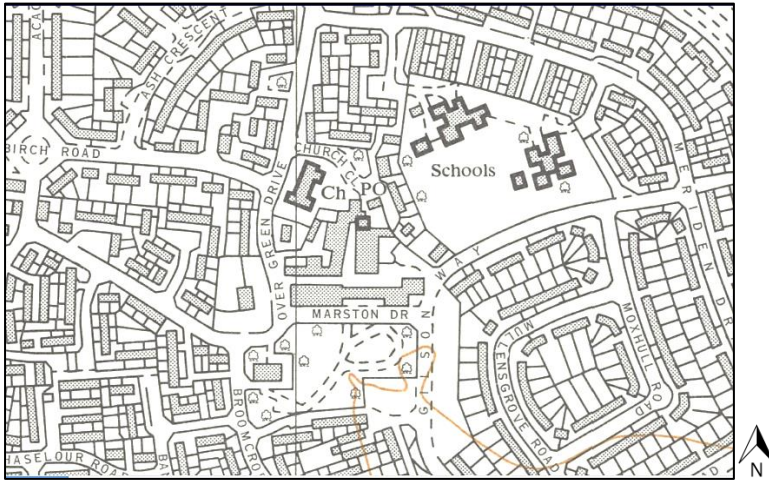


Fig. 5 OS map of 1968 with completed development, site at centre, not to scale - (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

### 1.5 Photographs of site and surroundings (spring 2020)



1. West door with decorated tympanum in tower seen from Silver Birch Road



2. North end of church showing open space and higher ground contributions to its setting and focal value of tower as a feature





3. South face of church hall showing opportunity for enhancement of setting



4. South east corner of church hall

## 1.6 Assessment of Significance and Setting

1.6.2 The closest Designated Heritage Asset is the Scheduled Ancient Monument of the ***Motte and Bailey Castle with later moated house site at Stonebridge Crescent***. This is of national significance, but due to the distance from the site and the high density intervening housing in between, the site does not form part of its setting. The development of the site would not affect its significance.

1.6.3 Heritage assets affected are St. Barnabas church and church hall and the local centre, which have some communal and historic significance representing the initial local amenity and Anglican worship provision for the community since 1954, and some evidential value regarding the construction and layout ideas for local shopping parades and churches within extensive post war housing schemes of the 1950s, using Modernist principles in cost effective ways. The attempt to provide a useful range of shops, flats and community buildings in an up-to-date style with surrounding amenity areas including lawns and trees remains clearly evident. The shops and attached buildings do not have the local architectural interest seen in the church.

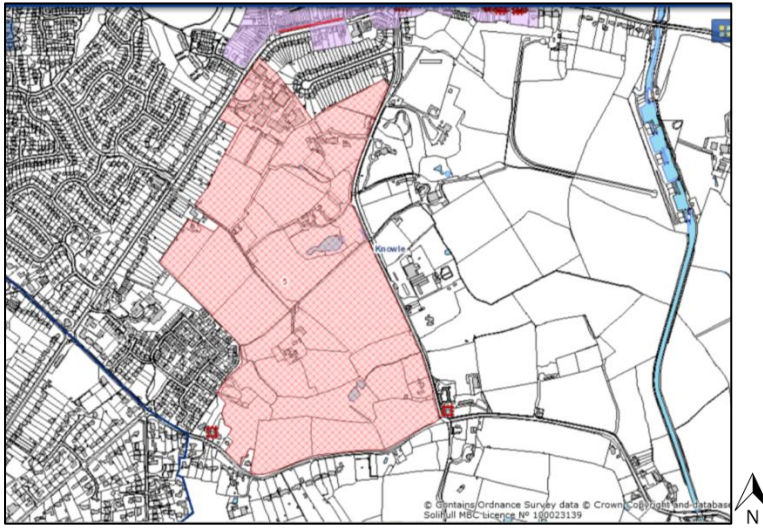
- 1.6.4 The church is anchored in tradition through the use of red brick in English Garden Wall bond, and is detailed by subtle brick pilasters expressing each bay, a raised chancel section, and a substantial attached bell tower of a broad square plan. All are roofed with rolled pantiles at a shallow pitch. The nave windows have stone heads, chamfered mullions and cills. The tower includes a door and window under round arches in brick, with a chamfered reveal to the window. The tympanum above the doorway includes a cement relief panel of St. Barnabas. A sandstone crucifix decorates the north end of the ridge. The bell tower has three louvered openings under round arch heads to each face. The plain hall is set at 90 degrees to the church across the south end. The south facade has attached pilasters as the church, with larger windows to each bay, and a round arched head to the paired entrance doors and a chamfered eaves course complete the subtle detailing. This traditional theme was probably selected to create a feeling of familiarity and security just nine years after the end of World War 2, and for worshippers who at young middle age had experienced both of the two largest and most devastating conflicts ever seen.
- 1.6.5 Their group significance is heightened by the relationship of brick church with a modest but effective tower to the local centre and open space that enhances local character and confirms the purposes of the buildings, their place in the community, and their functional relationship to the land as a well-intentioned attempt to foster a new community spirit and focal point. They are of architectural and historic interest, and low communal value. The best views of the church are from points on Overgreen Drive and Silver Birch Road.
- 1.6.6 Views of the buildings are from roads and open spaces and from nearby dwellings. Views from the buildings are of the above, and of more distant features from upper floors of flats. The local ground slopes modestly down to the River Cole, from about 96m AOD at the church to 86m AOD at Fordbridge Road above the river south of Babbs Mill Lake.

## **1.7 Minimising Harm and Enhancing Significance**

- 1.7.1 In order to prevent or minimise impacts upon the setting and significance of the HAs the open space closest to the church and hall should remain undeveloped. Development should be designed to better present the HAs as examples of a type of post war development that sought to improve the quality of life and architecture during the recovery from World War 2. Given their place in the extensive post war development of former farm land they arguably have a stronger sense of community value and social continuity than might be the case in an older settlement. Interpretation material on site could explain the development of the area from farmland to a new suburban community, and the earlier importance of the earthwork remains of Kingshurst Castle (a Scheduled Ancient Monument) and the later Kingshurst Hall on its moated site. This local heritage should be highlighted to promote its appreciation and encourage outdoor recreation and discovery of local history.
- 1.7.2 A photographic record of the church and hall buildings in their current setting (with key plan) is desirable for the local archive as this part of the history of Kingshurst ought to be of interest to current and future generations. The 1950s and 1960s development were highly significant, and this site represents a further substantial change to document.



**Local Plan Site Assessment for Heritage Impacts - Site 9 (now KN2) Land south of Station Road and west of Warwick Road Knowle**



*Fig. 1 Site allocation plan (not to scale)*



*Fig. 2 Aerial image with approximate site outline (not to scale, from Google Earth), contribution of trees and hedgerows to local character and distinctiveness evident*

**1.1 Location and Description**

- 1.1.1 This site is predominantly in use as agricultural fields or sports pitches, but also includes Arden school to its north, and four large dwellings with extensive gardens. The surroundings are of mixed character. To the north the urban area adjoins the

school site and along the north western edge are houses of the early to mid 20<sup>th</sup> century along Station Road. To the south east of the school site, Lansdowne and Stripes Hill occupy extensive gardens laid out to suit these large early 20<sup>th</sup> century houses built at the rural fringe to overlook the Cuttle Brook valley. The southern and south eastern part of the site is particularly distinctive, with a range of vegetation in sloping fields and meadows bordering the Cuttle Brook that flows eastwards beneath the Grand Union Canal to join the river Blythe. The site and surroundings were assessed in 2019 and in June 2020 in dry, overcast weather from public viewpoints only.

## 1.2 Evidence from Historic England and HER

- 1.2.1 There are no listed buildings or scheduled monuments on the site. The nearest listed buildings are **barn on North East side of Grove Road** to the south east on Grove Road, and **Rotton Row Farmhouse** to the east on the opposite side of Warwick Road. Both are grade 2 listed, and separated from the site edge only by the relatively narrow width of the road and verge. **Norton Green Farmhouse** lies about 330 metres south of the site, separated from it by a medium sized field under grass, small paddocks with some areas of scrub, and large houses with established gardens containing mature plants and large trees on the south side of Grove Road.
- 1.2.2 **Knowle Conservation Area** lies on the opposite side of Station Road from the northernmost part of the site (the site of Arden School). There are numerous listed buildings in **Knowle Conservation Area** within 500 metres of the north part of the site. Those of highest significance are the church (listed grade 1), and the Guild House (grade 2\*). Due to intervening houses and commercial buildings and the lower level of much of the site when compared to the high ground of Knowle village centre, the site does not form part of the setting of any of these listed buildings. Development on the site would not affect their significances.
- 1.2.3 The Locally Listed 18th century **East Barn at Grove Farm** lies immediately to the south-west of the site beyond Grove Road. It is next to the grade 2 listed barn mentioned at 1.2.1.

## 1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment To Inform SMBC Local Plan (August 2018) – full version in evidence library

### 1.3.1 Historic Landscape Character Summary:

The site consists of piecemeal enclosure in the south (probably 17th-18th century in origin), a fairly rare block of survival for this area. In the centre of the site are small and large rectilinear fields which appear to be later 18th-19th century enclosure possible onto old heath/common. An historic farm (19th century or older) sits between these two distinct areas of enclosure. In the north of the site is a late 20th century school (Arden School) and two early 20th century country houses (Stripes Hill House and Lansdowne). In the wider 1km area the northern, western and south western parts form the expanded settlement of Dorridge and Knowle interspersed with some parks and services. This historic core of Knowle

is in the north while the majority of the rest of the settlement is post 1955 detached and semi-detached housing interspersed with a few blocks of earlier terraced housing. In the eastern part of the wider area is a large block of small rectilinear fields, probably 18th/19th century enclosure. Around this are dispersed historic farmsteads (dating to at least the 19th century) and mixed fields with some on the floodplain of the beginnings of the Cuttle Brook. There are two further areas of piecemeal enclosure, one in the south and one in the north.

**Site Sensitivity to change:**

*Historic Landscape Character:*

Any development will change the historic landscape character of this area from its present state which includes a relatively rare block of piecemeal enclosure in the south (probably 17th-18th century in origin). Elsewhere within the site there is later (18th-19th century) planned enclosure, an historic farmstead, a 20th century school and two early 20th century country houses. 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 from the First Edition OS reveals a surprising lack of change through time to the southern half of the site where many hedgerows, trees and watercourses survive to produce a very appealing local landscape. The gradual development of the northern, western and south western edges with residential plots is evident, as is the school site expansion in the northern corner. Many of the field divisions existed until 1955, and a number remain today in the southern portion of the site. The nature of this part of the site with valley slopes, watercourses and ground prone to wet conditions has limited use and change.

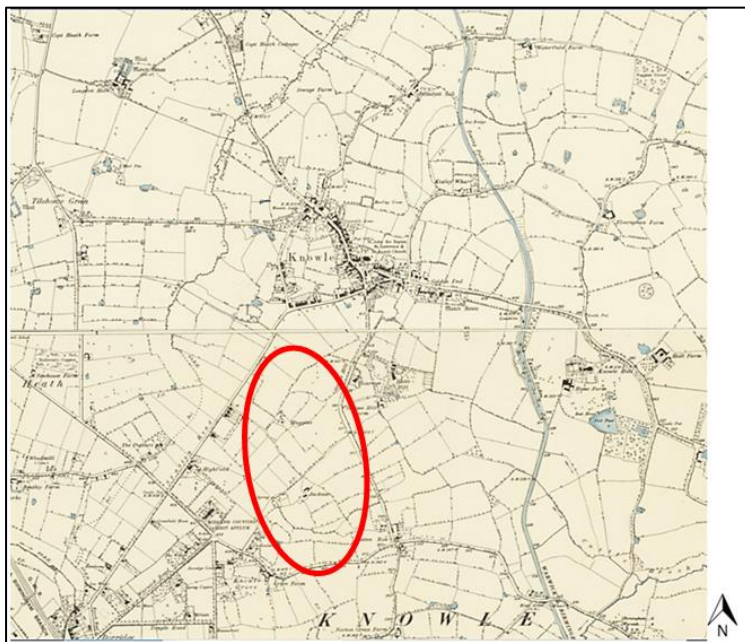


Fig. 3 OS map of 1886 (not to scale), approximate site in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)



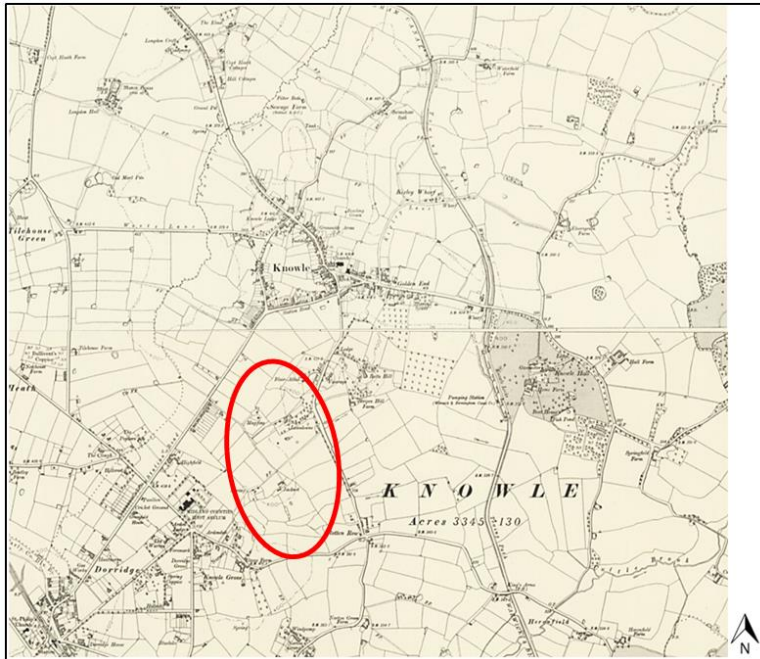


Fig. 4 OS map of 1904-1905 (not to scale), approximate site in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)



Fig. 5 OS of 1938 showing development around Knowle and Bentley Heath, and lack of change to site fieldscape (not to scale), approximate site in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

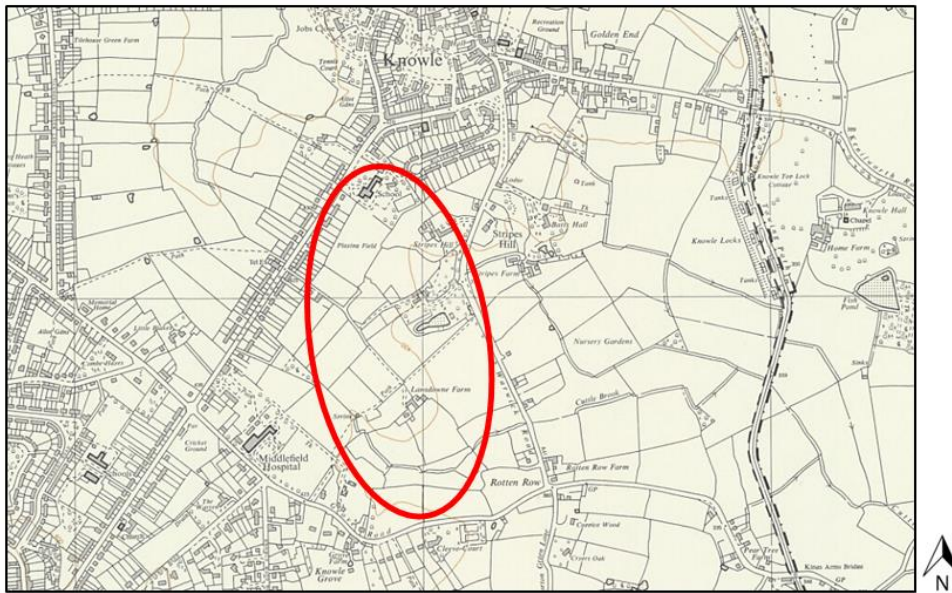


Fig. 7 OS map of 1968 (not to scale), approximate site in red - Fig. 1 shows current OS with site cross hatched (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

### 1.5 Photographs of site and surroundings updated July 2020



1. Rotton Row Farmhouse from Grove Road





2. *Rotton Row Farmhouse and garden railings to right, showing Grove Road junction where highway modifications could harm setting of listed building, site beyond road*



3. *The site immediately looking west from Rotton Row Farm, Grove Road to left of photo*



4. *Rotton Row barn, farmhouse beyond glimpsed through tree, Grove Road and site to right*



5. *The site to left with Rotton Row Farm seen from Grove Road looking east (from Streetview)*



6. *Grove Farm east and west barns looking west on Grove Road with site opposite*



7. *Grove Farmhouse and barns to left, looking east on Grove Road*





8. The site looking east from field gate adjacent 73 Grove Road, roadside hedgerow to right



9. Knowle Conservation Area on Station Road includes houses to right, Arden school site on left

### 1.6 Assessments of Significance and Setting

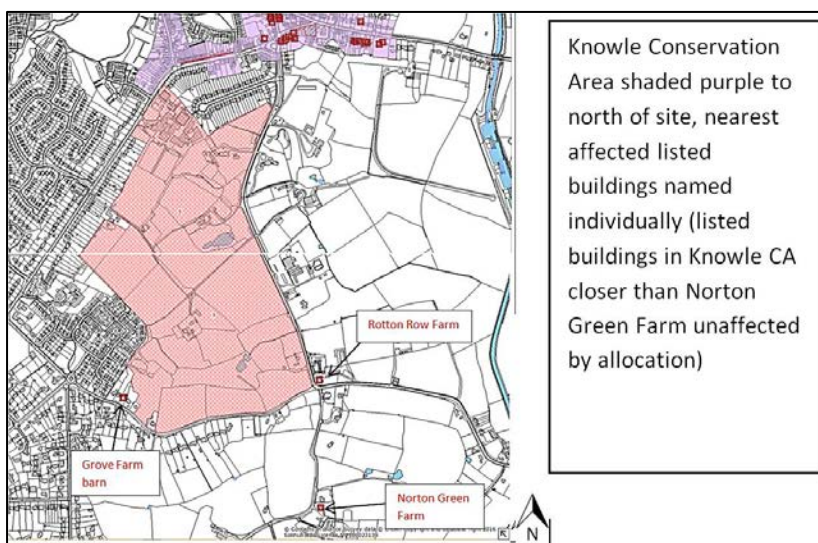


Fig.8 plan to show site and closest affected Designated Heritage Assets

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

Section 66 of the 1990 Act relates to listed buildings and requires the LPA “to consider the desirability of preserving the building or its setting”.

Section 72 of the 1990 Act relates to conservation areas and requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This includes impacts upon its setting, and the views into or out from the DHA.

The NPPF explains the setting of a heritage asset, which Historic England defines 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 Potentially Indirectly Affected Designated Heritage Assets (DHAs) include **Knowle Conservation Area** (a DHA), within which stand the Church of St. Lawrence and St. Anne (grade 1 listed), the Guild House (Grade 2\* listed), and many grade 2 listed buildings. The significance of the conservation area is that it represents a surviving ancient village of probable Saxon origins with an 11<sup>th</sup> century association with the manor of Hampton in Arden and a church begun in the 15<sup>th</sup> century. This is the focal point around which civic and domestic formal and vernacular buildings demonstrating timber framing, locally made brick, sandstone and later mass produced brick, tile and slates create a village core of substantial character. **Knowle Conservation Area** is of architectural and historic interest. The DHAs strongly enhance local character and their setting at this important crossing of routes emphasises the purposes of the buildings, their place in the community, and their functional relationship to the land and transport routes that prompted their construction and evolution. They are of evidential, aesthetic and historic value, particularly where the church and timber framed guildhall combine visually to form a scene that has long attracted the attention of artists and photographers. **The Conservation Area is of: High Architectural and Historic Significance; High Importance; High Sensitivity to Further Change in Setting.**

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*

- 1.6.3 The conservation area is close to the site where it lies opposite the buildings of Arden School. In this part of **Knowle Conservation Area** the houses are late 19<sup>th</sup> or early 20<sup>th</sup> century and of red brick with plain clay tiles or slate roofs. Their polite and subtly imposing character is a product of scale and detailing, including two storey bay windows, gables with applied timber framing, and tall chimneystacks with decorative caps. Any development of this part of the site should seek to preserve or enhance the character and appearance of this part of the Conservation Area. North of the site the CA lies about 120 metres away, with good early 20<sup>th</sup> century shops and a richly decorated former Lloyds Bank with oak timber frame references on Station Road. The nearest listed building at Milverton House is about 190 metres north. Because it lies beyond existing housing on Warwick and Milverton Roads, the site does not contribute to the individual or combined significances of the CA and the listed buildings within it. The careful development of the site near to Station Road would not harm the significance of the **Knowle Conservation Area**, as required by Section 72 of the Act, provided that it takes full account of the context of this site. The development could preserve or enhance the character and appearance of the conservation area provided that careful attention is paid to the design and layout on the closest part of the site to Station Road.
- 1.6.4 **Rotton Row Farmhouse** on Warwick Road is a grade 2 Listed Building (*Late C18 or early C19. Red brick, hipped old tiled roof. Square plan, 3 storeys, sash windows with glazing bars under stucco lintels. Central doorway, panelled door and fanlight with radiating glazing bars in arched panelled reveal, surround of slim Doric pilasters, entablatures, open pediment. 2 gables to back*). It lies to the east of the site outside its boundary and on the opposite side of the relatively narrow Warwick Road (*see Fig. 8*). Its principal significance is the display of architectural style and prosperity that this tall and prominent Georgian building presents to the main road as a substantial and imposing polite farmhouse displaying classically influenced design using typical locally made materials during the 18<sup>th</sup> or early 19<sup>th</sup> century period of agricultural prosperity. This period of agricultural revolution saw numerous farming improvements including converting rough heathland to arable fields and draining previously unworkable land, relevant to this general area. Elegant farmhouses and building groups to house animals and process crops were funded by increased efficiencies and outputs. Its rural setting and relationship to other HAs including landscape elements are intact to the south, to the west on this site, and beyond its mixed historic and post war farm building group to the north and east. Its proximity to the canal route connecting Birmingham to Warwick and London may have influenced its siting, perhaps with a land sale to the canal company partially financing the building group.

1.6.5 The open land of the site opposite offers significant continuity in the rural setting of the house. Whilst the house has always stood alongside this important road between Warwick and Birmingham, the post war widening, hard surfacing, signage and lighting have progressively increased adverse impacts upon its setting. The noise and sight of traffic have further harmed the setting. However, this prominent position also ensures that the heritage asset is experienced by a very substantial number of road users, pedestrians and others each day. All road users have a view of the DHA with fields, hedgerows and a rural setting as its backdrop and foreground, with the gardens as part of this in many views. It is of architectural and historic interest. **It is of: Medium Architectural and Historic Significance; Medium Importance; Medium Sensitivity to Further Change in Setting.**



Rotton Row Farmhouse

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*

1.6.6 Key views from this DHA include the long-standing junction of roads and most importantly the sloping fieldscape with enclosure hedgerows and trees within the allocation site, giving continuity in its setting. Many views of the DHA feature this fieldscape in the foreground, background or on the periphery of the view. The positive value of the relationship of **Rotton Row Farmhouse** to the surrounding rural landscape is amplified by the contrast with the built-up suburban area of Knowle, and the surviving setting is more valuable due to that contrast. The open land gives continuity as the rural setting in which the DHA remains other than where Knowle expanded to the north and west in the 20<sup>th</sup> century. This is notwithstanding the car

parking and activity for the businesses located in the adjacent converted historic farm buildings, and the industrial units located to the rear of the house and its garden that include vehicle workshops. The enclosure of the farmyards helps to reduce the visual impact of those new uses. That has reduced the sense of a farmstead but does little to alter the clear impression of a mid-status farmhouse with good quality farm buildings when seen from the busy A4141, Grove Road, Norton Green Lane and from local footpaths. In views from Warwick Road and the site, the brick and tile roadside threshing barn enclosing the former farmyard is very clearly part of the farmstead and emphasises the original purpose and function of the house.

- 1.6.7 The house lies at about 110m AOD, compared to the entrance to Arden School at the north of the allocation site at 130m AOD. This near 20 metre rise in ground level between the north and south of the site results in high intervisibility between numerous parts of the site and the DHA of **Rotton Row Farmhouse**, because the site is a broad bowl shape draining down to the Blythe via the Cuttle Brook. Buildings, distance and vegetation such as trees and scrub do prevent views of some parts of the site from the DHA, but buildings, streetlighting and other lights in any development would inevitably be much more visible than the surface of the land at present. The retention of vegetation in its current form cannot and should not be relied upon to consistently and permanently restrict or prevent views between the DHA and parts of the site, nor of the DHA from new buildings. Whilst some plants will die or be reduced or removed, some will also grow such that they temporarily offer increased screening. The development could remove some land with which the buildings were originally or formerly associated as an agricultural unit, and this would reduce the opportunity to appreciate their significance. Development of an appropriate type in a suitable location could help to better reveal the significance of this DHA by enabling more people to see and understand the house and barns, and development should be sited and designed to avoid harm to the significance of it. 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.
- 1.6.8 Due to the short distance from the site, lack of continuous roadside and field boundary hedgerows, and topography where land rises from farmhouse towards this site, the site allocation could have a significant impact upon its setting. The immediate setting of **Rotton Row Farmhouse** is the gardens and orchard, the curtilage listed farm buildings group around a courtyard, and the fields immediately adjacent including on the site. The wider setting includes other parts of the site in its south west corner, Norton Green Lane and Grove Road, and fields east and south of the house. 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 commercial buildings to the east in the extended yard, and loss of field division hedgerows and their trees. Views to the site would be filtered to only a low degree by hedgerows and trees on and at the edge of the site.
- 1.6.9 Any views of development on the site from **Rotton Row Farmhouse** would be against the backdrop of rural fields rather than the built up settlement of Knowle. This assumes that development would not be unduly tall in its village edge context

and that layout, massing and materials are appropriate to context. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, the higher parts of some new buildings would be seen from **Rotton Row Farmhouse** or its gardens. It is possible that new streetlighting might produce a slight over-halo seen from the DHA too. This would not tend to merge with that already emitted from Knowle because the site slopes up from the farm and lighting would be seen as distinctly closer than that within the built up area now.

1.6.10 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Rotton Row Farmhouse** the additional change produced by the development of the southern part of the site would be likely to cause further harm to its setting and significance. Using the advice in GPA3 its setting 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, and in this case the setting of importance does include the south western parts of the site. On this basis, part of the site makes a contribution to the significance of **Rotton Row Farmhouse**. This report concludes that the development of that part of the site closest to **Rotton Row Farmhouse** would fail to preserve the setting of the DHA as required by Section 66 of the Act, and would cause harm to it. Such harm should be exceptional. This could be avoided by not developing the south western portion for a distance of two fields from Warwick Road and across to the Cuttle Brook from Grove Road. This should be addressed by any masterplan for the site. This distance is determined by the impact that development would be likely to have across that distance and upward slope, and is not defined solely by field boundaries as an arbitrary line.

1.6.11 Using advice in GPA3 the extent to which setting contributes to the significance of **Rotton Row Farmhouse** is influenced by:

- The open rural appearance that is a suitable setting for this rural building with its historic farm building group, a timber framed barn visible nearby to the south, and many fields that have not been demonstrated to be previously associated with the farmstead (although some almost certainly were) – and that are the reason that such farmsteads were established
- 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
- The principal view of the DHA is from Warwick and Grove Roads, and from Norton Lane; the development of the site in these appreciations of the asset would harm the setting
- Frequent direct views of the asset from the south western portion of the site, the higher vantage point not requiring proximity to its curtilage; filtered glimpses are available from many points through and over trees and hedgerows
- Limited direct views of the asset from more distant parts of the site, as seasonally variable filtered glimpses through and over trees and hedgerows
- The alteration of the wider surroundings to the west by the growth of the settlement as shown in historic maps; the wider setting of the heritage asset is still a rural scene some way beyond the edge of the settlement



- The change of use of former farm buildings to the east from agricultural to commercial use, which has altered the character of the immediate surroundings including the former farmyard and surroundings where activities are evident and obtrusive

1.6.12 The **Barn north east side of Grove Road** is grade 2 listed (*C17. Timber frame, red brick nogging, old tiled roof. 3 bays long*). It is easily appreciated from the road as part of the historic building group around the surviving farm courtyard with Grove Farm house to their west (*see Photo 7*). Later dwellings lie some distance to each side along Grove Road and do nothing to detract from the significance of the historic building group around the DHA. The building is wrongly marked to the north of Grove Road on some mapping. Significance: The DHA is of architectural and historic interest. **It is of: Medium Architectural and Historic Significance; Medium Importance; Medium Sensitivity to Further Change in Setting.**

It's rural setting and relationship to other HAs including landscape elements remains partially intact, with the site and fields to the rear (south). The positive value of the relationship of the building to the rural landscape behind it is amplified by the contrast with the built-up area of Knowle to its west. The surviving setting is more valuable due to that contrast. The open land gives continuity as the earlier rural setting now occupied elsewhere by nearby dwellings.



Locally listed barns flank grade 2 listed barn, site to right



Barn in group

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
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*Table for Measuring Sensitivity of Setting to Further Change*

- 1.6.13 Its significance is enhanced to some degree by its relationship with the nearby fieldscapes. Its visual relationship to them as a roadside barn to Grove Farm is still evident but obscured to some degree by dwellings to most sides. The relationship enhances local character, emphasising the purpose of the building and its functional relationship to the land and farmstead that prompted construction. It is not known whether the fields were actually farmed by Grove Farm, but the fieldscape of the site defined by hedgerows and trees near the barn makes a positive contribution to the wider setting of the DHA as a suitable landscape setting. The positive value of the relationship of **Barn north east side of Grove Road** to the surrounding rural landscape is amplified by the contrast with the adjacent built-up suburban area. The surviving setting is arguably more valuable due to that contrast.
- 1.6.14 Views from the DHA include the site and its fieldscape to the west, albeit beyond the two-storey detached house 73 Grove Road and its few trees. Views of the DHA are available from Grove Road, and from a public footpath that enters the site from Grove Road. Current development in the setting is scattered to the east but more prevalent as consolidated post war housing to the north, west and south west. Development on the site could introduce more obtrusive large blocks of development with greater impacts upon views to and from the DHA. The open fields plus hedgerows and trees offer continuity to the rural edge setting in which the **Barn north east side of Grove Road** remains, with dense post war housing to the west. Impacts at this rural edge with minimal LED street lighting would probably be increased by lighting overspill from the site and dwellings at night.
- 1.6.15 Due to the combination of the short distance from the south east site edge, roadside and field boundary hedgerows, ribbons of post war dwellings to north, east and west of the listed building, and topography where the site is relatively level with Grove Road at its southern edge and then falls away from Grove Road towards the Cuttle Brook and Warwick Road, the site allocation would have some impact upon its wider setting. Development should be sited and designed to avoid harm to the significance of the DHA. 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.
- 1.6.16 Its immediate setting is the former farmhouse, the neighbouring east barn, Grove Road, and the extent of the former farmyard. The wider setting includes the site and Grove Road to its east with its retained rural character including hedgerow, verges, banks and mature native trees. 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 ribbons of post war housing and loss of field division hedgerows and their trees. Views to the site would always be filtered to some degree by the hedgerow on and at the edge of the site.

1.6.17 Any views of development on the site would be against the backdrop of long views across the Cuttle Brook valley and towards the Grand Union Canal and Knowle village. 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 an edge of village site alongside the DHAs reported here. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, it is inevitable that the higher parts of many new buildings would be seen from the **Barn north east side of Grove Road**. It is very likely that new streetlighting would produce a slight over-halo seen from the DHAs too. To some extent this would merge with that emitted from lights on Grove Road and at the edge of Knowle built-up area.

1.6.18 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Barn north east side of Grove Road** the additional change produced by the development of the site would be likely to cause further harm to the wider setting but not to the significance of this DHA. Using the advice in GPA3 its setting 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 site would therefore be likely to fail to preserve the setting of **Barn north east side of Grove Road** as required by Section 66 of the Act, and would cause harm to it. Such harm should be exceptional. This could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site. Avoiding development in the nearest part of the site and retaining the openness of that area would assist.

1.6.19 Using advice in GPA3 the extent to which setting contributes to the significance of **Barn north east side of Grove Road** is influenced by:

- The open rural appearance of the site that is a suitable setting for this rural building but comprises fields not demonstrated to be previously associated with the farmstead
- Fields, hedgerows and trees that contribute significantly to local character and appearance, and that may have a historical connection to the heritage asset as divisions of functional land and therefore contribute to its setting to some extent
- The alteration of the wider surroundings by the growth of the settlement as shown in historic maps; its wider setting is still a rural scene at the edge of the settlement
- Direct views of the asset from Grove Road and from the edge of the site as filtered glimpses over hedgerows
- The surviving relationship to the house for which the barn was built, and to the intact farm building group and courtyard
- The careful alteration and change of use of the former farm buildings from agricultural to residential use, which has altered the character of the immediate surroundings including the former farmyard and surroundings where usage is evidently domestic
- The principal view of the DHA is from Grove Road and the development of the site would obliquely affect that appreciation of the asset

1.6.20 **Norton Green Farmhouse** (*Norton Green Farmhouse 2. C16. Close timber frame, roughcast infilling over early wattle and daub. 2 storeys, old tiled roof with diagonally set red brick shafts to central chimneystack. 2 storeys 2 C19 casement*)

*windows, ground floor oriel bay windows with tiled roof. Gabled wooden porch. Front has console eaves brackets.)* lies about 330 metres south of the sites southern edge. It is a fine survival of a timber framed farmhouse of middling status, with some close set studs in its oak frame. It is a very good representation of a building in the midlands timber frame tradition, and is of architectural and historic interest. Its rural setting and relationship to other HAs including landscape elements remains partially intact, with fields directly opposite to the west. Other fields to all sides are separated from it only by dwellings except to the east where the large building group for equestrian activities is more obtrusive. The positive value of the relationship of the building to the rural landscape around it is evident. The open land gives continuity in the appreciation of the heritage asset. 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

- 1.6.21 The significance of **Norton Green Farmhouse** is enhanced by its relationship with the nearby fieldscapes. The relationship enhances local character and confirms the purpose of the building and its functional relationship to the land and farmstead that prompted construction. Due to the distance from the site and the difficulty of achieving views between the two, the site is not considered to make a contribution to its setting.
- 1.6.22 Using advice in GPA3 the extent to which setting contributes to the significance of **Norton Green Farmhouse** is influenced by:



- The wider setting that is still a rural scene beyond the edge of the settlement
- Fields, hedgerows and trees that contribute significantly to local character and appearance, that may have a historical connection to the heritage asset as divisions of functional land, and that contribute to its setting to some extent
- Limited direct views of the asset from the lane but not from the site
- The change of use of the former farm buildings from agricultural to equestrian use, which has altered the character of the immediate surroundings including the former farmyard

1.6.23 Views from the DHA could not include the site beyond the two storey detached houses in Grove Road, their garden vegetation, and many hedgerows, scrub areas and trees; views of the DHA are available from Norton Green Lane, and possibly from public footpaths to its east and west. Development on the site would not impact upon these views to and from the DHA. Impacts at this rural edge without street lighting might occur because of overspill from the site and dwellings at night, but the separating distance, topography and vegetation would minimise any such impact. The development of the site would preserve the setting of the DHA as required by Section 66 of the Act.

## 1.7 Other Heritage Assets

- 1.7.1 Two potentially indirectly affected undesignated Heritage Assets (HAs) on the Local List are Grove Farm east barn (*C18. Red brick with battered buttresses. Timber frame of roof truss on gable ends. 1 storey, 2 bays*) and its north west barn (*Late C17 or early C18. Timber frame, red brick nogging, tiled roof. 2 bays*), south of and outside the site (see photo 6 above). The site is of some importance to their settings because the open fields are a long standing element of their surroundings and reflect the agricultural purposes for which they were built. These fields were not necessarily associated with the barns as agricultural units. The presence to the east of large 20<sup>th</sup> century houses and to the west and north of other largely post war housing has a significant impact upon their setting. Established plants in gardens often temper this impact, a clearly domestic rather than agricultural scene. The major positive part of their setting is the survival of the farmhouse and buildings with courtyard easily visible from Grove Road and the site.
- 1.7.2 Their partially intact rural setting would be harmed unless development was clear of the site southern boundary. If development is avoided in the area nearest to Grove Road in order to prevent harm to the setting and significance of the Designated Heritage Asset of the grade 2 listed **Grove Farm west barn**, this would prevent any harm to the setting of the east and north west barns too. They are of architectural and historic interest, and they make an important and tangible positive contribution to the setting of the grade 2 listed barn that lies between them. **They are of: Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.**
- 1.7.3 Stripes Hill House is a good early 20<sup>th</sup> century country house of low local value, and its retention in any development, should the site include it at some stage, would help to illustrate the significant expansion of Knowle from the 19<sup>th</sup> century onward. It also illustrates the fashion for building on the upper reaches of locally notable

slopes to take advantage of long rural views. The architect for Lansdowne adopted the same approach a little further south, but that house has been demolished following a recent fire.

- 1.7.4 Surviving hedgerows and trees on site combine with brook and ditches to evidence the local development of agriculture over several centuries. They are a HA of local significance and enhance local distinctiveness, and the degree of survival here is notable at several points. Their retention could enhance schemes and ensure a degree of continuity with the historic landscape. They are of evidential, aesthetic and historic value. Although similar HAs exist within the Borough many have a setting degraded by greater hedgerow loss that has eroded the intimate and enclosed landscape.

## 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 fields closest to **Rotton Row Farmhouse** and **Grove Farm west barn** should remain undeveloped. This would not prevent new development from being seen from the listed buildings and from being a new part of their context. However, by maintaining an appearance as close as possible to arable fields or grazing pasture the sense of continuity in the immediate setting of the DHAs would be retained. Whilst glimpses of (usually) the upper parts of new dwellings and their lighting together with increased traffic locally would always change the wider setting of the DHAs they should be sited and designed to avoid harm to the appreciation of their significances. New access points or roundabouts on Grove or Warwick Road in the vicinity of the DHAs would cause a significant harm to their settings through their engineered appearance, surfaces, markings and signage, required visibility splays and loss of vegetation, and new streetlighting impacts at the field edges and onward into the agricultural fields of the site. Elements such as additional traffic and lighting overspill would still impact upon the experience of the DHAs.
- 1.8.2 The significance of these DHAs should be safeguarded by retaining views from and to them using suitably planted and managed open spaces that give open aspects towards and from the DHAs. Retaining and creating footpaths with carefully selected views to and from the DHAs could better reveal their significance to an increased number of people, particularly if new public open space maximises views and encourages understanding of the DHAs and relationship to landscape and earlier land use. A positive change here could include the restoration of original settings of buildings and landscape including the removal of structures impairing views of HAs, but opportunities for this seem limited. The replacement of lost hedgerows and trees within them could be a suitable enhancement in their wider settings.
- 1.8.3 The scale, massing, layout, design and materials of any new buildings affecting the setting of DHAs should have due regard to those settings 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 any harmful impacts of built

development may significantly outlive planting benefits. The settings of DHAs (listed buildings) and HAs of greater significance (Local List building) should be preserved by retaining views from and to **Rotton Row Farmhouse** and barns, and the **west Barn at Grove Road**, and the Locally Listed **Grove Farm east barn** through the provision of suitably planted and managed open space giving open aspects towards the HAs. It would be desirable to preserve or enhance the setting of all HAs, creating opportunities to better reveal their significance. The aim should be 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. Heritage assets not on any heritage list are still a very easily appreciated element of local character and distinctiveness.

- 1.8.4 It is possible that development of the site which takes full account of its context might produce benefits for the heritage assets of **Knowle Conservation Area**, by supporting trade in the High Street and bringing about wider appreciation of the significance of the conservation area and its buildings as well as other designated heritage assets and other buildings and features that give Knowle its local character and distinctiveness.

**Local Plan Site Assessment for Heritage Impacts - Site 10 (now ME1) Birmingham Road, Meriden**

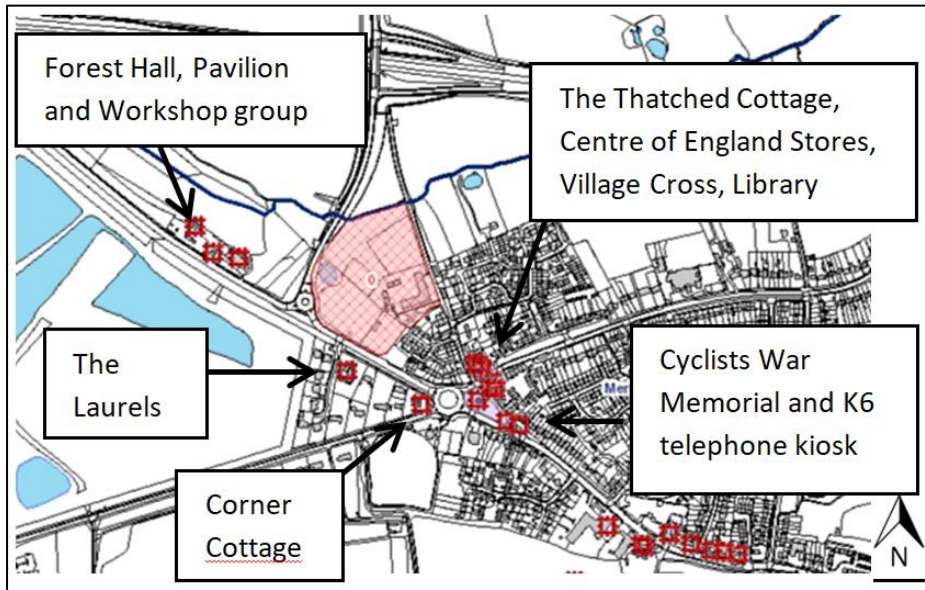


Fig. 1 allocation plan with site hatched red (not to scale) showing Designated Heritage Assets



Fig 2. Aerial view from Google maps (site line approximate, not to scale)

**1.1 Location and Description**

1.1.1 This site comprises a former garage and caravan storage site and a small adjoining paddock, to the north of Birmingham Road and bounded to the west by the elevated Packington Lane above the A45. Hedges enclose some boundaries, and an open view is gained at entrance points from Birmingham Road. Part of the site was occupied historically by the Meriden Union Workhouse (built 1793) and fields immediately adjoining it. The site and surroundings were assessed in 2019 and August 2020 in dry, overcast weather from public viewpoints only.



## 1.2 Evidence from Historic England and HER

- 1.2.1 No listed buildings, conservation areas or scheduled monuments are on the site, but several are found near to it. The nearest listed building is The Laurels, a very short distance to the south on the oppsite side of Birmingham Road. The next nearest DHAs are to the northwest at the Forest of Arden archery ground, and south west at and around The Green (see fig. 1). The HER results are listed below.

*BIRMINGHAM ROAD 1. 5108 (South-West Side) The Laurels SP 2382 23/371 II. 2. Early to mid C19 villa. Stucco, hipped Welsh slated roof with bracketed eaves cornice. 2 storeys, 3 flush casement windows with glazing bars. Half glazed 2 panel central door in architrave surround.*

*HAMPTON LANE 1. 5108 MERIDEN Corner House SP 2382 23/386 II. 2. Early C19. Roughcast, tiled roof. 2 storeys, central projecting gable. Pointed arched casement windows.*

*BIRMINGHAM ROAD 1. 5108 MERIDEN (North-East Side) Forest Hall (Formerly listed under Main Road) 11.11.52. II\* GV. 2. Designed by Joseph Bonomi, built 1788 for the Woodmen of Arden archery club founded 1785. Stone hipped Welsh slated roof with wide bracketed eaves. 1 storey, central canted bay, 3 tall round arched French windows either side with shutters. 2 large rooms, 1 original, 1 added as ballroom 1845, contain C18 busts, fine one of Wriothesley Digby by Nollekins. Ornamental plaster ceilings. VCH, IV, p 148. Forest Hall, Pavilion and Workshop form a group.*

*BIRMINGHAM ROAD 1. 5108 MERIDEN (North-East Side) Pavilion at Forest Hall 23/355 II\* GV. 2. Early C19 Neoclassical pavilion. Stucco, single storey with flat roof, central pediment. End bays each have 1 sash window with glazing bars. Central Greek Doric colonnade has 6 columns, 2 pillars under ends of pediment. Steps up to centre.*

*BIRMINGHAM ROAD 1. 5108 (North-East Side) Workshop at Forest Hall 23/356 II GV. 2. Early to mid C19. Red brick, Welsh slated roof with bracketed eaves and gables. 1 storey. Gabled projection on left has round arched panel containing segmental headed doorway. Recessed wing on right has similar doorway under gabled hood on brackets. 6 flush panel doors. Plinth. Casement windows with glazing bars under cambered arches. Included for group value.*

*THE GREEN 1. 5108 MERIDEN The Village Cross SP 2382 23/383 8.9.61. II. 2. Medieval. Stepped octagonal plinth has 3 much worn stone steps supporting square plan base stone, broached to octagonal top under tapering octagonal shaft. Popularly said to mark the centre of England. Heritage Category: Scheduled Monument List Entry Number: 1017814 Date first listed: 28-Jun-1939 Date of most recent amendment: 16-Jan-1998 Local legend records that the cross at Meriden marks the centre of England, although it may have served other functions at its origin in the 15th century. Photographs record that the cross remained the centre for the recreational activities of village children into the late 19th century. In 1951 the cross was taken to London to form a part of the Ideal Home Exhibition, and later formed the focus of improvements to the green during the Festival of Britain. The cross survives well retaining much medieval fabric and standing near its original position. As the acknowledged centre of England it has continuing importance as a public monument and amenity. The monument includes the three steps, socket stone and shaft of a sandstone standing cross, which is Listed Grade II. It is located at the west end of the village green at Meriden. The cross is of stepped form, and is medieval in date standing over 3m in height. The steps are octagonal in plan, the bottom step measuring 2.87m in width and the top step measuring 1.65m in width, with an overall height to the top step of 0.82m. The surface of the steps is bevelled. The socket*

stone is squared with corners chamfered to form an octagonal top. It measures approximately 0.92m in width and is 0.73m high. The shaft rises through chamfered corners to a tapering octagonal section, and is morticed into the socket. There are grooves on the faces of the shaft which relate to former iron supports. The cross is partly bonded with mortar. The fence and signs are excluded from the scheduling, although the ground beneath these features is included.

MERIDEN. 732/0/10031 THE GREEN 24-JUL-01 Cyclists War Memorial. II. First World War memorial. 1920. Large granite ashlar obelisk with stepped top, on pedestal with inscription panel on front. The memorial was erected to commemorate cyclists killed in the First World War, and a bronze plaque was added in 1963 to the side of the pedestal in memory of cyclists killed in the Second World War.

THE GREEN 04-MAR-09 K6 Telephone Kiosk GV II K6 Telephone kiosk designed by Sir Giles Gilbert Scott and made by various contractors. MATERIALS: Cast iron and glass. PLAN: Square in plan. EXTERIOR: The kiosk has three glazed sides, including a door, and a solid rear side. The glazed sides each have eight horizontal strips of glass with narrow margin lights to either side. The Soane inspired domed roof sits atop the four arched sides, each of which has a crown in relief above a glazed panel bearing the word 'TELEPHONE'. It is painted red.

INTERIOR: The interior contains modern telecommunications equipment.

HISTORY: The archetypal K6 telephone kiosk was introduced in 1935 to celebrate the silver jubilee of King George V and is commonly known as the 'Jubilee Kiosk'. It was designed by Sir Giles Gilbert Scott as a development of his earlier K2 kiosk design of 1924. Its design has become iconic and represents the careful adaptation of Neoclassical design, influenced by the work of the Regency architect Sir John Soane, to a mass produced object with modern technological function. REASONS FOR DESIGNATION DECISION: This K6 telephone kiosk is designated at Grade II for the following principal reasons: \* It is an iconic example of industrial design, showing Sir Giles Gilbert Scott's adaptation of Neoclassical forms for a modern technological function \* It is a good example of the type \* It is situated adjacent to the Meriden Green Conservation Area and has visual relationships to the nearby designated Cyclists' War Memorial and village cross which is traditionally said to denote the centre of England

THE GREEN 1. 5108 MERIDEN Centre of England Stores II. 2. C17, much altered. Whitewashed front has modern shop windows, moulded coping to gable end. 1 storey and attics, old tiled roof with gabled dormer, stone chimneystack with modern red brick shaft. Timber frame exposed to side elevation. Stone outbuilding at back has original roof truss with purlins and curved braces.

THE GREEN 1. 5108 WEUW Premises adjoining Centre of England Stores on east SP 2382 23/385 II. 2. Modern front of whitewashed brick with shop window. C17 timber framed back wing with whitewashed brick flogging, old tiled roof with 3 gabled dormers. 1 storey and attics, casement windows.

### 1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018) – full version in evidence library

#### Historic Landscape Character Summary:

The site consists of predominantly small rectilinear fields with a small part of housing associated with Meriden settlement. In the wider area to the south and east of the site is the rest of Meriden settlement consisting of mostly later 20th century buildings with pockets of interwar

and early 20th century houses. To the south and west of the site are large sand and gravel extraction sites and beyond these large golf courses. To the north of the site is a mixture of enclosure types with large irregular and rectilinear fields interspersed with historic farmsteads and beyond these to the north west is Packington Park.

**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 predominantly small rectilinear fields with a small part of housing associated with Meriden settlement. 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 This site was probably paddocks or fields before the Meriden Union Workhouse was established, as shown by 1888, at the northeast edge of the site. This remains under different names until the 1955 map. The fields immediately to its west make up the rest of the site, and may have been worked by those housed at the building.

The Victoria County History notes that:

*‘The workhouse, at the west end of the village, dates from 1793, and was one of those established under Gilbert's Act of 1782.’*

The 1949 OS is little different from the 1955 revision, and the construction of housing accelerated during the 1960s and onward.

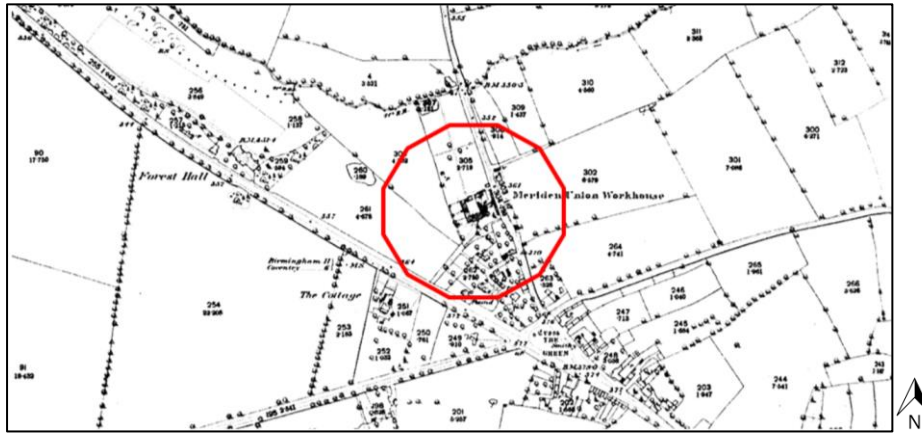


Fig. 3 1888 First Edition OS map, site approximately outlined in red (not to scale)

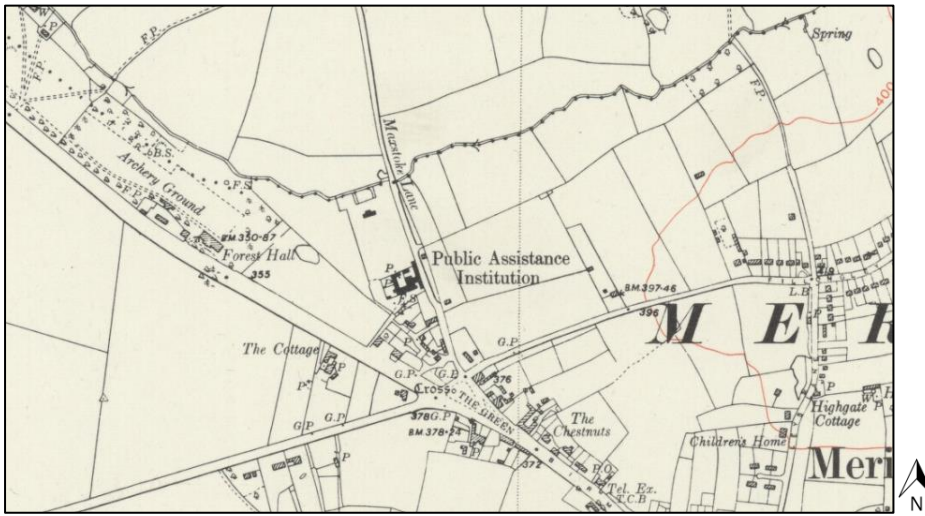


Fig. 4 OS map of 1949, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

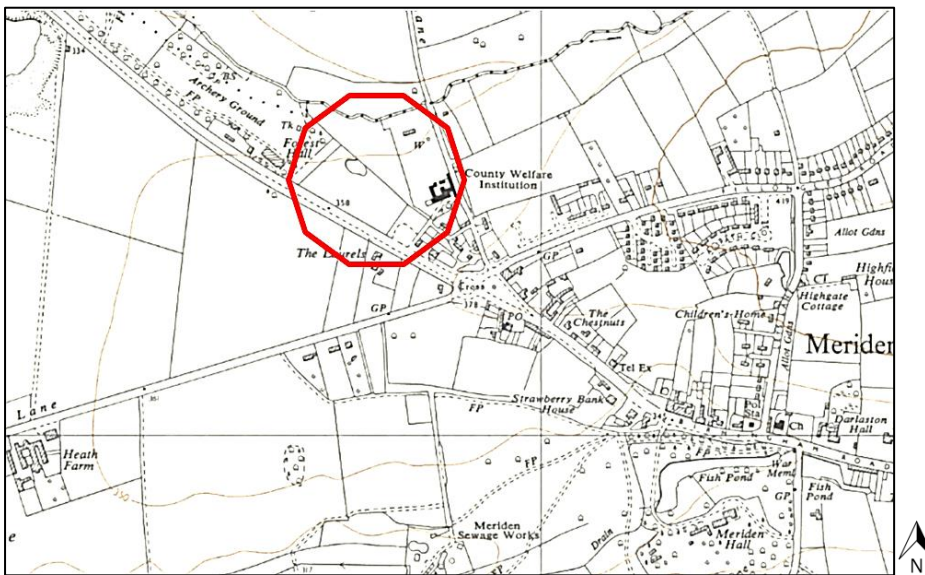


Fig. 5 OS map of 1955, site approximately outlined in red (not to scale) - Fig. 1 shows current OS with site cross hatched, and approximate heritage asset locations (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)



### 1.5 Photographs of site and surroundings



1. *The site beyond new build houses on right looking north west on Birmingham Road*



2. *The Laurels seen from Birmingham Road*



3. *View from site entrance south eastwards to The Green (not visible), The Laurels to right*



4. *View north westwards along Birmingham Road to The Green, War Memorial at forefront, site position beyond crest to left and not visible or indicated*



5. *The site at centre and left seen from Birmingham Road west of Maxstoke Lane junction*



6. *Site to left, Corner House on right in far ground, Meriden Green CA beyond houses and trees to left*

## 1.6 Assessments of Significance and Setting

- 1.6.1 In assessing the impact that the proposed allocation may have on heritage assets the following legislation, policy and guidance is relevant:  
 Section 66 of the 1990 Act relates to listed buildings and requires the LPA “to consider the desirability of preserving the building or its setting”.  
 Section 72 of the 1990 Act relates to conservation areas and requires the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. This includes impacts upon its setting, and the views into or out from the DHA.  
 The NPPF explains the setting of a heritage asset, which Historic England defines 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.’  
 The designated heritage assets on and around Meriden Green including Meriden Green Conservation Area are assessed here as they lie within a moderate distance from the site. The Laurels and the buildings of The Forest of Arden archery ground are closer to the site.
- 1.6.2 The principal significance of **The Laurels** as a modest Georgian house is the display of architectural style and prosperity that it presents to this formerly important road. It represents a modest polite house with central door flanked by principal rooms that illustrates the fashion for applying elements of classically influenced design to a house that also follows a simple vernacular form. It uses typical locally made materials but Welsh slate for the roof, reflecting the 18<sup>th</sup> to 19<sup>th</sup> century period of agricultural prosperity and the importation of building materials made easier by canal then railway transport. This period saw numerous farming improvements including converting rough pasture on lowland heath to arable fields, relevant to this specific area. Lord Aylesford enclosed and improved much land on and around Meriden Heath and the house faced the coaching route from London through Meriden and onward to Chester and Holyhead. **The Laurels** represents the fashion at the time for building symmetrical well-mannered villas in generous plots to display some of the discipline of Classical architecture as interpreted in Italianate villas, clearly evident from the main road. This persisted from the Georgian period into the early Victorian, and in some towns into the late 19<sup>th</sup> century. Its rural setting has altered substantially but its relationship to other HAs relatively nearby on and around The Green remains evident. The open land of the site opposite offers some continuity in the rural setting of the house but its contribution is limited by the separating distance and established planting. **The Laurels** is of architectural and historic interest.
- The Laurels 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*



*Fig. 6 The Laurels*

- 1.6.3 Due to the short distance from the site roadside hedgerows would not prevent this allocation from having some impact upon the setting of **The Laurels**. Its immediate setting is the large garden around the house to all sides. The front garden is relatively shallow, but established plants filter some views of the house. The wider setting includes post war houses to both sides, with hedgerows and trees filtering views of those. To its south lie mineral extraction sites not evident from the road because of the level nature of the local plateau. 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, gravel extraction, and the urbanising effect of the traffic island for Maxstoke Lane to the west. Views to the site might always be filtered to some degree by hedgerows and trees on and at the edge of the site, if those are retained and situated in ground such as managed open space that makes future removal or heavy reduction unlikely.
- 1.6.4 Any views of development on the site would feature new buildings immediately adjacent to recently built and other post war houses, with the site becoming part of the built up settlement. This could be achieved without harm if development is not unduly tall in its village context and the layout, massing and materials are suited to the context of a village site. Assuming buildings of two or two-and-a-half storeys with roofs of approximately



traditional pitches, the higher parts of some new buildings would be seen from **The Laurels** or its immediate gardens. It is likely that new streetlighting would produce a slight over-halo seen from the DHA too. To a great extent this would merge with that already emitted on Birmingham Road from streetlights near to the DHA, and taller light for the traffic roundabout. Low level lighting in Maxstoke Lane and Croft have little impact.

1.6.5 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **The Laurels** the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of **The Laurels** if appropriately designed and set out. Using the advice in GPA3 the setting of **The Laurels** 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. In this case the setting of importance does include the part of the site closest to Birmingham Road. This report concludes that the development of that part of the site closest to **The Laurels** would preserve the setting of the DHA as required by Section 66 of the Act, and would not cause harm to it. This could be achieved by not developing the part opposite and closest to **The Laurels**, and ensuring that the layout, scale, massing and materials pay regard to this context. This could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site.

1.6.6 Using advice in GPA3 the extent to which setting contributes to the significance of **The Laurels** is influenced by:

- The surviving relationship to the village and important road
- The principal view of the DHA from the road - the development of the site would feature obliquely in that appreciation of the asset
- The alteration of the wider surroundings by the growth of the settlement as shown in historic maps, together with minerals extraction sites; its wider setting is no longer a rural scene at the edge of the settlement
- The open nature of the site still reflects its function as a small paddock at the village edge and development would alter that view from the DHA
- Field hedgerows and trees in some views contribute significantly to local character and appearance and 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, or from the gateway

1.6.7 The significance of **Corner House** lies in its design as a Packington Estate building in the Gothic revival style fashionable at the time. It defines an estate edge in a prominent position at this important road junction formed when Lord Aylesford built the 'straight mile' across heathland to the Kenilworth Road. It contrasts with earlier vernacular buildings around The Green (a contrast more pronounced before inter and post war development nearby). It also contrasts with **The Laurels**, and between them they show two stages in architectural fashion built at or near the same date. It shares some architectural features and roughcast walls with the 'eyecatcher' of the grade 2\* listed Park Farm to the west of and deliberately visible from Packington Hall and park alongside Chester Road. The pointed arched casement windows are mentioned in the entry for the house in the 2016 revision of the Warwickshire volume of Pevsner's 'Buildings of England' series. This conscious use of shared features and

materials emphasised to road users that the hall estate covered a significant area and required many staff members and buildings. It is of architectural and historic interest. **Corner House is of: Medium Architectural and Historic Significance; Medium Importance; Medium Sensitivity to Further Change in Setting.**



Fig. 7 Corner House with site in background to right beyond new build houses

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 **Thatched Cottage** is grade 2 listed within Meriden Green CA and lies to the north of The Green on the opposite sides of Fillongley Road. Its significance lies in its representation of a small scale vernacular cottage of typical locally made materials partially incorporating an earlier timber framed cottage updated with brick infill panels during the 18<sup>th</sup> or 19<sup>th</sup> century period of agricultural prosperity. It is of evidential, aesthetic, and historic value. The aesthetic value arises from the picturesque character of thatch as a currently rare material in the Borough and the wider region. The strong contrast with the predominant tiled roofs of listed buildings in the Borough and adjoining areas and nostalgic and sheltering visual impression created by the colour, texture, thickness and curved elements of thatch draw the eye and remind one of rural traditions and craft skills. It is of architectural, historic and aesthetic interest, and is mentioned in the 2016 revision of the Warwickshire volume of Pevsner's 'Buildings of England' series.

**Thatched Cottage 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

- 1.6.9 **Meriden Green Conservation Area** (a DHA), within which stand: the ancient **Village cross**, a Scheduled Ancient Monument (DHA) and grade 2 listed; **Centre of England Stores, Cyclists War Memorial** and **K6 telephone box** (all grade 2 listed). The significance of the conservation area is that it represents a surviving village green with vernacular buildings enclosing part of the north side and with communal features as the **cross, cyclists war memorial** and **K6 telephone kiosk**. With these DHAs upon or near it the Green CA is of architectural and historic interest. The group of DHAs are the principal cultural heritage interest of a village visited for its claim to be the centre of England, which although claimed by other sites too creates an interest which is limited to only a very few specific sites within England. The DHAs strongly enhance local character and their setting at this important crossing of routes 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 Conservation Area is of: High Architectural and Historic Significance; High Importance; High Sensitivity to Further Change in Setting.**

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



Fig. 8 Village Cross with Thatched Cottage behind and Centre of England Stores to its right

- 1.6.10 The **Village Cross** is a scheduled monument, and is medieval with stepped octagonal plinth, stone steps, square base, and tapering octagonal shaft. It is popularly said to mark the centre of England. The significance of the cross is as the surviving steps, socket stone and shaft of a sandstone standing cross of medieval date standing over 3m in height. It is of architectural, artistic and historic interest, and is mentioned in the 2016 revision of the Warwickshire volume of Pevsner’s ‘Buildings of England’ series. **It is of: High Architectural and Historic Significance; High Importance; High Sensitivity to Further Change in Setting.**

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Scheduled Ancient Monuments

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

- 1.6.11 **Centre of England Stores** is a further good representation of a small scale timber framed building with whitewashed exterior and later additions and modifications. **It is of: Medium Architectural and Historic Significance; Medium Importance; High 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
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*

- 1.6.12 The ***Cyclists War Memorial*** is a 1920 granite ashlar obelisk with stepped top, on a pedestal with an inscription panel, erected to commemorate cyclists killed in the First World War. A 1963 bronze plaque commemorates cyclists killed in the Second World War, and a recent new plaque commemorates cyclists lost in all conflicts. It features in the Meriden entry for the 2016 revision of the Warwickshire volume of Pevsner’s ‘Buildings of England’ series.

**It is of: Medium Architectural and Historic Significance; Medium Importance; High 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
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 The ***K6 telephone kiosk*** is described as: ‘..an iconic example of industrial design, showing Sir Giles Gilbert Scott’s adaptation of Neoclassical forms for a modern technological function. It is a good example...situated adjacent to the Meriden Green Conservation Area and has visual relationships to the nearby designated Cyclists’ War Memorial and village cross...’ It is of architectural, artistic 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*

- 1.6.14 For conciseness, the DHAs on and adjacent to The Green are now considered as one in terms of impacts of the allocation. Due to their distance from the site, numerous dwellings, trees and hedgerows between the site and the DHAs, and topography that sees land fall slightly towards the site from The Green, the site allocation would have no impact upon their settings assuming that design in context is ensured. Even if not, development would have to be unusually tall or brash to impact upon the appreciation of this group of heritage assets. The immediate setting of the DHAs is provided both by the other DHAs in the group, and also by post war housing or shops and the roads to all sides. The wider setting includes further post war housing, a utilitarian telephone exchange, and the sports field and community hub to the south southwest. The settings of the DHAs have Medium vulnerability to further change as they have already been affected by incremental changes some of which are not in keeping with the setting of the original assets. These include the post war houses and shops and the urbanising roundabout and streetlighting. Although the adjacent post war development is not unusual for a village centre, it is not sympathetic to the context adjacent to these DHAs. Views of the site are not available from the DHAs due to the levels difference and the intervening buildings. No views of development on the site would be available other than from **Corner House**, provided that development is not unduly tall and that the layout, massing and materials are suited to the context of a village site opposite the DHA of **The Laurels**.
- 1.6.15 Key views from the Conservation Area DHAs are across the green towards other listed buildings and the recreation ground, and out along historic roads that converge at the green and emphasise its role as a local centre. Key views of the DHAs are from surrounding roads and buildings and from the sports hub, with **The Green** as the evocative setting that heightens their significance in the foreground or background of many such views. Current development in their setting radiates out from the village centre island, with an age range of several centuries and design and materials quality ranging from listed buildings down to poor post war two storey. The site is not important to their setting because of the distance, the slight level fall to the site, and the post war housing developed between them.
- 1.6.16 Using advice in GPA3 the extent to which setting contributes to the significance of **Meriden Green Conservation Area, the Village cross, Corner House, Thatched Cottage, Centre of England Stores, Cyclists War Memorial and K6 telephone kiosk** is influenced by:
- The surviving relationship of the assets to each other and to The Green as a key public space, providing substantial historic character to the overall sense of place and emphasising its importance through time
  - The surviving relationship of roads served by and radiating from the village green and the other assets in this important group, emphasising their long history as a community focal point and their development to serve users of the tracks that became today's roads
  - The open rural appearance south of the village that is a suitable setting for these assets and comprises fields important to the function of the village and its agriculture as well as to the Packington estate for many centuries; these are experienced not in views of the assets but before arriving at them on Hampton Lane, or after leaving them heading south
  - Hedgerows and trees that contribute significantly to local character and appearance, and that contribute to their settings to a minor extent
  - The construction of 20<sup>th</sup> century houses and shops and a telephone exchange, which have altered the character of the immediate surroundings

- The alteration of the wider surroundings by the 20<sup>th</sup> century growth of the settlement as shown in historic maps; the wider setting of the group of heritage assets is still a rural scene at the edge of the settlement
- No direct views of the assets are available from the site, as modern development intervenes
- Glimpses of **Corner House** are possible from the site edge, filtered by trees and hedges

1.6.17 Northwest of the site lies the group of **Pavilion at Forest Hall** (Grade 2\*, early C19 Neoclassical); **Forest Hall** grade 2\* (By Joseph Bonomi, 1788, for Woodmen of Arden archery club); **Workshop at Forest Hall** grade 2 (Early- mid C19). **Forest Hall, Pavilion and Workshop** form a group. Their significance is individually and collectively that of showpiece buildings of Neo Classical design, reflecting hunting traditions in the park, and the overall status and features of Packington Hall and its estate. They are of architectural and historic interest. The 2016 revision of the Warwickshire volume of Pevsner’s ‘Buildings of England’ series describes Forest Hall in detail, and mentions the group value and significance of the pavilion, workshop (lodge?) and cottage. **They are of: High Architectural and Historic Significance; High Importance; High 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
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



Figs. 9 and 10 Workshop/ Lodge and Forest Hall, Forest of Arden Archery Ground

1.6.18 The significances of **Forest Hall, its Pavilion and Workshop** are enhanced by their ongoing relationship to the ancient archery grounds for which they were built, a partially surviving rural setting, their clear contribution to the village character and their relationship to other heritage assets including Packington Hall and Arden landscape elements that are partially intact. In addition, they add to the cultural heritage interest of a village visited for

its claim to be the centre of England, which although claimed by other sites creates an interest which is really limited to only a very few specific sites within England. The DHAs strongly enhance local character and their setting alongside this formerly important route emphasises the purposes of the buildings, their place in the community, and their functional relationship to the land that prompted their construction and evolution.

- 1.6.19 Due to the combination of the distance from the site, screening by roadside and field boundary hedgerows, and the intrusion of the Packington Lane overbridge to the A45, the site allocation would have little impact upon their setting. The immediate setting is the archery ground. Their wider setting includes roads, a quarry, fields, the site, and the built-up area of Meriden. Their 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 buildings. These include the construction of the Maxstoke Lane road over the A45, quarry operation noise, dust and lorry movements, and the noise from the busy A45. Views to the site would always be filtered to some degree by hedgerows and trees on the archery grounds, adjacent paddocks, highway verge and the site edge.
- 1.6.20 Any views of development on the site would be against the backdrop of the built up settlement. 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. 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 glimpsed from **Forest Hall, Pavilion and Workshop** or from the archery ground. It is unlikely that new streetlighting would impact the DHAs, as this would merge with that already emitted from highway lanterns and the village.
- 1.6.21 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Forest Hall, Pavilion and Workshop** the additional change produced by the development of the site would be unlikely to cause further harm to their settings and significances. Using advice in GPA3 their settings make a moderate contribution to their significances. Using GPA3 advice the physical surroundings and experience of the asset contribute positively to these significances. In this case the setting of importance does not include the site that makes no contribution to their significances. The buildings are for a very specific sporting and social purpose and they are inextricably linked with the archery ground. The experience of them is appreciated looking in at the assets and is contained within the boundary. The development of the site would be likely to preserve the setting of **Forest Hall, Pavilion and Workshop**, and would not cause harm to them. Any possible impacts could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site. Views from south of the DHAs at the **Forest Hall, Pavilion and Workshop** group include only glimpses of the site beyond the rising road. Few views of the DHAs feature this site for the same reason, the site being glimpsed in views along Birmingham Road when alongside the archery club. Their rural setting and relationship to other HAs including landscape elements are partially intact although the modern elevated road to their north causes some harm to their setting. Their significance is heightened by their continued relationship with Packington Park and Meriden village and they enhance local character. The clear position in the archery fields confirms the purposes of the buildings, their place in the community, and their unusual functional relationship to the important house and park that ensured their provision. Extensive vegetation on the site prevents views to and from the site, and given the private sporting nature of the facility and



the distracting views of traffic that hedges and trees prevent here, it seems likely to be retained in permanence. This report concludes that the development of that part of the site closest to the **Forest Hall, Pavilion and Workshop group** would preserve the setting of the DHAs as required by Section 66 of the Act, and would not cause harm to them.

1.6.22 Using advice in GPA3 the extent to which setting contributes to the significance of **Forest Hall, Pavilion and Workshop** is influenced by:

- The open archery fields as the fundamental setting for these sporting buildings and use, inextricably linked to the nearby Packington Hall
- The surviving relationship to Packington Hall and illustration of an ancient tradition of ensuring the availability of practiced archers to support the monarch in conflicts
- Fields, hedgerows and trees that contribute significantly to local character and appearance, which may have a historical connection to the estate as divisions of functional land and contribute to its setting to some extent
- Limited direct views of the assets from Birmingham Road through gateways and as filtered glimpses through trees and hedgerows
- No direct views of the assets from the site, as the elevation of Maxstoke Lane and hedgerows and trees obscure them
- The construction of Maxstoke Lane overbridge and widening and lighting of Birmingham Road, 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 beyond the edge of the settlement, with the A45 a significant ‘neighbour’
- The use of former farmland to the south for mineral extraction where activities are evident and HGV movements obtrusive (restoration may heavily reduce this impact in due course)

## 1.7 Other Heritage Assets

1.7.1 A Potentially Indirectly Affected Heritage Asset (HA) is Old Pound House Birmingham Road (*C17, altered, coursed sandstone rubble, 1 storey and attic, modern windows and unsympathetic red brick additions to sides*) on the Council’s Local List. Its setting would be unaffected provided that development is kept clear of the sites southern boundary. Views of and from the HA include the site edge beyond two recently built houses. It is of low architectural and historic interest.

**It is of: Low Architectural and Historic Significance; Low Importance; Low Sensitivity to Further Change in Setting.**

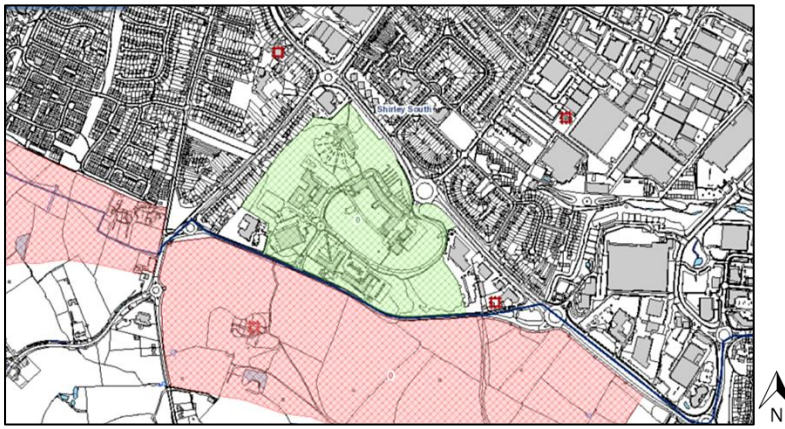
## 1.8 Minimising Harm and Enhancing Significance

1.8.1 In order to prevent or minimise impacts upon the setting and therefore the significance of the nearest DHA (**The Laurels**, grade 2 listed), the site edge closest to Birmingham Road should remain undeveloped. Any new access from the road here should be engineered and detailed to ensure visibility splays that minimise the loss of appropriate vegetation, and controlled streetlighting impacts at the edge of the village. The road and nearby roundabout are lit but cumulative impacts should be minimised. The scale, massing, layout, design and materials of any new buildings beyond that area should then have due regard to the setting

and be carefully chosen to avoid visual intrusion and suit the village context. This would then ensure that any impacts on more distant DHAs are insufficient to cause harm to their settings and therefore to their significances.

- 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. Creating footpaths with carefully selected views towards the DHAs could better reveal their significance to an increased number of people particularly if new public open space maximises views and understanding of the DHAs and relationship to wider landscapes and the Packington estate.

**Local Plan Site Assessment for Heritage Impacts -Site 11 (as per 2016 Consultation) at TRW, Dog Kennel Lane**



*Fig. 1 Allocation plan (site at centre washed over green), site 12 to south and 13 to west (not to scale)*



*Fig. 2 aerial view from Google maps (site at centre, not to scale)with Light Hall arrowed (left) and pillar box arrowed (right)*

**1.1 Location and Description**

- 1.1.1 This site comprises an early post war example of a campus setting for a research and development building group with supporting office headquarters. Also on site are stand alone office buildings, a hotel, and at the eastern edge several car dealership buildings with car parks and secure yards. During June 2020 approved plans for houses at the southern edge of the site were being implemented with development near to Dog Kennel lane and the car dealer sites. The site and surroundings were assessed in 2019 and June 2020 in dry, overcast weather from public viewpoints only.

## 1.2 Evidence from Historic England and HER

- 1.2.1 No listed buildings are on the site, and no conservation areas or scheduled monuments are on or near to it. The nearest listed building is the grade 2 pillar box at the eastern edge, and the next closest is Light Hall Farmhouse some distance to the south. The HER results are below.
- 1.2.2 Grade II Listed Building of **Light Hall Farm**, Dog Kennel Lane (*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*).
- 1.2.3 **Pillar box** (*Circa 1857 for Birmingham GPO. Cast iron. Fluted column tapered towards top on moulded base. Moulded top, shallow cone, moulded band marked VR and POST OFFICE and with royal crests. Horizontal aperture below. By Smith and Hawkes Iron foundry, Broad Street, Birmingham*).
- 1.2.4 The HER details follow.

## 1.3 Abbreviated Archaeological Evidence extract from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018) – full version in evidence library

### 1.3.1 Historic Landscape Character Summary:

The site consists of the TRW centre at Solihull. The wider area has to the south and west 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 north is the edge of the settlement of Shirley Heath mostly post 1955 mixed housing with some schools. To the east is a light industrial area of mixed business and retail. This area previously would have formed part of Shirley Heath and would have been heath/common.

### 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 the TRW centre at Solihull. 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 OS map regression shows the gradual loss of some of the enclosure hedgerows and their trees since 1888. However, some trees indicating former hedge lines remain on site. Madam's Hill Farm survived until the 1962 map in the north east corner of the site. Substantial change has occurred since the 1955 map, with the construction of numerous large buildings but also the bringing into management of the entire campus so that formalisation of the landscape and introduction of roads and car parking with lighting intensified. The



original research and development centre is shown on the 1962 revision OS map following the removal of numerous sections of hedgerow boundaries.

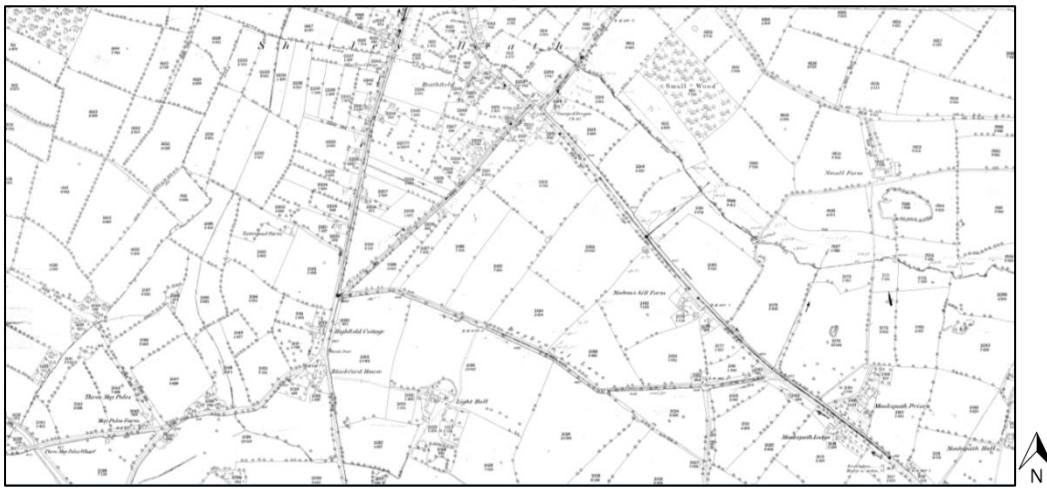


Fig. 3 OS map of 1888 (not to scale)

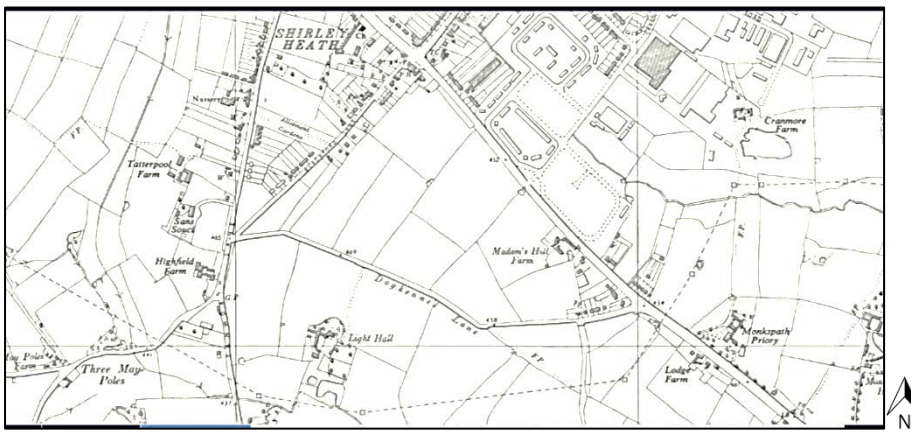


Fig.4 OS map of 1955 (not to scale), the subsequent 1962 map shows the Lucas Research centre in place, with many sections of retained hedgerow with trees; Fig. 1 shows current OS with site cross hatched

### 1.5 Photographs of site and surroundings (2019 and 2020)



1. *Light Hall behind arable field south of Dog Kennel Lane, showing garden hedge screen*



2. *Light Hall behind tree group to left of image, looking north west on Dog Kennel Lane*



3. *Typical building at the south edge of TRW site*



4. *View of pillar box with car dealership in background, housing development under construction beyond that to west (behind highway tree group)*

## 1.6 Assessment of Significance of Light Hall Farm and its Setting

1.6.1 In assessing the impact that the proposed allocation may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act relates to listed buildings and requires the LPA *“to consider the desirability of preserving the building or its setting”*.

The NPPF explains the setting of a heritage asset, which Historic England defines 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 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 **Light Hall** represents a substantial and imposing polite farmhouse of classically influenced design using typical locally made materials during the 18<sup>th</sup> century period of agricultural prosperity. This period of agricultural revolution saw numerous farming improvements including converting rough pasture on lowland heath to arable fields, a change in practice relevant to this area. Key views from the DHAs are across immediately adjacent farmland and the valley slope towards the Blythe at Cheswick Green, rather than closed views towards the urban area of Blackford Road and the TRW site. The façade faces the TRW site but that view has been eroded over some years by new commercial development, and is now being altered further by the construction of new houses at the southern extent of this site. The view of a campus setting with trees and roadside hedgerow is altering now to one of development retaining some trees and

open spaces as well as the roadside hedgerow. 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*

- 1.6.3 Key views of the DHA are from Tanworth Lane and Dog Kennel Lane. Some views of the DHA would have development as the backdrop. Some parts of the Hall are partially obscured by trees and shrubs in its grounds, or by field hedgerows, trees and tree groups. The positive value of the relationship of **Light Hall** to its surrounding rural landscape is amplified by the contrast of this with the built-up area of Shirley and further to the south at Cheswick Green. The surviving setting is more valuable due to this contrast. The open land around the house and extending eastwards towards Cheswick Green gives continuity as the rural setting in which the DHA has always stood. Open farmland remaining to the south, south east and south west behind hedges gives some continuity in its setting.
- 1.6.4 Impacts at the southern edge of the site could be increased by lighting overspill at night despite existing lighting levels on the TRW site and as overspill from the A3400 and Tanworth Lane. The fact that houses are being built may mean that lighting is not as obtrusive as it might be from within and around new commercial buildings. Dog Kennel Lane is currently lit by lanterns on tall columns.
- 1.6.5 The impacts of developing Site 11 could create a cumulative impact upon **Light Hall** together with those produced by the development of Site 12 which includes land to the east, north, south west and west of **Light Hall** itself. However, DBP Planning assessed the issue of the setting of **Light Hall** and the proposed allocation of Site 12, and concluded that low density housing could be successfully achieved in the area south of Dog Kennel Lane from Site 11. This clarifies that the site is not within the setting of **Light Hall**. Should site 12 be developed to include land north of **Light Hall** this would have the effect of reducing the potential impact of development at the southern edge of Site 11 which would then lie beyond new buildings and roads rather than the current open arable fields. Should Site 12 proposals include open space that retains and permits views of **Light Hall**, new development on Site 11 could feature within those views when looking from the DHA. This would constitute a change to long views from the hall rather than a harmful impact upon its significance. The layout, design, scale, massing, materials, landscaping, and lighting of the approved development have been agreed and three storey houses are now seen at the southern site edge. This report concludes that the development of that part of the site



closest to **Light Hall** would preserve the setting of the DHAs as required by Section 66 of the Act, and would not cause harm to it, provided that the development siting, layout, materials, landscaping and lighting are refined to suit this context.

**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.**

### Assessment of Significance of Pillar Box and its Setting

- 1.6.6 The significance of this **Pillar Box** 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*

- 1.6.7 Key views of the DHA are from Dog Kennel Lane. Some views would have development as the backdrop. The current construction of houses to the rear of the motor dealerships means that the new impact of the allocation upon the appreciation of the **Pillar Box** is already partially created. The strong presence of the car dealership in the backdrop to the pillar box will soon be seen against new taller housing. This means that further development, even at greater heights, would have a negligible effect on the appreciation of the pillar box subject to reasonable limitations on heights, and an external materials palette that pays some regard to context. Its setting contributes very little to its significance and additional development at Site 11 would not erode that contribution. 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.

## 1.7 Other heritage assets

- 3.1.1 The **TRW** research and development building is a good example of early 1960s campus development, considered for but not added to the Statutory Heritage List several years ago. It is a HA of local and wider interest that illustrates the emergence of the post war purpose built research and development site with supporting offices and facilities in a generous and carefully landscaped setting

on former farmland. It was a showpiece building strongly linked to numerous Lucas manufacturing sites in Shirley and Birmingham. The façade is the most significant and detailed element and would ideally remain largely visible from the A3400. Buildings within the setting are under construction, and one now obscures an oblique view. Planning consent for the demolition and replacement of the building is extant. The building was only just completed and opened when mentioned by Pevsner in his 1966 Warwickshire volume in '*The Buildings of England*' series (Penguin, 1966).

- 3.1.2 Surviving hedgerows and trees on site evidence the local development of agriculture over several centuries. They are a HA of local significance and still contribute to local distinctiveness. Their retention could enhance schemes and ensure a degree of continuity with the historic landscape. They are of low historic interest.

### **3.2 Minimising Harm and Enhancing Significance**

- 3.2.1 The significance of the DHA of **Light Hall** should be safeguarded by retaining views from and to it, through the provision of suitably planted and managed open space giving open aspects towards and from it. Retaining and creating footpaths with carefully selected views to and from 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.
- 3.2.2 Retaining and managing historic hedgerows and trees as HAs, creating opportunities to better reveal their significance, would contribute to the wider surroundings of the DHAs and historic landscape character, as well as to biodiversity.

**Local Plan Site Assessment for Heritage Impacts - Site 16 (now SO1) at Field Lane**

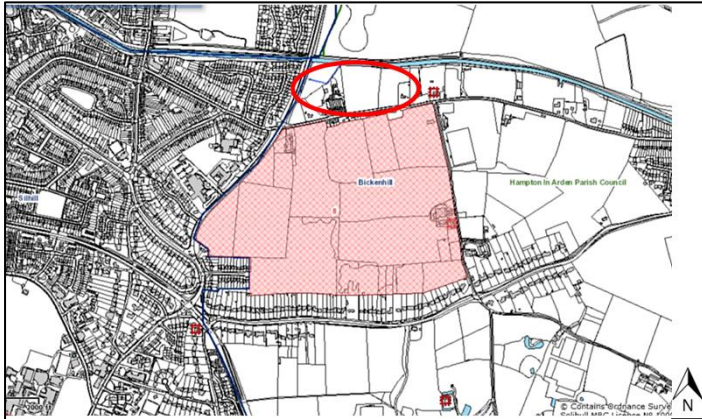


Fig. 1 Allocation plan (not to scale) with addition to site approximately outlined by red oval



Fig.2 Masterplan extract Jan 2019



Fig.3 aerial view from Google maps, Field Farm arrowed (lower) and 237 Lugtrout Lane arrowed (upper), site at centre (not to scale)

## 1.1 Location and Description

- 1.1.1 This site is currently comprised of parcels to the north and south of Lugtrout Lane. The smaller north parcel includes two paddocks, an area of scrub adjacent to the canal, and several dwellings. The larger south parcel includes several fields of grass used for grazing, and a football clubhouse with several pitches and a small car park area. The amalgamation of fields has resulted in the loss of several lengths of hedgerow, and some are replaced by fences. The field pattern is surprisingly evident today. The site and surroundings were assessed in 2019 and June 2020 in dry, overcast weather from public viewpoints only.

## 1.2 Evidence from Historic England and HER

- 1.2.1 No listed buildings are found on this site, but two lie adjacent and are detailed below. No conservation areas or Scheduled Ancient Monuments lie on or near this site. 200 metres to the south west of the site the grade 2 listed 93 Marsh Lane is separated by a continuous line of houses on Hampton Lane as lies on the others side of the junction of that road with Solihull Bypass and Marsh Lane. The development of the site would not impact upon its significance.

*Field Farm* on Field Lane (grade 2 listed, C17th. Timber frame, red brick nogging, old tiled roof, front wall rebuilt C19 in red brick, 2 storeys).

*237 Lugtrout Lane* (C17th altered C19th, timber frame, red brick nogging, front wall largely rebuilt in brick. 1 storey and attics).

## 1.3 Archaeological Evidence extract from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018)

### 1.3.1 Historic Landscape Character Summary:

The site consists of predominantly small and medium fields with straight boundaries, laid out in a regular pattern, planned enclosure probably 18th-19th century in origin. There has been some field and boundary loss since the late 19th century. This area was probably once common or heathland. There is a sports field in the north east and to the south some of the fields are rough grassland, the site also includes Field Farm, marked on the 1st Edition OS map onwards with the farmhouse dating to the 17th century.

The wider study area is very mixed, in the west is 20th century urban growth of Solihull spreading into the settlement at Elmdon Heath. This includes a number of schools and hospitals. To the east is the historic settlement of Catherine de Barnes.

To the south are some pockets of woodland while to the north is an area of Ancient Woodland with areas of 20th century woodland clearance.

To the north east and east are areas of very large post Second World War amalgamated fields with patches of large regular fields and paddocks and an area of floodplain on the River Blythe to the south. The Grand Union canal passes through this area.

### 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 predominantly planned enclosure probably 18th-19th century in



origin. There is a sports field in the north east and to the south some of the fields are rough grassland, the site also includes Field Farm.

**Planning Recommendations for the PSS:**

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

**1.3.2 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 predominantly comprises paddocks and closes with some early 20th century housing. It is bounded by the Grand Union Canal to the north which divides the wider study area from west to east and Lugtrout Lane to the south. A pre-1880 farmstead: Lugtrout Farm is located directly to the east.

Elmdon Heath dominates most of the western part of the wider study and predominantly comprises post-1900s/pre-1955 housing with some later 20th century infill and allotments and playing fields. Part of the post-1955 expansion of Solihull is located to the south west of the study area. In the south-east of the study area is the settlement of Catherine de Barnes; this is largely a Post-1955 expansion of the medieval settlement. Broad-leaved Ancient Woodland including Elmdon Coppice and Hampton Coppice are located in the north of the site. East of the Hampton Coppice there are large rectilinear fields with straight and sinuous boundaries which appear to be planned woodland clearance, and some large irregular fields which were probably assarted from Hampton Coppice. The north-east of the study area comprises amalgamated post-second world war fields with curvilinear boundaries representative of piecemeal enclosure. A Pre-1880s historic farmstead, Woodhouse Farm is also within this area.

The fieldscape in the south of the study area forms two distinctive character zones divided by Field Lane, to the east there is irregular enclosure in the form of paddocks and closes and very large amalgamated fields with curvilinear boundaries, whereas to the south of the PSS and immediately east of Elmdon Heath there are small and medium fields with straight boundaries representative of planned enclosure of common or heathland in the 18th and 19th century interspersed with pre-1880s historic farmsteads and a Country House: Berry Hall, the site of a medieval moated settlement. Areas of Broad-leaved Plantation marked on the 1st Edition onwards: The Rookery and Brick Kiln Hole Wood are also to the south of the wider study area.

It is probable that the majority of the site has been in agricultural use since at least the medieval period. Whilst the agricultural activity across this site may have caused some damage to any archaeological deposits predating this use, this damage is unlikely to have been extensive. The southern portion of the site contains some localised areas of scrub and some limited tree cover, whilst there is more intensive tree cover in the north west corner of the site. These trees are likely to have had some impact on any archaeological features present across that area, however, the extent of that impact is not yet known. The southern and central portion of the site also contains modern development, this is likely to have had an impact on archaeological features which previously survived across that area, however, the extent of that impact is not presently known.

**Site Sensitivity to change of this PSS and the original PSS ‘East of Solihull’:**

*Historic Landscape Character:*

Any development will change the historic landscape character of this area from its present state which consists of predominantly paddocks and closes with early 20th century housing along Lugtrout Lane.

**1.4 Historic Mapping**

1.4.1 The OS map regression shows the planned enclosure field layout in 1888, with Field and Lugtrout farms present. Later maps show the retained enclosure boundaries with the gradual appearance of the two groups of cottages on Lugtrout Lane and the more numerous houses developed along Hampton Lane (fig. 5). The enclosure lines in the parcel north of Lugtrout Lane line through in part with field boundaries beyond the cut, indicating enclosure before the canal cut through. Later maps show the development of housing at Catherine-de-Barnes and Elmdon Heath, with Damson Parkway and the estate to its west being formed in the 1990s.

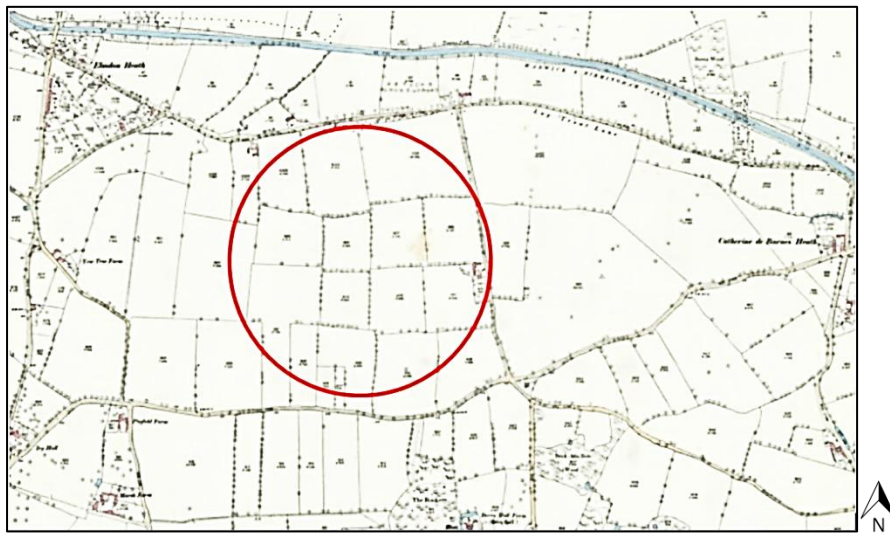


Fig.4 OS map of 1887 with site approximately circled, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

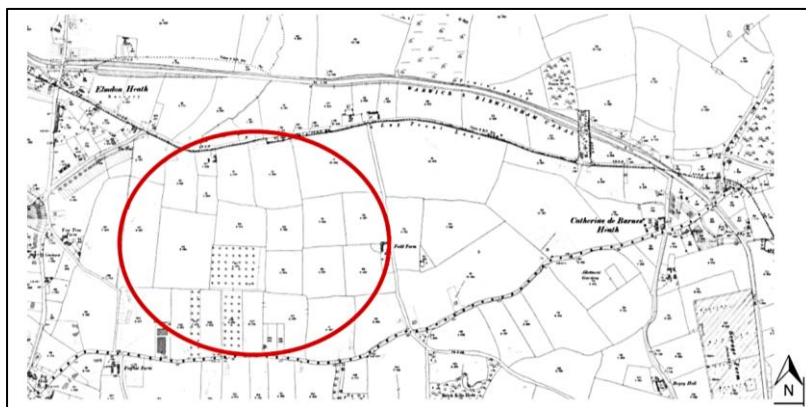


Fig.5 OS map of 1904 OS showing regular enclosed fields on the site and south of Hampton Lane, contrasting with earlier, irregular piecemeal enclosure nearby (not to scale)

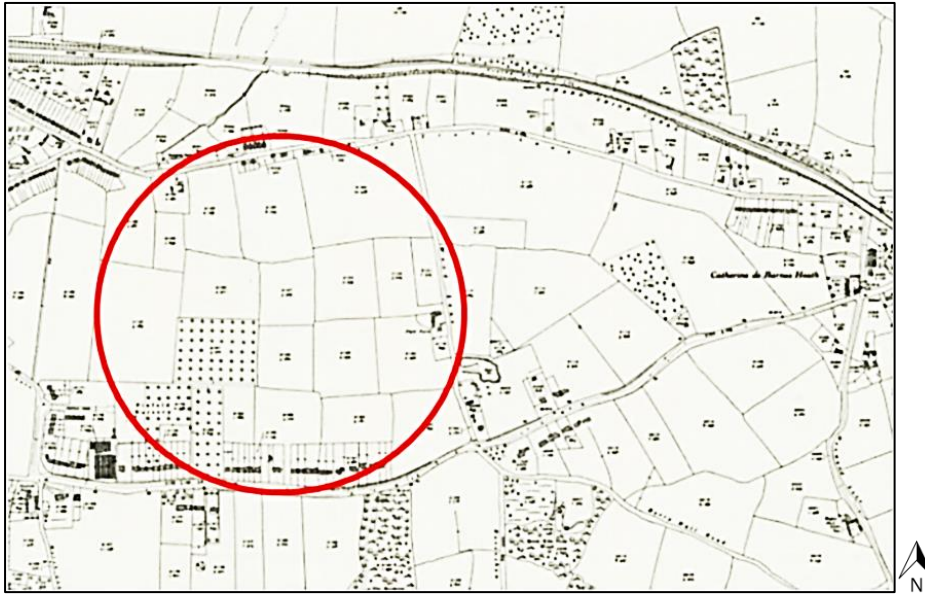


Fig.6 OS map of 1939 with site approximately circled, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

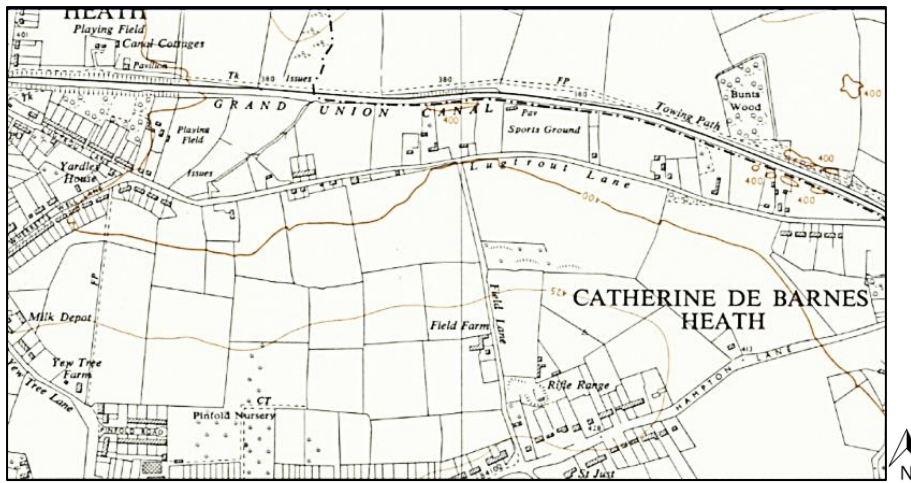


Fig.7 OS map of 1955, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

Fig. 1 shows current OS with site cross hatched

### 1.5 Photographs of site and surroundings



1. *Field Farmhouse from Field lane looking west*



2. *237 Lugtrout Lane from lane looking north*



3. *237 Lugtrout Lane screened entirely from lane looking east (its chimneystacks and upper roof are seen from Field Lane)*





4. *Glimpse into site at corner of Field and Lugtrout Lanes, 237 Lugtrout Lane to right*



5. *Looking northwest into Coldlands Colts FC entrance from Field Lane, 237 Lugtrout Lane beyond T junction*

## 1.6 Assessment of Significance of Field Farm and its Setting

- 1.6.1 In assessing the impact that the proposed allocation may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act relates to listed buildings and requires the LPA “to consider the desirability of preserving the building or its setting”.

The NPPF explains the setting of a heritage asset, which Historic England defines 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 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 **Field Farm** is grade 2 listed. It’s significance lies in its representation of a modest vernacular farmhouse of typical local materials incorporating an earlier timber frame with brick facade

added during a time of increased agricultural prosperity and the ready availability of locally made bricks. This period of agricultural revolution saw numerous farming improvements including converting rough pasture on lowland heath to arable fields, relevant to this general area. Increased incomes allowed brick facades to replace or conceal timber framed walls with infill, as an expression of wealth and as a fashionable façade with alternative detailing. Clearly of evidential and historic value in contrast with 20<sup>th</sup> century wing, rural setting and relationship to other HAs including landscape elements partially intact; good curtilage listed brick barns and sheds enclosing two sides of courtyard separate house from poor modern sheds. Although no historical link between the land and the house has been proven, the connection is extremely likely and the open land of the site offers significant continuity in the rural setting of the house. 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*

- 1.6.3 Due to the assets position adjacent to the site, the site allocation could have a significant impact upon its setting. Factors such as the established garden boundary hedgerows, large post war agricultural buildings to the east of the listed building, and sloping topography where land falls slightly from the farmhouse into the site would not prevent this. The immediate setting of **Field Farm** is the gardens and fields immediately adjoining the farmhouse to all sides, and the characterful narrow lane with banks and hedgerows from which it is easily appreciated. The wider setting includes further fields of the site and the field on the opposite side of Field Lane. 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 farm sheds of metal clad appearance, sports clubs buildings and development along Damson Parkway, and loss of field division hedgerows and their trees. Although the adjacent sheds are as expected for a former farm they are not sympathetic to their context adjacent to the ancient house and its historic timber framed and brick house and brick built farm buildings group. Views to the site would always be filtered to some degree by hedgerows and trees on and at the edge of the site, along Field Lane, and in the fields to the west of **Field Farm**.
- 1.6.4 Any views of development on the site would be against the backdrop of open fields rather than the built up settlement edge along Damson Parkway. The hedgerow and tree belt along the Parkway verge are continuous and offer screening of the housing and hospital beyond. Even in winter the density of plants is significant. More distant parts of the site to the west and north west would have that development in the background but always as filtered views due to vegetation in and around fields. This assumes that development would not be unduly

tall in its village context and that the layout, massing and materials are suited to the context of a rural edge site alongside the designated heritage assets of **Field Farm and 237 Lugtrout Lane**. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, the upper floors and roofs of some new buildings would be seen from **Field Farm** and from its immediate gardens. It is extremely likely that new streetlighting would produce a slight over-halo seen from the DHA too. To a slight extent this would merge with that already emitted from Damson Parkway lights. Tranquility would be reduced at **Field Farm** too, particularly in the evening, due to increased traffic and domestic activity in gardens and the like.

- 1.8.3 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Field Farm** the additional change produced by the development of the site could cause further harm to the setting and significance of **Field Farm**. Using the advice in GPA3 the setting of **Field Farm** 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. In this case the setting of importance does include the parts of the site closest to the DHA. On this basis, the original site makes a contribution to the significance of **Field Farm**. The later addition north of Lugtrout Lane makes no contribution to it. The development of much of the site would be likely to preserve the setting of **Field Farm**, and would not cause harm to it. The development of the parts closest to the DHA could cause harm to the setting and significance. **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.** This could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site, leaving open space of a substantial depth to all sides of the DHA, and avoiding the creation of vehicle access points from Field Lane in the vicinity of **Field Farm**. This report concludes that the development of the site more distant from **Field Farmhouse** (as illustrated in the September 2020 Concept Masterplan) would preserve the setting of the DHAs as required by Section 66 of the Act, and would not cause harm to it, provided that the development siting, layout, materials, landscaping and lighting are refined to suit this context.
- 1.6.5 Glimpses of Field Farm are available seasonally through or above hedgerows on Lugtrout Lane and Damson Parkway but these are fleeting. The setting benefits from a degree of tranquillity despite the DHAs proximity to Lugtrout Lane which is busy at peak times. Although a positive use of land, football and cricket training and matches also generate periodic noise from players, spectators and traffic in the vicinity of the listed building. The narrow nature of the lanes and their extensive surviving banks and vegetation emphasise their ancient origins and rural position away from the urban edge.
- 1.6.6 Using advice in GPA3 the extent to which setting contributes to the significance of **Field Farm** is influenced by:
- The open rural setting for this farm building that comprises fields that have not been demonstrated to be previously associated with the farmstead but that almost certainly were for a house of this status
  - 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 available from the site and Damson Parkway through or over trees and hedgerows
- The surviving relationship to the brick farm buildings and enclosed farmyard
- The principal view of the DHA is from Field Lane and development in the background and to the sides of that view of the asset could detract from the appreciation of the DHA
- The change of use of some land to the north from agricultural to sports clubs that has altered the character of the immediate surroundings through the provision of buildings and shelters, and the closely maintained appearance of pitches with goalposts and sight screens
- The erection of portal framed farm buildings north and west of the barn which have altered the character of the immediate surroundings
- The re-use of the threshing barn and attached range as a dwelling with some external signs of residential use
- 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 settlement edge scene

1.6.7 **237 Lugtrout Lane** has significance as a grade 2 listed representation of a small scale vernacular cottage of typical local materials partially incorporating an earlier timber frame with facade largely replaced in brick. It is clearly of evidential and historic value, with its rural setting and relationship to other HAs including landscape elements partially intact. It is of evidential, aesthetic and historic value. Its significance is heightened by its relationship with the cottages nearby in the lane as their positions on narrow squatter plots along the heathland area is visually evident and a key local characteristic. 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*

1.6.8 Key views from **237 Lugtrout Lane** include those across fields of the site and to the canal to the rear (north). Although dense hedges currently impede many views of and from the cottage and restrict some views from and to **Field Farm**, these could be reduced or removed at any time. Views of the DHA include those from both lanes and from the site, notwithstanding the moderate alteration to character through use as football ground. Glimpses of Field Farm are available through or above hedgerows on Lugtrout Lane and Damson Parkway. The setting benefits from a degree of tranquillity despite the DHAs proximity to Lugtrout Lane which is busy at peak times. Although a positive use of land, football and cricket training and matches also generate periodic noise from players, spectators and traffic in the vicinity of the listed building. The narrow nature of the lanes and their extensive surviving banks and vegetation emphasise their ancient origins and rural position away from the urban edge.



- 1.6.9 The positive value of the relationship of **237 Lugtrout Lane** to the surrounding rural landscape is amplified by the contrast with the adjacent built-up suburban area. The surviving setting is arguably more valuable due to that contrast. The site does contribute to its significance where it lies closest to this DHA as it emphasises its rural origins. The fieldscape is in parts still of a small scale defined by hedgerows and trees, some with banks or ditches, but no apparent small ponds. The fieldscape makes a significant contribution to the setting of the DHAs as a positive landscape, and it is of greater value than a more open monoculture fieldscape for mechanised farming. Use for grazing helps to retain enclosure hedgerows as there is no ploughing conflict. The open sports pitches maintain open views but the clubhouses and car parks contrast with the rural scene.
- 1.6.10 Due to the combination of the short distance from the site, roadside and field boundary hedgerows, the football club building and car park to the south of the listed building, and topography where land rises within the site, this allocation would have a moderate impact upon its setting. Its immediate setting is the garden around the house to all sides, as well as the lane to the front and the houses in large plots to each side. The wider setting includes the canal to the rear (north). 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 sports clubs buildings and car parks and loss of field division hedgerows and their trees. Although the adjacent football clubhouses are low in height, together with their car park areas they are not sympathetic to their context near to the DHA. Views to the site would always be filtered to some degree by hedgerows and trees on and at the edge of the site, along Lugtrout Lane, and in the garden of **237 Lugtrout Lane**. These may not always survive at current heights.
- 1.6.11 Any views of development on the site would be against the backdrop of undeveloped fields. The exception to this would be oblique views north westwards where Lugtrout Lane cottages would block such views. This assumes that development would not be unduly tall in its rural edge context and that the layout, massing and materials are suited to the context where it is within the setting of the DHAs. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, it is very likely that the higher parts of some new buildings would be seen from **237 Lugtrout Lane** or from its immediate gardens. It is likely that new streetlighting might produce a slight over-halo seen from the DHA too.
- 1.6.12 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **237 Lugtrout Lane** the additional change produced by the development of the site would be likely to cause further harm to the setting and significance of this DHA. Using the advice in GPA3 the setting of **237 Lugtrout Lane** 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. In this case the setting of importance does include the closest part of the site (the football club). On this basis, the site makes a modest contribution to the significance of **237 Lugtrout Lane** because the football club site remains largely undeveloped and that open appearance seen over and through the roadside hedgerow bears comparison to the openness of the former field. **This report considers that development of the closest part 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.** This could be moderated or mitigated by the careful treatment of its surroundings and this should be addressed by any masterplan for the site.

1.6.13 Using advice in GPA3 the extent to which setting contributes to the significance of **237 Lugtrout Lane** is influenced by:

- The open rural appearance to north and south that is a suitable setting for this rural building but that comprises of fields that have not been demonstrated to be previously associated with the farmstead
- Fields, hedgerows and trees that contribute significantly to local character and appearance, but that have no apparent historical connection to the heritage asset as divisions of functional land; they still contribute to its setting to some extent
- The erection of sports clubhouse buildings and construction of their car parks, 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
- Limited direct views of the asset from the site, with filtered seasonally variable glimpses available through and over trees and hedgerows which are not permanent features; it should be assumed that visibility of and from the asset may increase in due course
- The principal view of the DHA is from Lugtrout and Field Lanes and the development of the site would have some impact on that appreciation of the asset

1.6.14 The layout, density, design, scale, massing, materials, landscaping, and external lighting of any development should pay full regard to the significance and current context of **237 Lugtrout Lane** to prevent permanent adverse effect on significance of the DHA and avoid or minimise conflict with its conservation. 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.

## 1.7 Other Heritage Assets

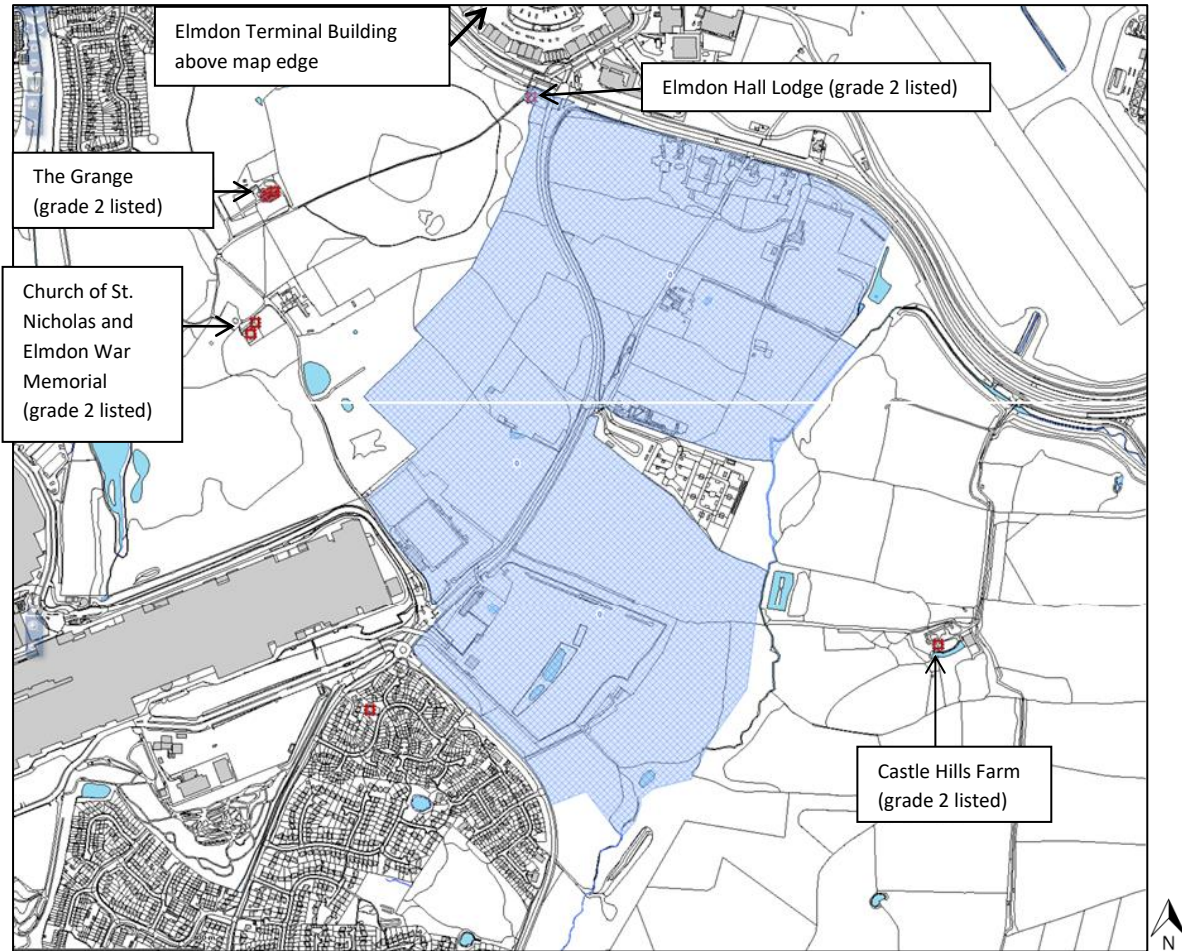
1.7.1 Several heritage assets of low significance and local value exist on Lugtrout Lane in the form of late 19<sup>th</sup> or early 20<sup>th</sup> century cottages. They illustrate the development of plots for dwellings with farming and labouring opportunities at hand, including wharves and Solihull gas works to the north west, alongside the canal. Development of the site could adversely affect their setting. As such, the layout, design, scale, density, massing, materials, landscaping and external lighting of any future development should pay proportionate regard to their significance to avoid or minimise conflict with local character. Impacts at this rural edge could be increased by lighting overspill at night. The setting of these HAs would be affected, and development would ideally stand clear of the northern boundary. Views of and from the cottages include the site. They are of low architectural and historic interest.

1.7.2 Surviving enclosure hedgerows and trees on site are evidence of the development of agriculture in the area particularly during the 18<sup>th</sup> and 19<sup>th</sup> centuries. They are a Heritage Asset of local significance often less appreciated than historic buildings or sites, and enhance local distinctiveness. Their retention could enhance schemes and secure a degree of continuity with the historic landscape.

## 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 fields closest to **Field Farmhouse** and the part of the football club closest to **237 Lugtrout Lane** should remain undeveloped. A new access road to development near to either DHA would be likely to cause a significant degree of harm to their settings by virtue of the engineered appearance and surfaces, open visibility splays and loss of vegetation conflicting with local character and distinctiveness, and new streetlighting impacts at the rural lane edge and into the site. This should be avoided. The scale, massing, layout, design and materials of any new buildings beyond that area should have due regard to the settings and be carefully chosen to avoid visual intrusion. It is necessary to retain views from and to **Field Farm** and **237 Lugtrout Lane** by provision of suitably planted and managed open space giving open aspects towards them. Creating footpaths with carefully selected views to and from the DHAs could better reveal their significance to an increased number of people particularly if new public open space maximises views and understanding of the DHAs.
- 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.

**Local Plan Site Assessment for Heritage Impacts - Site 20 (now UKC2) Land at Damson Parkway**



*Fig. 1 Allocation plan with site washed over blue (not to scale)*



*Fig. 2 Aerial view from Google Earth (site boundary approximate, not to scale)*



## 1.1 Location and Description

- 1.1.1 This extensive site lies south of the A45 Coventry Road and to either side of Damson Parkway. The urban area edge adjoins the southern boundary, separated by Damson Parkway. The site includes numerous fields and paddocks in use as grazing or arable land, or in some cases unused. A former sports field and adjacent arable fields are being developed for the JLR Logistics Centre with car park, yards and service roads. To the north the site is bounded by the A45. Damson Lane bisects it from north east to south west, with part as Damson Parkway that curves off westwards to join the A45 nearer to Birmingham at the **gate lodge of the former Elmdon Hall**. The hall was demolished in 1955. **Elmdon Hall Lodge** is listed grade 2 and lies within the north west corner of the site immediately adjacent to the major road junction with gantries, tall lighting and a tall footbridge crossing the A45. Outside the site around 400m to its east is **Castle Hills Farm**, recently badly damaged by a fire. Around 130m to the west are the **Church of St. Nicholas, Elmdon War Memorial**, and 400m west **The Grange**; all are grade 2 listed and associated with the Elmdon Hall estate, The Grange having been built as The Rectory to serve the church of St. Nicholas.
- 1.1.2 The site falls from the A45 and Damson Parkway at Elmdon Park entrance road to the junction of the Parkway with Damson Lane. The land also falls to the east draining down to the Low Brook. Within the site are numerous fields of varying sizes, with remnant enclosure hedgerow on many boundaries, in arable use or under grass; trees and hedgerows define many boundaries within fields and to road edges. The central part west of Damson Parkway is the site of the JLR logistics centre under construction, and south of that is Solihull Moors F.C. ground. The lower half of the northern part between Damson Parkway and Coventry Road is also within that site. The southern part east and north of Damson Parkway and south of the Gypsy and Traveller Site is currently in arable use. The part north of the Gypsy and Traveller Site with Old Damson Lane to its west and the A45 to its north is in use as sports fields or grazing land, apart from some activity areas at Dunstan Farm. Low Brook defines part of eastern boundary and is a watercourse of some character. A mound of heat shattered stones was discovered to the north during the A45 widening and prehistoric pits have been excavated between Damson Parkway and Old Damson Lane south of the A45. Prehistoric activity in the area may have been greater than previously known and this may be reflected in remains in other parts of this site area.
- 1.1.3 The site includes the heritage assets of Dunstan and Village Farms and a cottage with kennels, all once associated with the Elmdon Hall estate. A hotel, car dealership and several other dwellings lie at the northern edge along the Coventry Road. The JLR dispatch compound lies at the southern edge, and the new JLR Logistics site under construction is making a significant change to the character of the mid-western part of the site and the setting of **Elmdon Hall Lodge**. The site and surroundings were assessed in 2019 and August 2020 in dry, overcast weather from public viewpoints only.

## 1.2 Evidence from Historic England and HER

- 1.2.1 The Statutory Heritage List includes the following, whose locations are described above: **Elmdon Hall Lodge** (Late C18 or early C19. 1 storey, ashlar, Doric pedimented portico, double panelled doors flanked by round headed niches. 2 sash windows either side

with cornices on consoles. Cornice, blocking course. Right side has 2 matching sash windows). Grade 2.

**The Grange**, (1803 main block, addition 1823. Cement rendering and roughcast on red brick, low pitched Welsh slated roof. 3 storeys, 1st floor cill band. 3 sash windows with glazing bars. Recessed wing on left; slightly projecting 1 storey wing on right. Former Rectory). Grade 2.

**Church of Saint Nicholas** SP 18 SE 9/72 5.12.49.

John Standbridge of Warwick designed the building of 1780-1. Extensively altered in 1979, with a new nave to the south (not of special interest).

**MATERIALS:** Ashlar limestone, slate roofs.

**PLAN:** Three-bay nave, west tower, shallow apsidal chancel. Attached to the south side is a big new nave of 1979, with entrance, vestries and meeting rooms at the south-west.

**EXTERIOR:** St Nicholas is hidden in dense woodland. The short west tower of three stages has small louvred bell openings and an embattled parapet with crocketed pinnacles. The main faces of the diagonal buttresses have recessed panels with trefoil ends. Above the arched west door is a small two-light window. In the north-west return between the tower and nave is a small vestry added later. The north side of the nave has embattled parapets and three big windows with simple Y-tracery. A continuous string-course serves as hood-mould to all three. Of similar design is the east end, with a shallow three-sided apse and interlaced tracery. The addition of 1979 is very big, and swamps the old church from the south and east. It is rendered, with flat parapets and unsympathetic rectangular windows.

**INTERIOR and PRINCIPAL FIXTURES:** see Heritage List entry (link copied 13/07/2020)

<https://historicensland.org.uk/listing/the-list/list-entry/1031384>

**HISTORY:** The church sits in wooded parkland north of Solihull, originally part of the manor of Elmdon. The estate was bought in 1760 by Abraham Spooner (c.1690-1788), a Birmingham banker. He began building the Neoclassical Elmdon Hall in 1780; it was completed in 1795 by his son Isaac (1736-1816). The medieval parish church, being "weak and dilapidated", was rebuilt for Abraham Spooner in 1781 on the old site, effectively becoming Elmdon Hall's estate church. After long decline, the hall was demolished in 1956 and its grounds became a public park. John Standbridge's earliest known designs were for Charlecote House, from 1765, and he was noted as 'an architect of skill' in Warwick by 1777. He was still listed as a surveyor in Birmingham in 1805-7. His designs for Moseley Hall, Worcs., were in a Neoclassical style reminiscent of the Wyatts.

**REASONS FOR DESIGNATION** The Church of St Nicholas is designated at Grade II for the following principal reasons: \* By John Standbridge of Warwick, 1781, the Gothic detail well-observed for the date. \* A small estate church to Elmdon Hall, with low tower, galleried nave and a pretty plaster-vaulted sanctuary \* Some original fittings including panelling, communion rail, and good Late Georgian tablets to the Spooner family.

**Elmdon War Memorial** in churchyard (War memorial, erected 1920, in the form of a stone cross set on a plinth. Elmdon War Memorial is listed at Grade II for the following principal reasons: \* Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifices it made in the conflicts of the C20; \*

*Design: as an attractive and imposing stone cross war memorial; \* Group value: with the Grade II-listed Elmdon (St Nicholas) Church. It was unveiled in 1920 and was made by White & Sons at a cost of £86. An additional inscription was added at some point after 1945 to honour the Fallen of the Second World War. Tall stone cross, standing on a base atop a trapezoidal plinth; the plinth's front face reads: TO THE GLORY OF GOD / AND IN PROUD MEMORY OF THE MEN OF ELMDON WHO GAVE THEIR LIVES IN THE TWO WORLD WARS 1914 (names) 1918 AND 1939 - 1945. The plinth rests on a two-step base.) Grade 2.*

**Castle Hills Farm** (C17 and later. Original wing timber framed with red brick nogging, old tiled roof. 2 storeys and attics. Wing at right angles retains polygonal chimneystack. Walls rebuilt in red brick with 1st floor band. Nearly flush casement windows). Grade 2.

**The Elmdon Building**, Birmingham Airport.

*The Elmdon Building at Birmingham Airport, of 1939 by Norman and Dawbarn, is listed at Grade II for the following principal reasons:*

*Architectural interest: \* for its striking Moderne design, a statement piece of 1930s architecture; \* for the playful yet functional referencing of air travel in the design, notably the 'wings' to either side of the building; \* for the degree of survival of notable design features and design overall.*

*Historic interest: \* as an example of the early development of civil aviation, as a purpose-built terminal building which also incorporates a control tower; \* as an example of the work of Norman and Dawbarn, among the most prolific architects working on airport design during the 1930s.*

The extensive History and list of features is not reproduced here due to space – it can be viewed at the link below (valid at 24/06/2020):

<https://historicengland.org.uk/listing/the-list/list-entry/1458322>

### **1.3 Abbreviated Archaeological Evidence from WCC report on Archaeological Assessment to Inform SMBC Local Plan (August 2018) – full version in evidence library**

#### **Historic Landscape Character**

The majority of the site area is formed of large irregular fields with curvilinear boundaries, laid out in an irregular pattern. Some reverse 'S' and dog-leg boundaries, probably piecemeal enclosure dating to the 17<sup>th</sup>-18<sup>th</sup> century in origin. There are also two farms, Dunstan Farm and Village Farm, both 19<sup>th</sup> century or earlier in origin. Within the site are a more recent hotel and sports fields, golf driving range and strip of woodland. In the wider area to the north is Birmingham Airport, to the southwest is Elmdon Heath and the Jaguar Land Rover works, to the west is Elmdon Park and to the east and south east is a more mixed landscape of enclosure (mostly irregular piecemeal enclosure), woodland and woodland clearance.

**Listed Buildings within the PSS: DSI48:** ELMDON HALL LODGE, Grade II, Historic England List Entry No. 1054763

#### **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 predominantly piecemeal enclosure dating to the 17<sup>th</sup>-18<sup>th</sup> century in origin. There are also two historic farmsteads and a more recent hotel and sports fields, golf driving range and strip of woodland.

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 1888 First Edition OS map below shows the unchanged lines of both the A45 and Damson Lane, as well as the track northwards from Damson Lane leading across what became the airfield to Wavers Marston or more recently Marston Green. The footpath from Elmdon manor and church eastwards to Castle Hills is evident too, extending eastwards to (Church) Bickenhill.

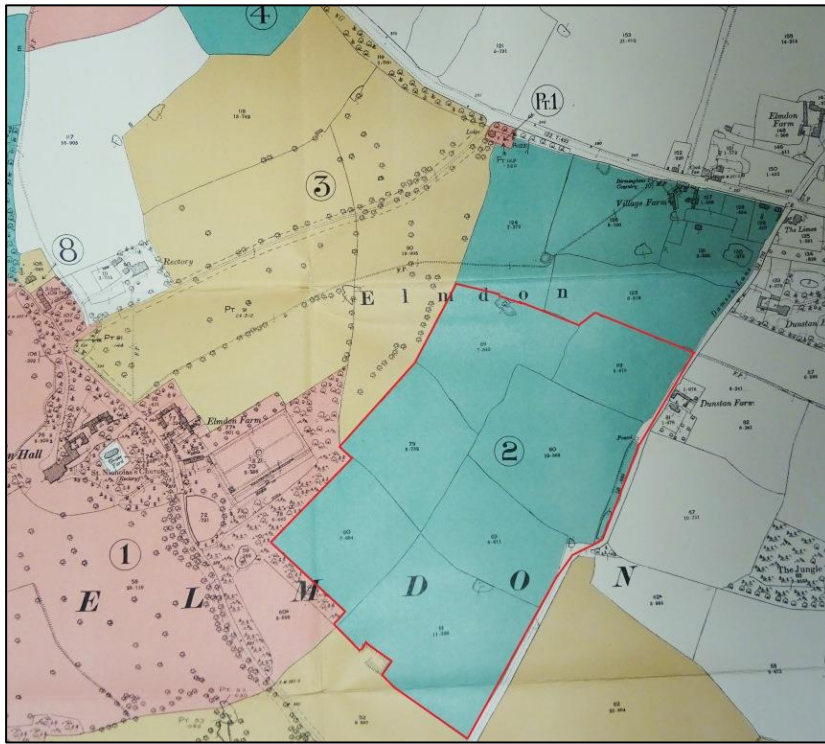


Figure 3 Elmdon Hall sales map in 1931 (from SLR Consulting study 2018, not to scale)



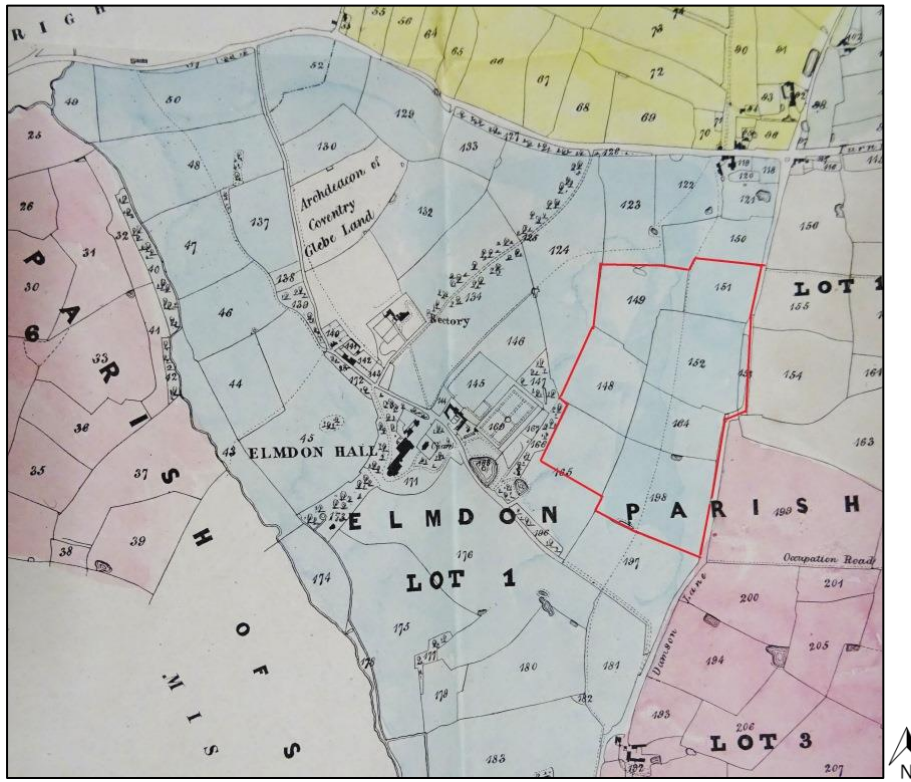


Fig. 4: Elmdon Hall sales map 1840  
(from SLR Consulting study 2018, Not to scale)

1.4.2 Elmdon Hall estate was the subject of auctions in 1920 and 1931. The first included the sale of 1490 acres and Dunstan Farm, but not Elmdon Hall, the parkland landscape and the fields where the JLR logistics site lies. The second in 1931 included Elmdon Hall, its parkland and surrounding fields, specifically referred to as 'The Elmdon Estate' of 647 acres. The auction catalogue suggested that the original estate layout had changed little. Included within the auction was Village Farm and 80 acres of land, and Whar Hall Farm. The sale also included fields east of Elmdon Hall including the logistics warehouse site. (the SLR Consulting report was submitted as part of the Environmental Statement for the JLR Logistics Depot planning application, copy accessible through SMBC planning documents search at:

[https://publicaccess.solihull.gov.uk/online-applications/files/93CE03D36AD3AD1CEE75DC7D0BCAF3C7/pdf/PL\\_2016\\_03131\\_PPFL-HERITAGE\\_AND\\_ARCHAEOLOGY-600404.pdf](https://publicaccess.solihull.gov.uk/online-applications/files/93CE03D36AD3AD1CEE75DC7D0BCAF3C7/pdf/PL_2016_03131_PPFL-HERITAGE_AND_ARCHAEOLOGY-600404.pdf) )

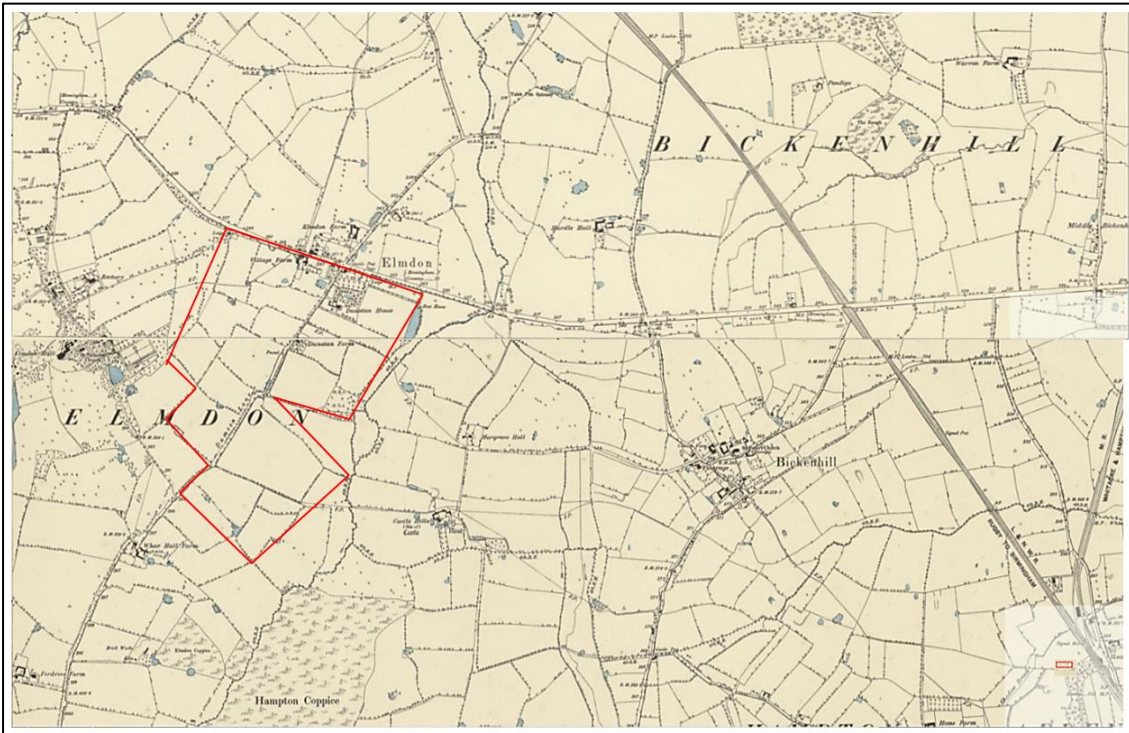


Fig.5 OS map of 1887- site outline approximate, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

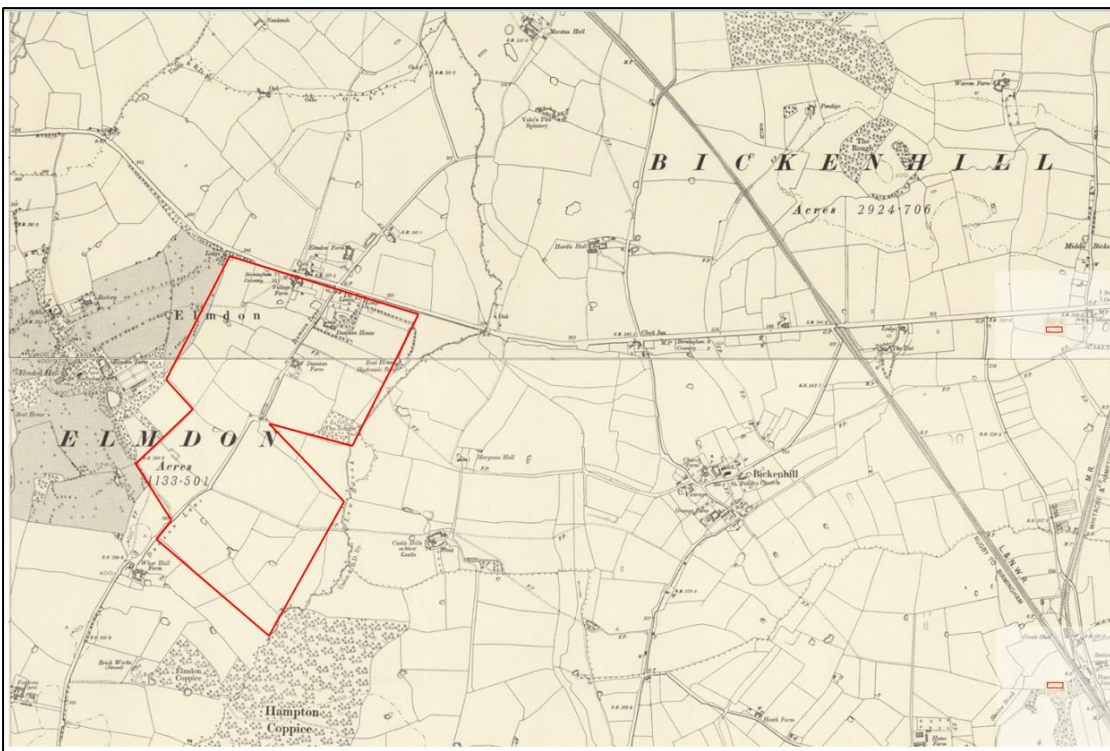


Fig. 6 OS map of 1905 - site outline approximate, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)



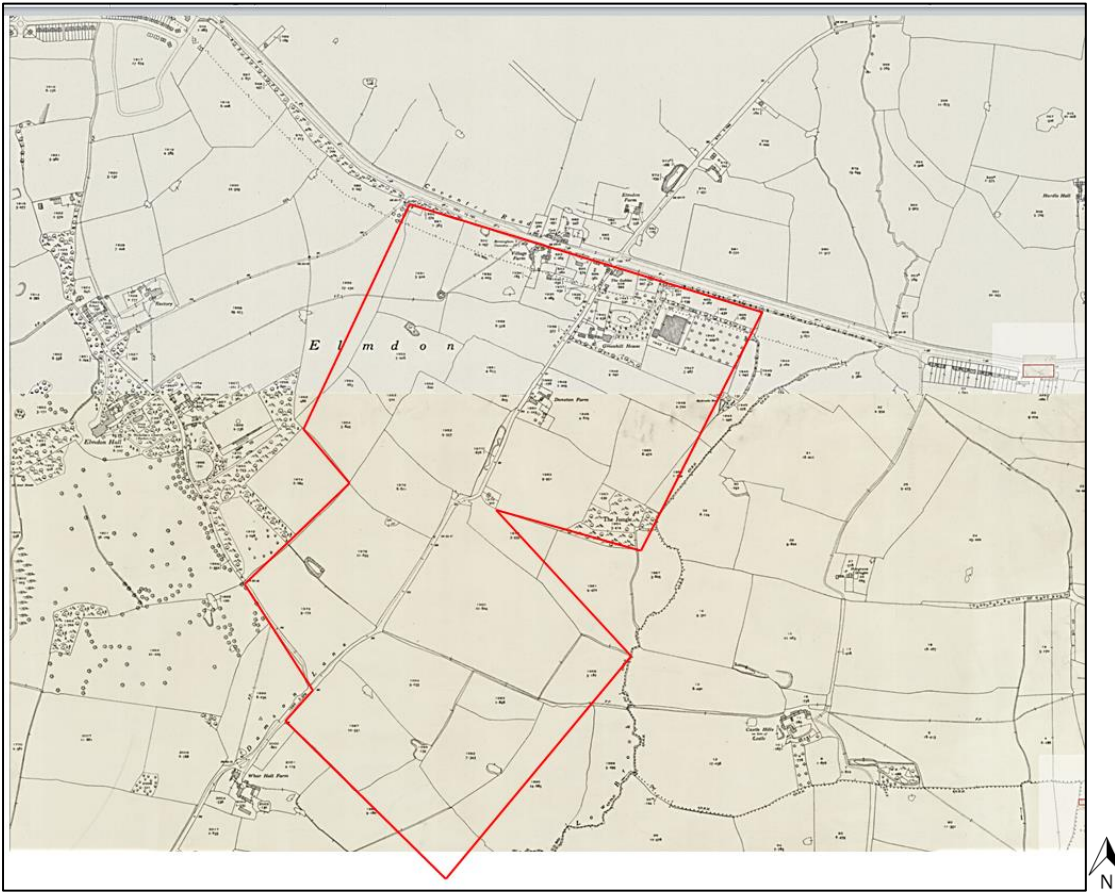


Fig. 7: 1937-39 OS map extract - site outline approximate, not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

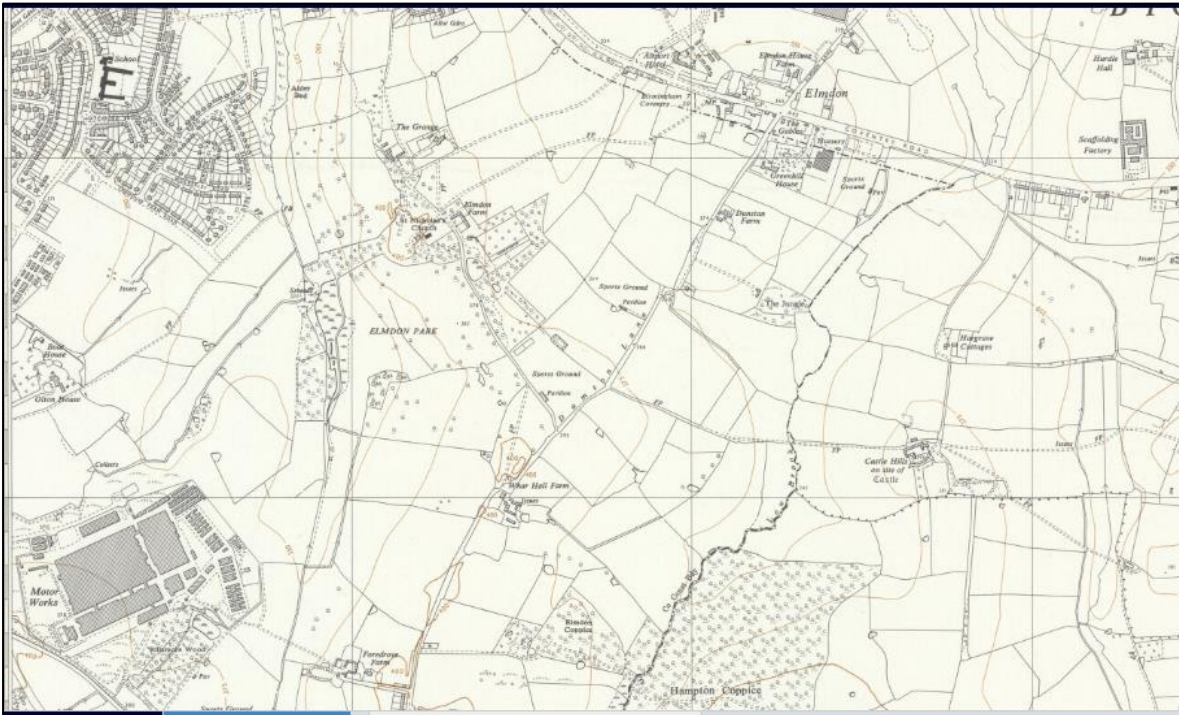


Fig.8 1955 OS map extract - not to scale (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

Fig. 1 shows current OS map with site cross hatched

### 1.5 Photographs of site and Heritage Assets



1. The church of St. Nicholas from Park Road





2. *Wooded setting east of the church looking towards the distant site*



3. *Elmdon war memorial*



4. *The Grange*



5. *Castle Hills Farmhouse following fire in July 2020*



6. *The site looking north along Damson Parkway from JLR despatch yard overbridge, with Solihull Moors FC stadium roofs visible over van at traffic lights*



7. *The site looking east from former carriage drive east of The Grange, JLR logistics centre under construction to right of centre*

## 1.6 Assessments of Significance and Setting

- 1.6.1 In assessing the impact that the proposed allocation may have on heritage assets the following legislation, policy and guidance is relevant: Section 66 of the 1990 Act relates to listed buildings and requires the LPA “to consider the desirability of preserving the building or its setting”.

The NPPF explains the setting of a heritage asset, which Historic England defines 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 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 principal significance of **Elmdon Hall Lodge** as a late 18th or early 19<sup>th</sup> century single storey gate lodge in ashlar stone is the display of architectural style and prosperity that it presents to the rural lane. Its significance lies in its representation of an elegant classically influenced design using good quality materials during 18<sup>th</sup> century period of agricultural prosperity. The Doric style portico, panelled doors with flanking niches and round headed windows represent detailing intended to indicate the prosperity and awareness of architectural fashion of the estate owner.
- 1.6.3 Its setting adjoining open public park land and relationship to other HAs including landscape elements are intact to its south and west. In recent decades major infrastructure has altered the setting very significantly to the north and east. Further south the current construction of the JLR logistics centre, its car park, and the realigned Damson Parkway plus new roads serving the site are currently severely altering that former part of its wider surroundings. The open land of the site immediately south and east of **Elmdon Hall Lodge** offers some continuity in the rural setting of the lodge, but this surviving open fieldscape to its south is currently being developed by the building of the logistics centre and road realignments. Development of the site of the DHA of **Elmdon Hall Lodge** would physically isolate it from open land. It would produce ‘substantial harm’ if the Lodge were demolished, or if development affected its significance so severely that the significance was substantially lost. It would produce ‘less than substantial harm’ for other impacts upon its setting dependent upon factors such as degree of separation, scale and siting of the proposed development, materials etc. Because major highway infrastructure and now the logistics centre have harmed, or are currently causing harm to, its setting, further development of the land immediately to its east and south would inevitably cause further harm.
- 1.6.4 The harm to its setting resulting from the logistics centre and surrounding roads and yards may reduce slightly as planting is carried out and develops. The extensive public parkland to the south west and west would maintain that element of its setting and this currently

constitutes the better part of its setting. This is because it lies between the lodge and the site of the hall and the surviving church and rectory, and because it gives space and views at more distance from the major roads and their junction that conflict with the lodge and its character. It is of evidential and historic value.

**It is of: Medium Architectural and Historic Significance; Medium Importance; Medium Sensitivity to Further Change in Setting.**

There is potential for new adverse visual impacts upon the wider settings of listed buildings particularly the surviving context of the former Elmdon Hall building of **the Lodge**. Some views of The Lodge feature the fieldscape as foreground or background. The logistics centre for JLR currently under construction will increase vehicle movements nearby, as well as adding to local levels of light spillage into the parkland. Development in close proximity to **Elmdon Hall Lodge** would physically isolate it from open land and would cause harm to its setting and therefore its significance. This could constitute ‘substantial harm’ or ‘less than substantial harm’ dependent upon separation, scale and siting of the proposed development, materials and the like. Development would remove some land with which the building was originally associated, and this would reduce the opportunity to appreciate the significance.

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*

- 1.6.5 The principal significance of **The Grange** as a large Georgian former rectory is the display of architectural style and prosperity that it presents to the former carriage drive from running south from the A45 and **Elmdon Hall Lodge** to the former Elmdon Hall. This significance can still be appreciated by the many users of the public footpath along the line of the driveway. It represents a substantial and imposing polite house of classically influenced design using typical locally made materials during an 18<sup>th</sup> century period of prosperity for the Elmdon Hall estate. Together with the replacement church and the nearby estate buildings including school, cottages, ice house and dog kennels, the house emphasised the economic success and wealth of the family. Its setting in open land 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 offers a degree of continuity in the wider rural setting of the house, broken only by the presence of the new JLR logistics centre in the immediate outlook across the site. However, the intervening distance, woodland, buildings, football club and major local distributor road between **The Grange** and most of the site mean that only the extreme northwest part of the site makes any contribution at all to the setting of **The Grange** as part of an ongoing outlook. The house acted to some degree as an ‘eye catcher’ in a modest park, seen increasingly during progress along the carriage drive having passed the elegant gate lodge. It gave a sense of the style of the main house before the hall



was reached, and also emphasised the importance of the church to the family, through the scale and quality of the accommodation for the rector in comparison to the estate staff housing in nearby far simpler buildings. **The Grange** is of architectural and historic interest. **The Grange 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*

The land uses have all altered to public open space apart from within the private gardens of **The Grange**. However, the open land including that of the site offers some continuity in the wider rural setting of the house. Only the land nearest to **The Grange** actually contributes to its setting and significance by positively contributing to the appreciation of the elegant house with open fields or areas of woodland and scrub to all sides. This does not include the site. **The Grange** is of architectural and historic interest.

**The Grange 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*

- 1.6.6 The principal significance of the **Church of St. Nicholas** is illustrated by Historic England's listing description reasons for designation. These are that it is the work of John Standbridge of Warwick and dates from 1781; that its Gothic detail is well-observed for the date; that it was built as a small estate church to Elmdon Hall, with low tower, galleried nave and a pretty plaster-vaulted sanctuary; and because some original fittings including panelling, communion rail, and good Late Georgian tablets to the Spooner family survive. It is of: **Medium Architectural, Historic and Artistic 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*

- 1.6.7 The principal significance of **Elmdon War Memorial** is as an early 20<sup>th</sup> century commemoration of the local community and the sacrifices it made in both World Wars. It has an obvious deliberate strong group value with the **church of St Nicholas**. Its churchyard setting and relationship to other HAs including estate cottages and landscape elements are intact to all sides. The open land of the site offers continuity in its rural wider setting representing formerly productive or sporting land cultivated or kept by staff of the estate, some of whom perished in conflicts. However, its greatest significance is its relationship to the **church of St Nicholas, The Grange** and the nearby estate building survivals. The site cannot be said to contribute to its setting due to the substantial separating distance between the two, together with the buildings, woodland and other vegetation of significant density that lie between and make the appreciation of both together impossible. It is of: **Medium Architectural, Historic and Artistic 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 church of St Nicholas** and **Elmdon War Memorial** are considered together here because of their close proximity to each other within the churchyard. Although the distance from these DHAs to the site is not substantial at around 280 metres minimum, the many buildings, roadside and garden boundary hedgerows, and large areas of established woodland between the DHAs and the site mean that the site allocation would have little impact upon their settings. Their immediate setting is the churchyard. The wider setting includes the enclosing woodland, the car park, park access road, and some surviving estate

buildings beyond the road. Their 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 formal nature of the large car park, and the extension, modification or replacement of former estate cottages and buildings. The site is beyond their setting.

- 1.6.9 Views of development on the site would be unlikely to be available from these DHAs. Particularly tall buildings might be glimpsed above or through vegetation including the woodland area between them, but it is unlikely that such tall structures would be permitted within limitations from the airport. It is possible that new external lighting might produce a slight over-halo seen from the DHA too. However, to a great extent this would merge with that already emitted from JLR, Damson Parkway, the football club and the JLR logistics centre under construction.
- 1.6.10 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **The church of St Nicholas** and **Elmdon War Memorial** the additional change produced by the development of the site would not cause further harm to their setting and significances. Using the advice in GPA3 the setting of **the church of St Nicholas** and **Elmdon War Memorial** is considered to make a moderate contribution to their significances. Using GPA3 advice both the physical surroundings and the experience of the assets contribute positively to their significances. 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 church of St Nicholas** or **Elmdon War Memorial**. The development of the site would preserve their setting in accordance with Section 66 of the Act and as set out in the NPPF, and would not cause harm to them.
- 1.6.11 Using advice in GPA3 the extent to which setting contributes to the significance of **The church of St Nicholas** and **Elmdon War Memorial** is influenced by:
- The erection of the extension to the church, which altered the appreciation of the more elegant church and therefore the immediate surroundings of the war memorial
  - The open parkland appearance that is a suitable setting for these rural heritage assets and comprises park and adjoining fields that have been demonstrated to be previously associated with and the core of the hall estate for which the church was built
  - Fields, hedgerows and trees that contribute significantly to local character and appearance, with a historical connection to the heritage assets as divisions of functional land for the demolished hall and that therefore contribute to the setting of estate buildings
  - The surviving relationship to the former Rectory, and to the school and cottages visible from the assets
  - The alteration of the wider surroundings by the growth of the settlement and the JLR factory and supporting sites, plus the expansion of the Solihull Moors F.C. home ground, as shown in historic maps
  - The change of use of the former school buildings to residential use and replacement of one with a large house, which has altered the character of the immediate surroundings but secured the retention of the heritage asset
  - The partially complete JLR logistics depot to the east has a significant impact upon the wider setting, but views from and of the asset will not be affected
  - The principal view of the DHAs is from the churchyard, park access road and car park and the site does not feature in that appreciation of their significances

- The change of use of the former parkland of the house to public park has altered the character of the immediate surroundings but woodland management and recent tree planting+ reflect the parkland historic character and have improved their wider setting

1.6.12 The principal significance of **Castle Hills Farmhouse** is as a 17<sup>th</sup> century farmhouse (probably including an earlier house or substantial parts of its fabric, with an original timber framed wing with red brick nogging, 2 storeys and attics, and a wing at right angles retaining the polygonal chimneystack. Where walls have been rebuilt in red brick with a 1st floor platt band this typifies the Georgian fashion for encasing or replacing facades with brick to present what was thought to be a more sophisticated house with timber frame and infill panels concealed or replaced. The surviving earthwork of Castle Hills includes the site of the Norman castle and later moated house and is a Heritage Asset in its own right, albeit difficult to observe and appreciate. The castle site setting includes Site 19, which lies to its west at a lower and easily surveyed level.

1.6.13 **Castle Hills Farmhouse** has unfortunately been recently severely damaged by a fire but the presumption is that reinstatement will provide a buiding using all historic fabric and detail where salvagable, and this requires its setting to be considered and safeguarded. It has an unusual element to its setting as appreciating the significance of its position near the site of a former mediaeval castle entails seeing the site with expected distant views and in long views from further afield. The significance of the house includes its representation of habitation on a site for close to a millenium, with the current or former house originally moated as a grand house displaying status and influence on a locally high point. This still served to emphasise the owner’s control over adjacent land and perhaps people living near the site. Its rural setting and relationship to other HAs including landscape elements are intact in its immediate surroundings, and at greater distance to east, south and west. The airport represents a major detrimental change to the setting because of the airfield, buildings and landing lights appearances, and due to noise disturbance from flights. The open land of the site offers some continuity in the wider rural setting of the house, but this is disrupted in the mid to long-distance by the presence of a residential caravan site, the JLR dispatch yard, and the emerging logistics centre. The longer views of and from the castle site are significant in terms of surveillance from it and the ease with which people would have seen this display of wealth and power. The current house and remains of the moated site continue that display of prosperity and control, and it is this significance which can be appreciated today with the benfit of prior knowledge of the historic site. The fire damage temporarily prevents the full appreciation of the significance of the listed building which should be reinstated in due course. Whilst plant growth alters the extent to which the house can be seen through periods of growth, reduction and leaf cover, the elaborate chimneystacks remain deliberately visible as a status symbol from many points.

**Castle Hills Farmhouse 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*

- 1.6.14 Despite the combination of the distance from the site, field boundary hedgerows and those on Damson Parkway, large post war agricultural buildings north of the listed building, and varied topography where land rises towards the farmhouse from north, south and west, the site allocation would have some impact upon its setting. Its immediate setting is the fields around the farmhouse to all sides. The wider setting includes the site. 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 airport and JLR factory, and losses of field division hedgerows and their trees. Although the adjacent sheds are as expected for a long-established mixed arable and livestock farm they are not sympathetic to their context adjacent to the ancient house and its historic farm group buildings. Views to the site would always be filtered to some degree by hedgerows and trees in the foreground, but a strong change would be evident to the enclosed field character on the site, Damson Parkway, and the fields to the west of **Castle Hills Farmhouse**. The impact of this change will soon be reduced to some extent once the JLR logistics depot is complete because that will produce a backdrop of a set of long built elevations which despite the use of some timber cladding and carefully selected finishes will still create an urban feel along a substantial site edge where previous views were all of fields, hedgerows and trees.
- 1.6.15 Any views of development on the site would feature the backdrop of the built up settlement of Elmdon and Sheldon with greater Birmingham beyond. However, the impact of the conurbation is currently reduced by the screening offered by extensive tree cover in Elmdon Park and on highways land. This assumes that development would not be unduly tall, and that layout, massing and materials are suited to the context of a site alongside the heritage assets and historic parkland but between a major vehicle factory and its service buildings and an international airport. Assuming that buildings are of a commercial scale comparable to the JLR logistics depot, the higher parts of some new buildings would be seen from **Castle Hills Farmhouse** and possibly from its immediate gardens. It is possible that new street and site lighting might produce a slight over-halo seen from the DHA too. To a great extent this would merge with that already emitted from Damson Parkway, JLR, the airport and the conurbation. However, those create pockets of light and development would be likely to add further new sources of light amongst them and closer to **Castle Hills Farmhouse**.
- 1.6.16 GPA3 advises on the impacts of cumulative change to the setting of heritage assets. At **Castle Hills Farmhouse** the additional change produced by the development of the site would be unlikely to cause further harm to the setting and significance of the DHA. Using the advice in GPA3 the setting of **Castle Hills Farmhouse** 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. In this case the setting of importance does include the closest parts of the site beyond Low Brook. On this basis, the site makes some contribution to the significance of **Castle Hills Farmhouse**. The development of the site would be unlikely to preserve the setting of this DHA in accordance

with Section 66 of the Act and as set out in the NPPF, and would cause some less than substantial harm to it. The degree of less than substantial harm cannot be determined before details are submitted. The extent of development so great as to cause substantial harm can probably be assumed unlikely to occur as building heights would need to exceed that possible under the Birmingham airport aviation safety criteria. Any harm could be moderated or mitigated by the careful design of the buildings and external spaces including appropriate external materials and lighting schemes, and this should be addressed by any masterplan for the site.

1.6.17 Using advice in GPA3 the extent to which setting contributes to the significance of **Castle Hills Farmhouse** is influenced by:

- The open rural appearance that is a suitable setting for this rural building and comprises fields that were almost certainly long-associated with the farmstead
- Fields, hedgerows and trees that contribute significantly to local character and appearance, and that almost certainly have a historical connection to the heritage asset as divisions of functional land and therefore contribute to its setting to some extent
- The principal view of the DHA from surrounding fields and paths; the development of the site could alter the appreciation of the asset from some points
- The surviving arms of the former moat as an emphatic reminder of the high status of the house and its predecessor castle
- The poor condition of some farm buildings which has altered the character of the immediate surroundings including the former farmyard
- The alteration of the wider surroundings by the growth of the airport and realignment of the A45 closer to the DHA as shown in historic maps; the wider setting of the heritage asset is still a rural scene just beyond the edge of the Birmingham conurbation and the airfield
- Limited direct views of asset from site, usually from nearer to Damson Parkway; filtered glimpses are available from fields and paths past trees and through or above hedgerows – the chimneystacks are to be temporarily lost from view during repair following fire
- The JLR logistics depot will have an increasingly adverse impact upon the wider setting as it progresses, changing the current view of fields and parkland in its site and background

1.6.18 The principal significance of **Birmingham Airport Elmdon building** is as an early example of an elegant building to provide part of the experience of commercial flight, and of the use of a dramatic concrete cantilever canopy. The key to its setting is its continued important relationship to the extensive open airfield that necessitated its initial construction. Because the terminal building is within a built up part of the airport with many commercial storage and office buildings, development upon the site would not affect its setting, unless it was far taller than that in the surroundings, which seems highly unlikely due to airport obstacle limitation requirements. The site contributes nothing to the significance of the Elmdon building. The allocation would preserve the setting of the listed building as required by Section 66 of the Act, and the NPPF.

## 1.7 Other Heritage Assets

- 1.7.1 A set of heritage assets related to the former hall exists in the area near the church, and opportunities to better reveal the significance of these should be fully considered and accommodated. The most significant is the walled garden of the former hall which is included on the Council's Local List of Heritage Assets (*entry below*):

***Elmdon Hall Walled Garden, Elmdon Park***

*C18th, C19th inner leaf to parts of north and west walls, some heightened C20th. Local red brick for C18th, machine made later, cambered arch heads, C20th plain tile crease beneath sandstone capping to parts. Brick on edge to remainder. Remains of bothy, greenhouses, boiler room, mushroom house, and firebox housings to inside of formerly heated north and west walls. Panelled door in east wall. Circular, brick rainwater pool. Tangible, evocative reminders of grandeur of demolished 18th century Elmdon Hall, a neo classical country house in brick and ashlar stone built to replace mediaeval house.*

- 1.7.2 Its significance lies in its clear purpose of enclosing the garden to enable food and flower production, and in its proximity and evident importance to the former hall and the surviving buildings that evidence the important estate. It has a melancholy aspect as it suggests the presence of an important and imposing nearby house which is of course lost. The site is not important to this significance and to the appreciation of the walled garden. One clear potential adverse impact upon its character is that of increased noise that could reduce the sense of tranquillity within the enclosed gardens. This would occur as temporary noise of site works and construction, and then as noise from the use of the buildings and areas developed. However, this is amongst existing noise including intermittent aeroplanes, road traffic, and the general activity of the JLR factory site and dispatch yard function.
- 1.7.3 Other HAs related to the hall include the former school, cottages and a house now used as dwellings and much altered. These lie northwest of the walled garden and enhance the setting of the church and war memorial by evidencing the former hall community and the functional buildings that served the estate and its employees. Numerous sections of enclosure hedgerow with notable trees (frequently oaks) survive on and near the site, including groups of trees planted in parkland to provide views, and in some cases shooting cover for Elmdon Hall. They are a HA of local significance and enhance local distinctiveness; their retention could enhance development and ensure a degree of continuity with the historic landscape. They are of evidential and historic value.
- 1.7.4 To the south-east part of the site the land lies between the Romano-British farmstead discovered in 2015 and the Low Brook course below Castle Hills Farm. Ancient agriculture, seasonal habitation or ritual use along the brook should be considered. Mounds of prehistoric heat shattered stones were discovered along Low Brook during the runway and A45 re-alignment, and in 2017 on land south of Village Farm. Along Low Brook are two possible mediaeval fish pools perhaps serving Castle Hills or Hargrave Hall to its north. One lies west south west of Castle Hills, and one west of the site of Hargrave cottages east of the Jungle. They were clear on the OS map until 1939, and are of evidential and historic significance if they survive. Retaining and presenting these after investigation would promote understanding of watercourse uses through time, and the importance of fish in earlier diets.

## 1.8 Minimising Harm and Enhancing Significance

- 1.8.1 The significance of the DHAs of **Elmdon Hall Gate Lodge, The Grange** (formerly The Rectory), and of **Castle Hills Farm**, could best be safeguarded by ensuring that new buildings and their service areas and lighting respect their context, whilst retaining views from and to them by provision of suitably planted and managed open space. The significances of the **Church of St. Nicholas and Elmdon War Memorial** do not benefit from views of the site from them, or views from the site towards them. Retaining and creating footpaths with carefully selected views to and from DHAs and HAs could better reveal their significance to an increased number of people, particularly if new public open space maximises views and understanding of the DHAs and relationship to landscape and earlier land use.



*Fig. 9 Aerial view (Google maps) showing the church of St. Nicholas separated from nearest part of site (to right of red line) by extensive tree cover in public parkland*

- 1.8.2 The aerial view below (Fig. 10) shows the reduced views from and of **Elmdon Hall Gate Lodge** (arrowed) because of extensive trees with understorey scrub to its south and west, and its garden and highway verge plants to its east. However, the potential for increased views from and of the DHA in the future must not be ignored; planting is impermanent and can fail or be removed by choice in future. In this case it is likely that the Council will maintain and correctly manage tree stock and the screening effect should exist for the long term.



*Fig. 10 showing lodge position*



- 1.8.3 The landscape character of spaces around the new buildings could pay regard to the past landscape, and to designated heritage assets such as **The Grange** and **Elmdon Hall Lodge**. Layout, density, design, scale, massing, materials, landscaping, and external lighting of any development should pay full regard to their significances and current context to prevent permanent adverse effects on the significances of these DHAs and avoid or minimise conflict with their conservation. If this cannot be done harm will need to be quantified and balanced against any public benefits considered to arise from a scheme.
- 1.8.4 The settings of HAs could be preserved by retaining views from and to Village Farm barn and Dunstan Farm. Repairs to Village Farm barn would be beneficial. The provision of suitably planted and managed open space giving open aspects towards HAs could make a positive change, creating opportunities to better reveal their significance. It would be ideal to have new interpretation on site and in digital form to explain the former Elmdon Hall estate and its supporting land and buildings, as well as the Romano-British farmstead nearby and the connection through to Wavers Marston as a significant mediaeval settlement. The history of Jaguar Land Rover could be included too.