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Historic Environment Assessment

Prepared by LUC
February 2019

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1 Introduction

Background

- 1.1 In 2017 North Warwickshire Borough Council published a full draft version of its new Local Plan, setting out proposed policies and site allocations. In response to the consultation on the Draft Local Plan, Historic England (HE) raised a number of concerns with regard to the handling of historic environment issues in terms of policy and the potential effects of proposed site allocations.
- 1.2 As a result LUC was commissioned to undertake a strategic assessment of risk of effects to heritage assets from site allocations and reasonable alternatives. That study (LUC 2017) provided a proportionate understanding of the significance and sensitivity to change of heritage assets both within sites and with the potential to experience setting change as a consequence of development. It also provided enhanced evidence for the SA/SEA process. As a result of the findings of that study, further safeguards for the historic environment were included in the Draft Submission Local Plan policies and supporting text for those site allocations where potential significant negative effects on the historic environment were identified.
- 1.3 Historic England still has outstanding issues with four of the sites identified:
 - 1 H2 Land to north west Atherstone off Whittington Lane, Atherstone;
 - 2 H7 Land to the east of Polesworth and Dordon;
 - 3 H15 Land at Church Farm, Baddesley; and,
 - 4 H24 Manor Farm, Newton Regis.

LUC has been commissioned to undertake a more comprehensive assessment of these sites. This document presents the findings of that assessment.

Aim and objectives

- 1.4 The purpose of this study is to provide evidence to North Warwickshire Council on: the significance of heritage assets within the potential allocation sites, and those with the potential to experience effects as a consequence of setting change in the wider landscape; the risk of harm to heritage assets from development on site; and any options available to avoid or minimise adverse effects and deliver enhancement.
- 1.5 The study objectives were to:
 - Undertake a desk-based assessment, to accepted industry standards¹, to:
 - Identify heritage assets with the potential to be affected by the proposed land allocation;
 - Understand their significance, including any contribution made by setting;
 - Assess the likely effect on heritage significance arising from development in the study area – including those arising from setting change and cumulative/in-combination effects;
 - Undertake site visits to confirm and, if necessary, amend assessment results;
 - Provide commentary on the wider relationships between heritage assets and the historic landscapes of the area, including potential for effects as a consequence of development; and
 - Provide advice on options for sustainable development, where appropriate.

¹ Chartered Institute for Archaeologists (CIfA) (2017; 2014) *Standard and guidance for historic environment desk-based assessment*, Reading: CIfA.

Scope

Geographical study area

- 1.6 A study area of 500m was defined around each potential allocation site in which heritage assets would be assessed for potential for setting change, although this has been extended as required where assets at greater distance have identified susceptibility to setting change.

Approach

- 1.7 The study has been conducted in line with recognised practice, as set out in the Chartered Institute for Archaeologists (CIfA) Standards and Guidance² - noting that this is a strategic study, looking at a proposed site with no scheme details, whereas the standards are targeted towards project-specific assessment.
- 1.8 In addition, Historic England guidance *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* ('GPA3') has been followed in understanding the contribution of setting to the significance of assets and impacts thereon. Similarly, *The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3* ('HEAN3') has informed the methodology.
- 1.9 A full description of the methodology used to undertake the study is set out in **Chapter 2**.

Limitations

- 1.10 The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and Conservation Area documentation). It has been assumed that this information is reasonably accurate unless otherwise stated.
- 1.11 Targeted site visits were undertaken to assess potential setting impacts, but only via public access. Those in private ownership that could not be accessed, include the complex of designated assets in Merevale Park and the listed farmhouse along Whittington Lane.
- 1.12 The study provides a strategic assessment of the risk of harm to heritage assets arising from development within the study area. As detailed proposals for the sites are not available, the study cannot draw conclusive statements regarding the significance of the potential impacts or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).
- 1.13 The assessment of potential effects was based upon a series of assumptions to provide a 'maximum case' scenario, in line with the required precautionary approach. The assumptions applied to the assessment are set out in **Chapter 2: Methodology**.

Legislative and policy context

- 1.14 The following section sets out the relevant legislative and policy context for the study.

Historic environment legislation

- 1.15 Legislation relating to archaeology and Scheduled Monuments is contained in the Ancient Monuments and Archaeological Areas Act 1979, as amended.
- 1.16 Legislation regarding buildings of special architectural or historic interest is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. Section 66 of the 1990 Act is relevant as it states that the decision maker, when exercising planning functions, must give special regard to the desirability of preserving a listed building and its setting. Section 72 of the 1990 Act provides protection for the character and appearance of Conservation Areas.

² CIfA (2014; 2017) *Standard and guidance for historic environment desk-based assessment*. Reading: CIfA

National planning policy

- 1.17 The application of these laws and national policy covering the effects of development on the historic environment are outlined in the National Planning Policy Framework (NPPF)³. There are references to the historic environment throughout the NPPF but Section 16 'Conserving and enhancing the historic environment' deals with the topic in detail and provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking to:
- deliver sustainable development;
 - understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - conserve England's heritage assets in a manner appropriate to their significance; and,
 - recognise the contribution that the historic environment makes to our knowledge and understanding of the past.
- 1.18 The following paragraphs of the NPPF are relevant to consideration of the historic environment effects of proposals.

Table 2.1: Relevant NPPF (2018) policies

Paragraph	Content
189 ⁴	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.
190 ⁵	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 conflict between the heritage asset's conservation and any aspect of the proposal.
192 ⁶	In determining planning applications, local planning authorities should take account of: <ul style="list-style-type: none"> • the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; • the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and • the desirability of new development making a positive contribution to local character and distinctiveness.
193 ⁷	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 ⁸	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

³ Department for Communities and Local Government, 2012; 2018.

⁴ Paragraph 128 in the 2012 NPPF.

⁵ Paragraph 129 in the 2012 NPPF.

⁶ Paragraph 131 in the 2012 NPPF.

⁷ Paragraph 132 in the 2012 NPPF.

⁸ Paragraph 132 in the 2012 NPPF.

Paragraph	Content
	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.
195 ⁹	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 securing its optimum viable use
199 ¹⁰	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
200 ¹¹	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and 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 or better reveal the significance of the asset should be treated favourably.

Definitions

- **Heritage Assets** are defined in Annex 2 of the NPPF as: 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).
- **Archaeological Interest** is defined as: 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.
- **Designated Heritage Assets** comprise: 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.
- **Significance** is defined as: 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.
- **Setting** is defined 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.

⁹ Paragraph 134 in the 2012 NPPF.

¹⁰ Paragraph 141 in the 2012 NPPF.

¹¹ Paragraph 137 in the 2012 NPPF.

Report structure

1.19 The report is structured as follows:

Chapter 2: sets out the methodology used to undertake the study.

Chapter 3: provides information on the sites considered in the study, including a summary of the historic environment resource.

Chapters 4-7: sets out the findings of the Heritage Impact Assessment.

2 Methodology

Introduction

- 2.1 This section outlines the methodology that was used in the study on a task-by-task basis. Key data sources are also outlined.
- 2.2 The study entailed undertaking the following discrete tasks:
1. Data Collection.
 2. Desk-based Assessment (DBA).
 3. Spatial Analysis.
 4. Asset Significance.
 5. Initial Effect Appraisal.
 6. Initial Cumulative Effect Appraisal.
 7. Site Visits and Appraisal Moderation.
 8. Reporting.

Task 1: Data Collection

- 2.3 Supporting data and information was collected and collated for the study area. Sources consulted comprise:
- GIS data for the proposed land allocation.
 - Historic England (HE) designated heritage asset data.
 - HER data.
 - Conservation Areas – GIS data and supporting documents (e.g. Conservation Area Appraisals).
 - Modern Ordnance Survey (OS) base mapping.
 - LiDAR-derived Digital Terrain Model (DTM) and Digital Surface Model (DSM).
 - Historic OS and other appropriate mapping.
 - Recent digital aerial photos.
 - Historic Landscape Characterisation data.

Task 2: Desk-based Assessment

- 2.4 A desk-based assessment (DBA) was undertaken focusing on the proposed allocation sites. Work was carried out following the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment* (2017; 2014). Due to the nature of the study, namely responding to the potential for development, rather than a specific development proposal, the DBA work omits some aspects to be expected in a full CIfA S&G¹²-compliant DBA.

¹² Standard and Guidance.

- 2.5 The DBA provides an understanding of the historic environment of the study area and identification of heritage assets in the study area which may be susceptible to effects due to setting change. This underpins the subsequent appraisal of issues associated with development of the site.
- 2.6 Judgements on archaeological potential are provided, based on available data. The local archaeological officer was emailed with a request for active information but a response has not been received to date.

Task 3: Asset Significance

- 2.7 Following identification of the heritage assets susceptible to potential development of the site, an appraisal of their heritage significance was prepared. This is articulated in accordance with Conservation Principles (English Heritage, 2008) and NPPF (2018) and includes a consideration of the role of setting in this significance. Assets are ascribed a level of significance, in line with EIA practice. Levels are as follows:
- **High** – assets of national or international importance or demonstrable equivalence;
 - **Medium** – assets of importance to regional understanding; and
 - **Low** – assets of importance to local understanding.
 - **Negligible** – assets which hold little intrinsic archaeological value.

Task 4: Initial Risk Appraisal

- 2.8 The risk of harm to the significance of heritage assets, should the site be developed, was then appraised. This focused on effects to the significance of the asset in line with NPPF and considers:
- a. The significance of the asset.
 - b. The likely effect of potential development upon the asset.
- 2.9 Assessment of effects related to setting change follows the stages set out in HE guidance (GPA3), taking cognisance of recent planning case law.
- 2.10 A summary of how risk is defined is provided in
- 2.11 **Table 2.1.** Professional judgement has been used to inform the final decision regarding the degree of harm.

Table 2.1: Definition of Potential Effect

Potential Effect	Definition
High	Asset is of high or medium significance and the magnitude of the effect is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.
Medium-high	Asset is of high or medium significance and the magnitude of the potential effect will be of such a scale that the significance of the asset would be harmed but not substantially.
Medium	Asset is of low significance and the effect will be of such a scale that the significance of the asset would be substantially harmed.
Low-medium	Asset is of low significance but the scale of the effect will be of such a scale that the significance of the asset would be harmed but not substantially.

Potential Effect	Definition
Low	Asset is of high, medium or low significance and the potential effect will be of such a minimal scale that the significance of the asset will not be harmed. It will, nevertheless, be perceptible as a change.
Negligible	Asset of high, medium or low significance; no material effect to significance.
None	Asset of high, medium or low significance; proposed change does not interaction with asset or its significance.

Task 5: Initial Cumulative Effect Appraisal

- 2.12 In addition to assessing the potential effect to individual heritage assets, an assessment has also been undertaken of the potential cumulative effect of proposed development on the local historic environment. This considers:
- Potential effect on group value of assets.
 - Combined impact of individual effects from one proposed development on a particular asset.
- 2.13 In-combination effects as a consequence of development of all, or a combination of, the sites are not considered to be an issue, as due to the distances between them.

Task 6: Site Visits and Appraisal Moderation

- 2.14 Initial impressions on likely potential impacts on known archaeological remains and effects related to the setting change were tested in the field. This included assessing how the development site can be viewed from key assets. It also included photography to illustrate any key points.
- 2.15 As noted above, the site visits were limited by public accessibility and those in private ownership could not be accessed. Assets not visited for this reason include the complex of designated assets in Merevale Park and the listed and non-designated farmhouses along Whittington Lane.
- 2.16 The initial appraisal of individual and cumulative effects was moderated, as required, following the site visits.

Task 7: Reporting

- 2.17 The findings of the report should be considered in relation to the NPPF, the North Warwickshire Local Plan and other related strategic studies produced by the Council.

3 The sites

Introduction

- 3.1 Three of the four sites assessed are greenfield sites, located adjacent to existing development at: Atherstone, Baddesley, and Dordon. The fourth site, a farm, is located in Newton Regis. Figures showing the location of the sites can be found in Appendix 1; these have been overlain with the heritage assets identified within each 500m study area, as well as those within a greater distance that may be affected.

H2: Land to northwest Atherstone off Whittington Lane, Atherstone

Description

- 3.2 The site lies to the northwest of Atherstone, on the flood plain of the Anker River. It comprises approximately 71ha bound by Whittington Lane (and Road Bridge) to the south, the Trent Valley section of the West Coast Main Line to the west, and by a stream/ field boundary to the east. There is no physical demarcation of the boundary to the north, which lies in fields.
- 3.3 The majority of the site is in agricultural use and primarily comprises very large post-war fields, although a large irregular field of post-medieval date survives to the east of the canal. Two farms – Whittington Farm and Whitley Farm – lie within the site, all in the southeast corner. Whitley farm appears to be an amalgamation of two historic farmsteads, one of which is now Grade II listed. Running through the site on a northwest - southeast alignment is Coventry Canal which features, within the site, two locks and two road bridges. Of these, both locks and one of the road bridges are Grade II listed.

Summary of historic environment resource

- 3.4 In the wider area of the proposed allocation site there is some limited evidence for prehistoric activity including, to the north, cropmarks (MWA4825) that have been interpreted as possible prehistoric enclosures and features, and, to the south in Atherstone, finds of worked flint tools.
- 3.5 Significant evidence of Roman activity, including a fort/ partly defended settlement and a villa, has been recorded at Mancetter, more than 3km from the site on the south-eastern edge of Atherstone. However, there is no evidence of Roman activity within the immediate vicinity of the site.
- 3.6 Evidence of the early medieval activity in the vicinity of the site includes a number of pits found to the north of Whittington Lane (AOC 2018, 2) and loom weights found near Sheepy Road to the east of the site.
- 3.7 Whittington is not recorded in the Domesday Book the Victoria County History¹³ states that it existed as a small manor from 1219. Within the site, land around Whittington Farm features earthworks and property boundaries that may indicate the existence of a former medieval settlement with a high archaeological potential (MWA3947).
- 3.8 In the late 18th century, Coventry canal was constructed through the site. Whilst it is a non-designated asset (MWA4373), two canal locks (1186221 and 1365191) and a road bridge (1186216) that lie along the canal, within the site, are all Grade II listed. It is assumed that the canal will not be subject to physical change as it is still in use, and that the two locks will also not be physically affected as they are integral to its operation. Setting change is, however, possible. There is also the potential for archaeological remains relating to the construction of the canal, or

¹³ L. F. Salzman (ed) 1937. 'Parishes: Grendon', in *A History of the County of Northampton: Volume 4*, ed. pp. 249-252. *British History Online* <http://www.british-history.ac.uk/vch/northants/vol4/pp249-252> [accessed 14 September 2018].

for demolished features previously associated with it (such as the structures depicted by one of the locks on the historic OS maps) to exist within the site.

- 3.9 The HLC indicates that the majority of field boundaries within the site are modern; however cartographic sources show that Whittington and Whitely Farms are of historic origin¹⁴ and many of the buildings visible on Google Earth¹⁵ correlate with those visible on the first edition OS map published in 1885. Whitely Farm appears to be an amalgamation of two farmsteads, the smaller of which is Grade II listed along with its outbuildings (1299292). These assets will be susceptible to physical and setting change. Features relating to the agricultural use of the site during this period may also survive.
- 3.10 Based on the known historic environment resource within and around the site, there is likely to be some potential to encounter further unknown archaeological remains, most likely of early medieval to post-medieval date.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
<p>Farmhouse and attached farm buildings approximately 50 metres north east of Whitely Farmhouse (not included) (1299292) – Grade II listed</p> <p>Lock and basin northwest of Whittington Road Bridge (1186221) – Grade II listed</p> <p>Whittington Road Bridge Coventry Canal (1186216) – Grade II listed</p> <p>Lock and basin southeast of Whittington Road Bridge (1365191) – Grade II listed</p>	<p>Merevale Grade II* Registered Park and Garden, containing the following assets:</p> <p>Medieval Church of our lady (1365174) - Grade I listed</p> <p>Merevale Abbey a Cistercian monastery, water control features and industrial remains (1014682) – Scheduled Monument</p> <p>Coach house (1034760) - Grade II listed</p> <p>Gate House (1185498) - Grade II listed</p> <p>Stable block and attached forecourt walls, gatepiers and gates (1185536) - Grade II* listed</p> <p>Merevale Hall (1299654) - Grade II*listed</p> <p>Terraces, steps and parterre kerbs at Merevale Hall (1365175) - Grade II listed</p> <p>Flight of steps (1299659) - Grade II listed</p> <p>Flight of steps (1034761) - Grade II listed</p> <p>Ornamental pool kerb and basin (1034762) - Grade II listed</p> <p>Group of four garden vases (1185525) - Grade II listed</p> <p>Immediately adjacent to the park are:</p>	<p>Whittington shrunken medieval settlement - MWA3947</p> <p>The Coventry Canal (mid-18th century) - MWA4373</p> <p>Whitley and Whittington Farmsteads</p>	N/A

¹⁴ The farms lie within what was once the parish of Merevale. There is no extant tithe map for this parish but an 1817 map of Sutton Coldfield (<http://www.bl.uk/onlinegallery/onlineex/ordsurvydraw/s/zoomify82522.html>) depicts a cluster of buildings at the corner of Whittington Lane that appear to represent the farms.

¹⁵ The farms were inaccessible during the site visits being sited down a lane in private ownership.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
	Remains of Merevale Abbey (1365173) - Grade II* listed Remains of Merevale Abbey fragment of church south aisle wall (1185467) - Grade II listed Abbey Farmhouse (1185474) - Grade II listed Stable 35 m N of Abbey farmhouse (1034757) - Grade II listed Barn 30m NW of Abbey Farmhouse (1034758)		

H7 Land to the east of Polesworth and Dordon

Description

- 3.11 The site lies to the south of Polesworth and east of Dordon. It is bound to the south by development along the A5, to the west by development along Dordon Road and Church Road, and to the north by the suburban outskirts of Saint Helena. To the east there is no physical boundary, save along the northern part of the site which abuts the B500.
- 3.12 The site is approximately 160ha in size and comprises a mix of agricultural land (large rectangular and large/ small irregular fields) and woodland, with two disused areas of quarrying/landfill in the south. Three roads run into/ through the site – Common Lane (N-S), St Helena's Road (N-S) and Dunns Lane (E-W).

Summary of historic environment resource

- 3.13 There is one designated asset in the site – a Grade II listed obelisk located on Hoo Hill, near the northern boundary of the site. The obelisk dates to the 19th century and commemorates the site of St Leonards Chapel which was destroyed during the reformation in the 16th century. There is the potential for remains of this building and its burial ground to survive (MWA225), albeit possibly only partially, as it was disturbed during the construction of the railway, while in the 19th century gravel quarrying (MWA6509) took place in the vicinity.
- 3.14 Other archaeological assets recorded within the site include possible Iron Age hillfort (MWA4212) and an undated cropmark, interpreted as a trackway (MWA5316). Both of these are located on Hoo Hill, where a sherd of Roman pottery has also been recovered (MWA5317). However, there is no other evidence for Roman activity in the area, save for Watling Street, which lies just beyond the site and runs in parallel with its southern boundary.
- 3.15 Earthworks to the north and northeast of Park farm have been interpreted as the remains of a medieval park pale (MWA13158), part of which is thought to have extended into the proposed allocation site. As such, there is a strong possibility that there may be further archaeological remains associated with this feature and its period of use.
- 3.16 Historic cartographic sources indicate that by the post-medieval period the site was comprised mainly of woodland – 'the Hollies' - and fields. They also depict a number of buildings, to the north of Church Road, which are no longer extant but which may potentially be attested archaeologically along with evidence for agricultural practices. A mine shaft near the Hollies (MWA6516), and tile and brick works (MWA6503) immediately adjacent to the site along Church Road also highlights a potential for post-medieval industrial activity.

- 3.17 During the post-medieval period part of the site also formed the garden or park of Dordon Hall (MWA12574), landscape features from which may be attested archaeologically. The house itself, which is of 16th and 18th century date, is Grade II listed and lies adjacent to the eastern boundary of the site. Therefore, it is susceptible to setting change.
- 3.18 In addition to the post-medieval assets within the site there, are also some extant ones nearby that may be susceptible to setting change. These include St Leonard's Church (MWA232) and Dordon Hall Farm's historic outbuildings, both of which are of post-medieval date. A Second World War pill box adjacent to Dordon Hall is also susceptible to setting change.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
Obelisk on the site of St Leonard's chapel (1319944) - Grade II listed	Dordon Hall (1034713) - Grade II listed Church of All Saints (1034716) - Grade II*	Dordon Hall Garden (MWA12574) Wood Park (MWA13158) Roman pottery findspot (MWA5317) The site of St Leonard's chapel (destroyed 1538) (MWA225) Site of possible iron age hillfort (MWA4212) Gravel pit on Hoo Hill (1885 - 1924) (MWA6509) Undated trackway (MWA5316) Site of coal shaft S of the Hollies (MWA6516) Post-medieval buildings identified from cartographic sources: Site of Little Jim's Cottage Site of buildings and well immediately E of the Hollies Site of buildings E of footpath Site of buildings (later Cinderhill Cottage) SE of the Hollies Site of Dordon cottage Site of buildings (later known as Coton Barn and then Wood Park Farm)	Dordon Hall Farm outbuildings St Leonards Church, Church Road (MWA232) Dordon Hall Pillbox

H15 Land at Church Farm, Baddesley

Description

- 3.19 The site lies to the west of Baddesley Ensor. It is bound to the south by New Street, to the west by Watery Lane, and to the north by a field boundary. There is no definitive boundary to the east, just fields.
- 3.20 The site is approximately 2ha in size and comprises undeveloped agricultural land to the north and a historic farmhouse and outbuildings, now used as a used car lot/ MOT centre, to the south. Two ponds are located centrally within the site.

Summary of historic environment resource

- 3.21 The site forms part of the post-medieval settlement of Baddesley Ensor; the medieval settlement having been located further west. An early 19th century farmstead (later known as Church Farm) is located within the site; this asset would be susceptible to physical and setting change. The remains of two further occupation sites – Old Baddesley Hall and a cottage – are also likely to survive within the site. These would also be susceptible to physical change. Further archaeological potential is difficult to ascertain as there are few known assets in the wider area; those that there are either relate to post-medieval settlement or mining activity.
- 3.22 In the wider area there are two listed buildings that may be susceptible to setting change, the Church of St Nicholas and Church House. Both are of post-medieval date.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
N/A	Church of St Nicholas (1365188) – Grade II listed Church House (1186159) - Grade II listed	Church Farm and outbuildings Site of Baddesley Old Hall (MWA128) Baddesley Ensor post-medieval settlement (MWA9491) Site of cottages and garden in triangular plot off of Watery Lane (1848 – 1956)	N/A

H24 Manor Farm, Newton Regis

Description

- 3.23 This small 1ha site lies centrally with Newton Regis, on the southern side of Austrey Lane. It is bordered by open fields to the south and west; open fields and gardens / farm buildings to the east; and farm buildings to the north (leading onto Austrey Lane).
- 3.24 The site comprises of an historic farmstead with a number of modern outbuildings, paddocks and access tracks. Outline planning permission has been granted for this site (PAP/ 2016/ 0266) and a further outline planning application for the demolition of existing agricultural buildings and erection of up to 30 dwellings (PAP/ 2017/ 0560) is currently pending.

Summary of historic environment resource

- 3.25 The site lies partially within the Newton Regis Conservation Area, which covers the historic core of the village and several statutorily listed buildings. These include one Grade II listed building within the site, and two immediately adjacent to the west and east of the site. All three of these buildings and the conservation area are susceptible to change.
- 3.26 In the wider area there is a Grade II* listed church (1116451) approximately 140m to the east of the site; and a number of Grade II listed buildings also lie to the east and north of the site. Due to their siting and/ or intervening development/ vegetation these are not considered to be susceptible to setting change.
- 3.27 There are no HER records of any prehistoric or Roman activity in the site or wider area. However, this may reflect a lack of archaeological investigations, rather than an absence of archaeology.
- 3.28 The site lies within the possible area of Newton Regis medieval settlement (MWA9547), to date this is attested physically by the medieval church (1116451), and remains to the northeast of it, which include medieval ridge and furrow and a boundary ditch (MWA7349), and possible medieval house platforms (MWA7228). Further remains of ridge and furrow have also been attested elsewhere around the village (Headland 2016, 6).

- 3.29 Cartographic sources indicate that there were a number of buildings formerly within the site, most likely barns or other outbuildings of later post-medieval date that have been replaced over time. There is the potential for remains associated with these or early medieval settlement to survive within the site. These are likely to survive relatively well intact given the nature of the buildings that have been erected subsequently.
- 3.30 To the southeast of the site an early 20th century earthwork (MWA7225) was identified during an evaluation at the local school.

Designated assets on site	Designated assets adjacent susceptible to change	Non-designated assets on site	Non-designated assets adjacent susceptible to change
Manor Farmhouse (1116462) – Grade II listed building Newton Regis Conservation Area	The Post Office (1034688) – Grade II listed building Old Hall Farmhouse (1365177) – Grade II listed building	The Bladons/ Bladons Cottage and outbuildings Newton Regis potential medieval settlement (MWA9547) Remains of earlier buildings related to Manor Farm and Bladons Farm	N/A

PART 2: Appraisal of effects on heritage assets

Introduction

- 3.31 The following sections of the report set out, in chapter-per-site format, a systematic appraisal of:
- the heritage significance – including the contribution of setting of heritage assets within the study area for each site and those in the wider landscape with the potential to experience effects;
 - changes to that significance likely to arise as a consequence of development;
 - likely risk of harm to heritage significance; and
 - options for avoidance and minimisation of harm.
- 3.32 The chapter is structured by potential allocation site, separating potential effects to designated and non-designated assets.
- 3.33 It is important to note that where susceptibility to change, be that physical or via setting, is discussed the judgements presented are not generalised, but relate solely to any eventual development within the proposed allocation sites.

4 H2: Land to northwest Atherstone off Whittington Lane, Atherstone

Designated heritage assets on site

Farmhouse and attached outbuildings 50m NE of Whitely Farmhouse (1299292)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	High	Medium-high
Listed at Grade II	Within proposed allocation site; potential for physical effects/loss.	Relationship principally with the agricultural buildings in its curtilage and the surrounding agricultural land. Susceptible to loss/change of outbuildings and rural setting.

Description

- 4.1 This asset is an early 19th century¹⁶ farmhouse and attached outbuildings, listed on 23 May 1988. It is located along Whittington Lane and forms one of a cluster of three historic farmsteads at that location; nucleated farmsteads such as these are typical of the area. None of the farmsteads could be accessed during the site visits, as the lane leading to them is private. This means that the assessment presented below has not been fully verified by field observation, and rests solely upon the data collated for the desk-based assessment.
- 4.2 According to the NHLE description the farmhouse is double-depth in plan, with 2-storeys and an attic. It is built in red brick and features plain tile roofs and two window ranges. The interior has an open fireplace with moulded cornice and run-out chamfered ceiling beam in room to the left.
- 4.3 The outbuildings comprise a low one-storey 3-bay range, which on the left has two doorways and a wide opening. At right angles to this is a 3-bay barn and attached stables, both have through-purlin roofs, a brick dentil cornice and vents. The barn has central doorway and lower basket-arched double doors to rear. The stable has two segmental-arched doorways to the left and a pitch doorway on right.
- 4.4 The listing description states that the farm buildings are attached to the rear; however, Google Earth imagery suggests that farmhouse and outbuildings are now separate. Cartographic and online aerial imagery suggest that the adjoining outbuilding was demolished sometime between 1992 and 1999. The North Warwickshire planning portal includes an application for listed building consent (LBC) relating to the refurbishment and alteration of 'The Old Cottages Whitely Farm' (ref: LBC/1994/0266) that may relate to this change. However, the LBC, which is dated to 1994, does not provide any further information.
- 4.5 The author of a heritage statement produced by CgMs in 2015¹⁷ was able to view the farmhouse from the site they were assessing. They noted that the farmhouse appeared to be unoccupied and an image in the report shows the roof of one range of outbuildings to be in a state of disrepair. More recent aerial imagery from Google Earth shows that the building condition remains the same.

¹⁶ Note that the NHLE description states that the building is an 'early Clq' farmhouse. This has been assumed to be typographic error, which should read as C19.

¹⁷ CGMS. 2015. *Land at Old Holly Lane, Atherstone, North Warwickshire*, pp. 10.

Significance

- 4.6 The heritage significance of this asset lies primarily in its illustrative value as a well-preserved example of vernacular architecture that relates to the surrounding historic landscape and the agricultural practices that have shaped and influenced it.
- 4.7 Elements of the setting that relate to the farmhouse and significance include its outbuildings, the other farmsteads, the lane and the rural landscape, especially that to the east, south and west. Together these enable an understanding of the history and function of the farmhouse and form a relatively intact post-medieval agricultural landscape.

Susceptibility to change

- 4.8 The asset is located within the proposed allocation site. For the purposes of this assessment and the precautionary approach required, it cannot be assumed that the asset will be retained. Susceptibility to physical change is therefore considered to be high. However, Policy H2 seeks the retention of the farmhouse as part of the proposal and masterplanning requirements.
- 4.9 With the expansion of Atherstone to the south, the extent of the rural landholding in the wider vicinity of the farm has decreased, although not to such an extent as to affect the heritage significance of the asset. Further loss of the rural setting is, however, likely to start affecting the significance of the asset making its setting sensitive to future change.

Risk of harm

- 4.10 Development of the whole allocation would completely cut off the farmstead from its rural hinterland, and effectively envelop it in suburban development. This would significantly affect the ability of the casual viewer to understand its historic and functional role in the local landscape.
- 4.11 This setting change is likely to equate to less than substantial harm, potentially toward the upper end of this scale; a **medium-high** effect for the purposes of this assessment.
- 4.12 Physical changes to the listed buildings themselves (e.g. the demolition of the farmhouse and/or its outbuildings) could result in further effects that would equate with substantial harm. This would result in a high effect.

Options for sustainable development

- 4.13 Retention of all the structures that comprise this asset, along with their rural setting, should be prioritised as a means of minimising harm.
- 4.14 In line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, special regard should be had to the desirability of preserving both the building and its setting. Similarly, NPPF paragraph 194 states that substantial harm to, or loss of, Grade II Listed assets should be 'exceptional'.
- 4.15 In practical terms, this could be translated as ensuring that the elements of the setting that make the strongest contribution to significance are conserved and, where appropriate, enhanced. Retention of the open land around the farmstead, preserving the integrity of the asset's rural setting could potentially avoid or help to mitigate harm. A full heritage impact assessment will be required for any development within the vicinity of the asset.

Lock and basin northwest of Whittington Road Bridge (1186221), Lock and basin southeast of Whittington Road Bridge (1365191) and Whittington Road Bridge Coventry Canal (1186216)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	High	Medium
Both Grade II listed	Although within the proposed site, the locks are integral to the operation of the canal and, as such, it is assumed that any development proposals will have regard for this, in addition to section 66 of the Planning Act (1990). The same does not apply to the road bridge, which is not as integral to the operation of the canal and is currently associated with a farm track rather than a road.	Relates primarily to the canal and related infrastructure e.g. overflow ponds/ tanks, weirs, etc. The relationship to and understanding of local topography is also important as it explains why the canal locks are necessary, while the rural setting helps in understanding the need for the canal as a means of transport between urban centres.

Description

- 4.16 The Coventry Canal was constructed in the late 18th century under the direction of the eminent engineer and canal pioneer, James Brindley, who believed it would be possible to use canals to link the four great rivers of England: the Mersey, Trent, Severn and Thames via means of the "Grand Cross" scheme. The canal reached Atherstone in 1771, where construction stopped for many years due to financial difficulties. Eventually, under the direction of Thomas Yeoman – another leading engineer of the time – it was extended to join the Trent and Mersey Side Canal, just north of Lichfield at Fradley Junction.
- 4.17 During the early years of canal building, canals typically followed the contours of the landscape, for cheapness and ease of construction, using locks to negotiate changing land levels. At Atherstone a flight of 11 locks lower the level of the canal 80 feet (24.4 metres) towards Polesworth. Two locks – both of which are grade II listed – lie along the route of the canal within the proposed allocation site. Both are brick structures with large sandstone kerbs and quoins that feature some repairs in 19th and 20th century brick and concrete.



Plate 1: Grade II listed Lock 8 within the proposed allocation site (facing north)



Plate 2: Grade II listed Lock 8 within the proposed allocation site (facing south)

- 4.18 Between the two locks is a Grade II listed road bridge, although only a farm track is now associated with it. The bridge is built in English bond brick and features a segmental arch. Along with the two locks, it was listed for its group value on 23 May 1988.



Plate 3: Grade II listed Road Bridge (facing south)

- 4.19 A towpath runs along the eastern side of the canal and to the west of each lock is an overflow pond/ tank¹⁸. A number of mooring posts are also evident along the edges of each lock basin, as well as just before and after each lock.

¹⁸ According to the Canal and River Trust these ponds are not in use at the moment and just act as side weirs to maintain the level in the pounds. Originally they would have been used to reduce the volume of water running down the flight during busy periods, by holding half the volume of the lock aside to help locks going back up.

- 4.20 The southernmost lock also has a small weir just south of it and according to the first edition OS map originally had some further structures associated with it, although it is unclear what their function was. The buildings are no longer extant, and ceased to be shown on maps dating to the latter half of the 20th century indicating that they were demolished around this time.

Significance

- 4.21 The heritage significance of these assets lies primarily in their historical association with the 18th century Coventry Canal – an early and important transport route – built by two eminent engineers of the time, and their illustrative value as well-preserved elements of this water management system.
- 4.22 The components of these assets' setting that contribute to their heritage significance are the adjacent surviving water management features, with which they are functionally and historically related. This includes the canal cutting, towpath, overflow tanks, weir and mooring posts. Although perhaps not traditionally aesthetically pleasing, the system has design value in the sense that it represents a good, extant and functional example of hydraulic engineering. These are of group value with the listed canal basin and locks, and are critical to the legibility of their function.
- 4.23 The wider open agricultural/ rural setting of the lock, views of which are limited by hedges and trees, contribute to the heritage significance of the assets in two ways. Firstly, it aids in understanding the function of the locks (e.g. to navigate the changing land levels) and, secondly, it helps in the legibility of the canal's function as a long distance transport network between industrial centres. It also provides a pleasant and tranquil environment for those utilising the canal.

Susceptibility to change

- 4.24 These listed assets are located within the proposed site. Typically, this would mean that it could not be assumed that they would be retained. However, given that the canal remains in active use, it is assumed that significant physical change will not occur to the two locks as they are integral to the continued operation of the canal. The listed road bridge, however, is not integral and is only associated with a trackway. As such, its retention may not be assumed and it is judged to be of high susceptibility to physical change.
- 4.25 In terms of setting, the wider open landscape, which helps in the legibility of the function of the asset, is highly susceptible to change. The non-designated built elements that are functionally related (e.g. the canal cutting, towpath, overflow tanks, weir and mooring posts) were once all integral to the operation of the canal but some, such as the overflow ponds, are no longer in use. As such, it is possible that development proposals may physically affect some parts of the canal infrastructure and in so doing affect the setting and significance of the assets. Overall therefore, these assets' susceptibility to setting change is judged to be medium.

Risk of harm

- 4.26 It has been assumed that development would not physically affect those assets which form an active part of the canals operation. But there is the risk of demolition of physical change to the road bridge; a high level of effect for the purposes of this assessment. In NPPF terms, loss of a Grade II-listed building should be 'exceptional' and would need to be justified by significant public benefits and by meeting at least one of the tests set out in paragraph 195.
- 4.27 With regards to setting, development would change the current rural setting of these assets to a suburban one. As a result, the ability to understand how the local topography has influenced the canals design – and need for the locks – may be diminished or lost. It would also alter the ability to appreciate the historic context of the canal's origins and function, as well as change the way in which the asset was experienced.
- 4.28 There is also the potential for the removal of, or change to, the extant elements functionally and historically associated with the canal, such as the towpath, overflow ponds/ tanks, etc., and for change to the relationships between these elements. This would alter the way in which the assets are understood, and again diminish the ability to understand their function and operation.
- 4.29 Changes to the setting of these assets, would likely result in less than substantial harm: a **medium-high** effect for the purposes of this assessment.

Options for sustainable development

- 4.30 Development within the setting of the asset should retain the listed structures and preserve the elements of their setting that contribute to their heritage significance. Development should therefore avoid causing any physical changes to extant non-designated structures that are functionally and historically associated with the canal. The relationships between them should also be conserved. A full heritage impact assessment should be undertaken for any development proposals put forward.
- 4.31 Preservation of the open landscape is inherently unlikely, although an appropriate masterplan and landscape design – potentially using the canal corridor as part of green infrastructure provision – could go some way to avoiding and minimising harm. In addition, opportunities to compensate potential change to the canal and its component parts by additional public benefits, such as improved public access and interpretation, should be considered.

Non-designated assets on site

Coventry Canal (MWA4373) and site of lock keepers cottage (MWA30955)

Importance	Susceptibility to physical change	Susceptibility to setting change
Medium	Low	Medium
Of regional importance.	The canal is still in operation; and it is assumed that any development proposals will have regard for its continued operation, meaning that the potential for physical change to the canal cutting itself and any integral infrastructure will be low. However, physical change to redundant infrastructure such as the overflow tanks or to infrastructure no longer extant e.g. the lock keepers cottage is a possibility.	Relates primarily to the canal and related infrastructure e.g. overflow ponds/ tanks, weirs, road bridge, etc. The local topography is important in understanding the design of canal, whilst the rural setting aids in comprehending the need for the canal as a means of transport between urban centres.

Description

- 4.32 Coventry canal runs for nearly 33 miles from Coventry to join the Trent and Mersey Side Canal, just north of Lichfield at Fradley Junction. It was constructed in the late 18th century under the direction of two eminent engineers – James Brindley and Thomas Yeoman. It took nearly 20 years to complete but, once operational in 1790, served to transport coal from pits at Bedworth, Coventry and Nuneaton to the rest of the Midlands and beyond. In addition to the now listed locks and Canal Bridge which are still extant, the first edition one inch OS maps mark the site of the eighth Lock House within the site. Although no longer extant subsurface remains may survive.
- 4.33 Despite increasing competition from other canals and the railways, it remained a viable commercial trade route until the mid-20th century. Following heavy bombing during the Second World War the canal was almost infilled and built over, but volunteers called for it to be preserved and repaired – founding the Coventry Canal Trust Society 1957. Since then it has become an ever-increasingly popular leisure resource for use by walkers, cyclists, anglers and boaters.

Significance

- 4.34 The primary heritage significance of Coventry canal is that it evidences part of the historical network of early waterways that revolutionised the speed at which goods could be transported in bulk overland. In so doing, it contributed to making Victorian Britain an industrial power. At a local and regional level this would have had a significant economic effect creating jobs and changing the landscape via means of infrastructure related with both the canal and the industries that it supported. It has further heritage significance as a result of its historical association with two prominent engineers of the 18th century.

- 4.35 The canal also has considerable communal value to all those who utilise it as a leisure facility, or reside on it.
- 4.36 In terms of setting, the elements that are key to the heritage significance of the canal are those built features functionally and historically related to it. Within the proposed allocation site these features include the towpath, locks, bridges, overflow tanks/ponds, weir and mooring posts. The wider agricultural/ rural setting of the lock, views of which are limited by hedges and trees, contribute to the heritage significance of the assets in two ways. Firstly, it aids in understanding the function of the locks (e.g. to navigate the changing land levels) and the contemporary engineering response to a fundamental problem and, secondly, it helps in the legibility of the canal's function as a long distance transport network between industrial centres. It also provides a pleasant and tranquil environment for those utilising the canal.

Susceptibility to change

- 4.37 This asset is located within the proposed site. Typically, this would mean that it could not be assumed that they would be retained. However, given that the canal remains in active use, it is assumed that it, and any critical infrastructure, will not be subject to physical change – and the policies of the draft local plan require its conservation. However, given that some elements of the associated infrastructure are no longer in use it is possible that some physical change may occur; the susceptibility to this change is judged to be low.
- 4.38 In terms of setting, the wider open landscape, which helps in the legibility of the function of the asset, is highly susceptible to change. The non-designated built elements that are functionally related (e.g. the canal cutting, towpath, overflow tanks, weir and mooring posts) were once all integral to the operation of the canal but some, such as the overflow ponds, are no longer in use. As such, it is possible that development proposals may physically affect some parts of the canal infrastructure and in so doing affect the setting of the assets. Overall therefore, these assets susceptibility to setting change is judged to be medium.

Risk of harm

- 4.39 Development of the site is unlikely to result in physical change to the canal cutting, or integral active infrastructure. However, there is the potential for physical change to component parts of the canal that are not essential to its continued operation, the effect of this would be less than substantial harm; a **medium-high** effect for the purposes of this assessment
- 4.40 Development within the setting of the asset would likely result in less than substantial harm; therefore, a **medium-high** effect.

Options for sustainable development

- 4.41 Any development proposals should seek to retain the canal and all functionally and historically associated built features, both designated and non-designated. The relationships between these assets should also be preserved.
- 4.42 The opportunity to increase public access to and, understanding of, the canal should not be overlooked as a means of compensating any potential harm.

Whittington shrunken medieval settlement - MWA3947

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	Within proposed allocation site; potential for physical effects/loss	Setting makes comparatively little contribution to the assets' significance, which is derived principally from its evidential value

Description

- 4.43 Warwickshire HER records that aerial photographs and LiDAR data show earthworks and surviving property plots around Whittington Farm. These features have been interpreted as a deserted medieval rural settlement potentially comprising a hollow-way and house platform. Medieval rural

settlements in England are highly diverse in form, size and type, and although many have been occupied continuously to the present day, many others declined in size or were abandoned, particularly in the 14th and 15th centuries. Reasons for desertion vary, but often reflect declining economic viability, changes in land use such as enclosure or emparkment, or population decline as a result of widespread epidemics such as the Black Death (1348-9 and later).

Significance

- 4.44 The heritage significance of this asset relates primarily to its evidential value and the ability to tell us about the historical development and decline of this small rural settlement. While not currently closely dated, it may yield further information relating to spatial and temporal patterns of medieval settlement abandonment in medieval Warwickshire.

Susceptibility to change

- 4.45 The remains within the proposed allocation will comprise earthworks and below-ground features, both of which are highly susceptible to physical change as a result of development. More than half of the area of the potential medieval settlement lies within the site, and that part which lies beyond the site has already been partially built over, meaning that development could result in its almost total loss.
- 4.46 The setting of the asset would most likely have been an agricultural landscape, potentially comprising smaller open fields. Whilst its current setting is still largely rural, it makes comparatively little contribution to the assets' significance as this is derived principally from its evidential value. The asset's susceptibility to setting change is therefore low.

Risk of harm

- 4.47 It is likely that development of the proposed allocation would result in the loss of the majority of this asset; equating to a **low-medium** effect for the purposes of this assessment.

Options for sustainable development

- 4.48 In the event of development an appropriately staged programme of archaeological mitigation, informed by field evaluation, would need to be agreed with the local council's archaeological adviser.

Whittington and Whitley Farmhouses

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Medium-high
Of local importance	Within proposed allocation site; potential for physical effects/loss	Relationship principally with their outbuildings, the lane, the other farmsteads, and the surrounding agricultural land.

Description

- 4.49 These assets are both historic farmsteads located opposite each other of Whittington Lane; a third Grade II listed farmhouse with outbuildings (1299292) lies east of them. Together they form a small nucleated settlement of farmsteads that, historically, is typical of the area. Whitley Farm and its attached outbuildings appear to pre-date 1885, as they are depicted on the First Edition OS map. Whitley Farm may even date to the early 19th century as a similar configuration of buildings with a courtyard plan is shown on the 1819 Sutton Coldfield Map¹⁹; however, the map scale is too low to be certain. The site was not publicly accessible, meaning that the conclusions here may be liable to change in light of more detailed examination of the buildings. However, review of the buildings on Google Earth aerial imagery indicates that main double depth farmhouse still exists along with the ranges of outbuildings attached to the rear. In addition to the adjoining historic buildings there is, to their rear, now a further complex of large metal sheds. A

¹⁹ <http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/s/zoomify82522.html>

modern house has been built to the south of the farmhouse adjacent to Whittington Lane. None of these modern buildings are considered to be of historic interest.

- 4.50 Sited on the opposite side of Whittington Lane to Whitley Farm, is Whittington Farm. Again, this asset could not be accessed during the site visit but review of the cartographic sources show buildings on the site as early as 1819.²⁰ The First Edition OS map is the first to show any buildings in detail and it shows three ranges of buildings – one L-shaped and the other linear – set around a rectangular courtyard. The gap between the buildings to the rear of the courtyard provides access to a further out building, seemingly set within a second courtyard. Review of Google Earth aerial imagery suggests that the majority of historic buildings – including the main farmhouse itself – may have been replaced in the intervening years. However the range of outbuildings to the northeast, appear to be original and the layout of the new buildings remains similar to that of the original ones. Google Earth imagery shows that the historic range of out buildings at Whittington Farm are in a state of disrepair, with no roof visible. There is also vegetation within the courtyard area suggesting that the farmstead is derelict.
- 4.51 Both farmsteads may feature archaeological remains relating to their earlier use, such as buildings that have been demolished.

Significance

- 4.52 The heritage significance of any archaeological remains associated with the farmsteads is primarily evidential, and derives from their ability to provide more information on the operation and evolution of farming practices within the local area.
- 4.53 The heritage significance of the extant elements of the farmsteads lies primarily in their illustrative value as examples of vernacular architecture that relates to the areas historic agricultural practices, during what is typically considered to be the most important period of farm building development in England²¹.
- 4.54 The setting of these assets is comprised of the other farmstead buildings and spaces that these define (e.g. the courtyards), the track way to which both farmsteads are adjacent, the other farmsteads – including the listed one – and the wider agricultural landscape. All of these elements are functionally and historically related, and each contributes to the legibility of each other.

Susceptibility to change

- 4.55 The assets are located within the proposed allocation site. For the purposes of this assessment and the precautionary approach required, it cannot be assumed that they will be retained. Susceptibility to physical change is therefore considered to be high.
- 4.56 The assets are also at risk of change to their setting, either as a result of change to, or, loss of, the relationship with the surrounding buildings, the lane, and wider agricultural landscape. Susceptibility to setting change is therefore considered medium-high.

Risk of harm

- 4.57 If either of the assets were demolished the effect would equate to substantial harm; and, for the purposes of this assessment, result in a medium effect.
- 4.58 Assuming that the assets were retained, development of the whole allocation site would completely cut off the historic farm buildings from their rural hinterland, and effectively envelop them in suburban development. It could also alter the legibility of the relationships between the buildings within the farmsteads, as well as between the farmsteads. This would significantly affect the ability of the casual viewer to understand the historic and functional role of the assets' and their role in shaping the local landscape.
- 4.59 This setting change would likely equate to less than substantial harm, albeit toward the upper end of the scale; a **low-medium** effect for the purposes of this assessment.

²⁰ There is no Tithe map available for the area.

²¹ Historic England 2017. *Agricultural Buildings Listing Selection Guide.*, pp. 12

Options for sustainable development

- 4.60 Both farmsteads should be subject to further investigation to better understand their significance. Retention of all the historic structures relating to the two assets, along with their setting, should be prioritised as a means of minimising harm.
- 4.61 In the event that the buildings are not retained, the impact of the loss of the buildings could be reduced by a level-2 or 3 programme of building recording following Historic England's (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice*. This should be secured by condition and should be undertaken by appropriately qualified professionals.
- 4.62 Conversion of the asset, in a manner that preserves its heritage significance, may be a viable option, and could provide the centrepiece of a heritage-led regeneration scheme, potentially in parallel with appropriate additional development in the vicinity. Any proposals for conversion would need to align with Historic England's (2017) guidance on 'The Adaptive Reuse of Traditional Farm Buildings' and (2017) 'Adapting Traditional Farm Buildings'.

Designated assets outside the study area likely to be susceptible to setting change

Merevale Registered Park and Garden (1001190) - including all designated assets within it

Importance	Susceptibility to physical change	Susceptibility to setting change
High	N/A	Low
The RPG is Grade II* listed and includes within it another 11 designated assets - these are considered as a group of national significance		Merevale RPG has an important functional, historical and designed relationship with Merevale Hall, and the all designated assets within the park contribute to the overall significance of the hall and it in some way. The site has a historical link to the Merevale Estate but otherwise does not contribute to its heritage significance.

Description

- 4.63 Merevale Park is located approximately 475m to the south of the proposed allocation site, with the majority of further designated assets sited further away. The park is in private ownership and could not be accessed, meaning that the assessment presented below is based on secondary sources.
- 4.64 The park itself, which is some 194ha, comprises 10ha of 19th century formal gardens and terraces designed by W. A. Nesfield, whilst the remainder is parkland of contemporary date. Elements of an earlier 18th century formal garden, as well as a late 18th century landscaping scheme by Joseph Cradock, also survive. Google Earth indicates that today, the majority of the park remains pasture with heavily vegetated field boundaries. There are also multiple area of woodland, with boundary plantations to the north, west, and south-west. The park was afforded Grade II* status as a Registered Park and Garden (RPG) in 1986.
- 4.65 The RPG extends all around the Grade II* listed Merevale Hall, which is located on a level terrace slightly below the summit of a steep hill with wide views looking to the west, north and east. The house, which replaced an earlier 17th century manor, is a 3-storey building of Jacobean style with multiple turrets and a large tower at its northwest corner. It was built for William Stratford Dugdale in 1838-42, to designs by Edward Blore, although these are thought to have been altered by his assistant, Henry Clutton, who completed the house in 1842-44.
- 4.66 Merevale Hall is clearly visible on the skyline, particularly from the south. From the north – the direction of the proposed allocation site – only the tower is really visible, due to the intervening woodland cover. To the southwest of the house are a stable block, offices and forecourt that are separately Grade II* listed (1001190). Formal gardens lie to the east of the house and comprise a series of walls, terraces, flights of steps - two of which are Grade II listed (1299659 and 1034761) - with planting beds and vases – four of which are Grade II listed (1185525). The garden also includes an ornamental pool that is Grade II listed (1034762). Beyond these gardens are less formal largely wooded pleasure grounds, which also extend to the north where there is a Grade II listed terrace with views north-east into the walled kitchen garden; it does not mention if the wider landscape is visible beyond.²² To the west of the kitchen gardens is an area of woodland, which gives way to pasture to the west.
- 4.67 Several more listed structures lie within the park. These include a retaining dam wall (1034763), Rose Cottages (1034764) and Beehive Cottage (1185462), all of which are Grade II listed and located to the south of the hall, where there is unlikely to be any intervisibility between them and the proposed allocation site. To the northwest of the hall lie the Gatehouse Lodge, attached walls

²² The south wall of the garden is lower than the rest to permit views in.

and coach house (1034759), behind which – and therefore screened from view along Merevale Lane - there is a further gate house (1185498), coach house (1034760), which again are all Grade II listed.

- 4.68 Adjacent to the western entrance to the park is the Grade I listed St Mary, Church of Our Lady (1365174), which dates to the 13th century with later additions. Within the church's cemetery is a Grade II listed chest tomb (1185479) of 18th century date. The church forms part of the upstanding remains of Merevale Abbey, founded by Robert de Ferrers, 2nd Earl of Derby in 1148. Scheduled archaeological remains of the monastery and associated industrial and water control features also survive within (and without) the park, either side of Merevale Lane. Views of the church and its graveyard from outside the park are screened by vegetation and fencing along Merevale Lane, as well as by Abbey Farm, which lies to the north.
- 4.69 The final designated asset within the park is the lodges and attached walls and gates (1299627) that lie on the north-eastern perimeter.

Significance

- 4.70 The heritage significance of Merevale Hall and RPG is derived from a combination of their historical, aesthetic and evidential interest, as well as that of the other designated assets within the park.
- 4.71 The historical value of the estate is derived from the way in which both the Hall, park and other listed buildings illustrates the evolution of a monastic site to secular estate, from the 12th century to the present. The scheduled remains of the Abbey also contribute to this narrative principally through their evidential value.
- 4.72 The estate also has historical associative value as a result of its various high-profile owners, and the eminent architect/ landscape designer(s) involved in its development.
- 4.73 The individual listed structures within the park, as well as the park itself, all have some aesthetic value to a lesser or greater extent. They are also important aesthetically as a group because of their functional, historical and designed relationships.
- 4.74 The key element of the setting of Merevale Hall and the other estate buildings/ structures is considered to comprise the main estate and parkland forming the designated RPG, as well as the area of the former Abbey. The wider setting of the house and RPG is made up of the surrounding countryside and Atherstone, much of which form or formed part of the estate's landholding. The site forms part of this wider setting. However, other than a historical link in terms of ownership, it does not add anything to the special interest or significance to the complex of designated assets at Merevale.



Plate 4: View of Merevale Hall and Registered Park and Garden from the railway bridge within the proposed allocation site (facing southwest)

Susceptibility to change

The tower of Merevale Hall is visible from the railway bridge adjacent to the proposed allocation site and, as such, it is highly likely that the site would be visible from the tower and higher floors of the house. It may also be visible from some areas within the RPG but, based on the NHLE listing description of the assets, it is unlikely that it would form the focus of any deliberate or designed views. Indeed, the physical evidence on the estate confirms that designed views are concentrated to the south (attested to by the dropped section of perimeter wall). As such, the main change that the Merevale Estate is susceptible to is the loss of part of its rural landholding. Therefore its susceptibility to the setting change arising from the proposed allocation site is judged to be low.

Risk of harm

- 4.75 Development of the proposed allocation site would result in the loss of some of the wider rural landholding historically associated with the Merevale Estate. It would also change the wider setting of estate by increasing the extent of the built development within it. The effect of this change is judged to be **medium-high** as it will equate to less than substantial harm, albeit at the low end of the scale.

Options for sustainable development

- 4.76 Siting and design of new development, and appropriate landscape design may all be used to help minimise the effects of the change of character of the wider setting of the Merevale estate.

Other designated assets

- 4.77 There are a number of designated assets in relatively close proximity to the proposed allocation site, including:

- Atherstone Conservation Area (approx. 700m SE of the proposed allocation site); and
 - Grade II listed Fieldon Bridge (1361279 – approx. 550m E of the proposed allocation site)
- 4.78 Development on the proposed allocation site would not give rise to meaningful setting change to these assets.
- 4.79 In the wider area, approximately 980m southeast of the site, is the Grade II listed Abbey Farm (1185474). Just north of the house, barn (1034758), stable (1034757), which are also both Grade II listed. Within the farm complex there are also upstanding remains that relate to the former Merevale abbey; these include the Grade II* listed north and south walls of the Refectory, and a fragment of the southern aisle wall of a church, which is Grade II listed. None of these assets is known to have a relationship with the proposed allocation site that contributes in any way to their heritage significance. Additionally, only the barn and parts of the scheduled site have the potential for any inter-visibility with the site due to topography and intervening built development and vegetation.

Archaeological potential

- 4.80 The site is considered to have a high level of archaeological potential in the area where earthworks, interpreted as a medieval rural settlement, have been identified. In the rest of the site, there may be some potential for early medieval and medieval remains and a moderate to high potential for post-medieval remains relating to the Coventry Canal and the agricultural use of the land.
- 4.81 As a largely undeveloped greenfield site any in-situ remains are likely to survive relatively intact, although post-medieval and subsequent agricultural activity may have resulted in some truncation. It is likely that any planning application would need to be supported by an appropriate pre-consent evaluation so as to inform a mitigation strategy, secured by condition.

Cumulative effects

- 4.82 Development of this site could potentially result in substantial harm to one designated asset²³ – the Grade II Farmhouse and outbuildings – and two non-designated assets – the historic components of Whitley and Whittington Farms.
- 4.83 Less than substantial harm is predicted to three more designated assets – the two canal locks and associated road bridge – as well as the canal itself, a non-designated heritage asset.
- 4.84 In combination there is the potential for significant change to a relatively intact post-medieval landscape that informs the character and value of the wider area around Atherstone.
- 4.85 Development would also result in the almost total loss of the potential remains of a rural medieval settlement, and would damage or remove any unknown remains within the site.
- 4.86 No in-combination effects have been identified in relation to H7 and/ or H15.

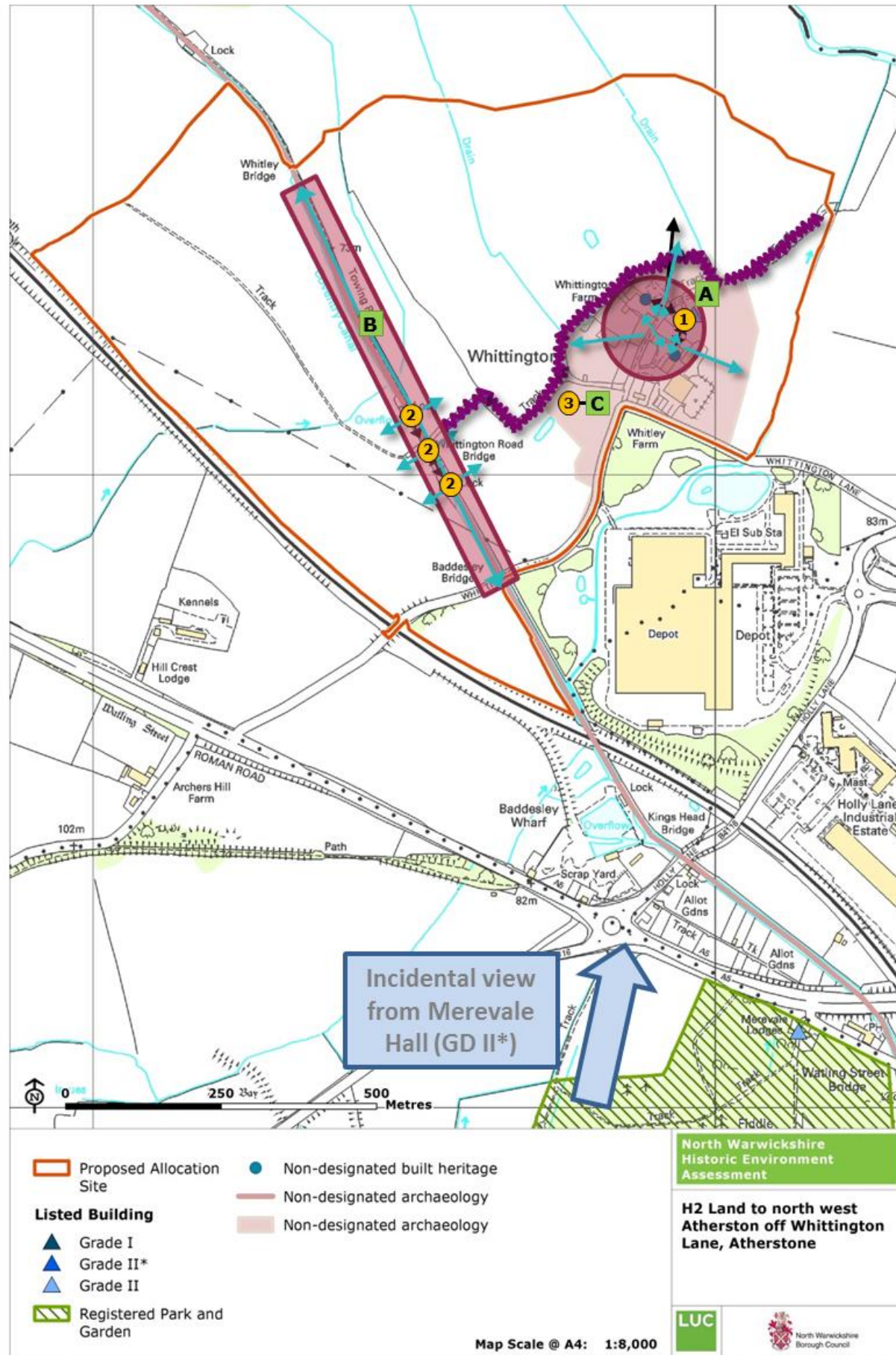
Options for sustainable development

- 4.87 Any development should seek to retain the heritage assets within the site – particularly those that are designated. Where there are assets – within and beyond the site – that have a setting that contributes to their heritage significance, or the understanding of that significance, any development should seek to preserve that setting. It should also consider the way in which the setting allows the assets to be appreciated and understood, as well as be sensitive to the character of the assets in terms of scale, materiality, etc. The latter issues may be better considered via townscape and visual assessments.

²³ It is acknowledged that total loss is unlikely to occur, as this is an occupied dwelling, but is included as part of the maximum case assessment.

- 4.88 Preserving the setting of the listed Farmhouse would entail the retention of the associated farmhouses and surrounding historic land pattern.
- 4.89 In the case of those assets associated with the canal, ensuring a clear division between the canal route and the development via means of landscaping and/ or development siting would help preserve the unity of and legibility of these assets as a historical and functional group. Development would also present an opportunity to increase public access to the canal and to enhance understanding and appreciation of it, by means of offering public interpretation about the assets' heritage significance.

H2: Land to northwest of Atherstone off Whittington Lane, Atherstone



Potential effects

- 1 Physical/ setting change to Farmhouse and attached buildings 50m NE of Whiteley Farmhouse (Grade II) and to the historic parts of the non-designated Whittington and Whiteley farmhouses.
- 2 Potential for physical/ setting change to the canal road bridge (Grade II), for setting change to the lock basins (Grade II) and the canal itself (non-designated).
- 3 Potential for physical change to an area of known potential archaeology comprising earthworks interpreted as a Deserted Medieval Settlement.

Options for sustainable development

- A Retain the listed farmhouse and historic components of the non-designated farmsteads and preserve their setting e.g. their relationships with each other and their agricultural hinterland. Suggested boundary shown as wavy line; has the potential for significant new green infrastructure linking to the canal – potentially forming the basis of a heritage-led scheme.
 - B Retain the listed canal structures and preserve their setting along with that of the canal; potential for place making centred on the canal, which could be retained as a open space e.g. linear park, green corridor.
- N.B. Careful master planning will be required to integrate development within the landscape.*
- C An appropriately staged programme of archaeological evaluation and mitigation, agreed by the local authority's Archaeological Officer, will be required.

5 H7 Land to the east of Polesworth and Dordon

Designated heritage assets on site

Obelisk on the site of St Leonard's chapel (1319944)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	High	Medium
Grade II listed	Within proposed allocation site; potential for physical effects/loss	The location of this asset is important in two ways. Firstly, in relation to its historical interest as it marks the site of a medieval chapel and secondly, in relation to aesthetic interest as a monument intended to be visible.

Description

- 5.1 This asset is a 19th century sandstone obelisk measuring approximately 6m high, set on a base of four steps. It has an inscription which reads: 'SITE OF THE CHAPEL OF ST. LEONARD AT HOO DEMOLISHED 1538 30TH HENRY VIII'. The obelisk was erected following the discovery of gravestone and skeletons in 1846, during the building of the Trent Valley Section of the West Coast Mainline which lies approximately 180m to the east of the obelisk. It is most likely to have been commissioned in the 1850s or early 1860s by the Member of Parliament (MP) and local landowner, Sir George Chetwynd of Grendon Hall, perhaps at the suggestion of the Rev John Duff Schomberg, incumbent of Polesworth from around 1840-1864.
- 5.2 The Our Warwickshire website²⁴ indicates that the obelisk may not be located in its original location, as it was reportedly moved when the railway was widened in the early 20th century. However, it may be that stone quarrying in the vicinity of the obelisk was for material to build an embankment for the railway.



Plate 5: Grade II Obelisk on Hoo Hill (facing southeast)

²⁴ https://www.ourwarwickshire.org.uk/content/catalogue_her/obelisk-on-site-of-chapel-of-st-leonard-on-hoo-hill-near-polesworth

Significance

- 5.3 The heritage significance of this asset is comprised primarily of its historical and aesthetic interest. In the first instance it has historical value as it identifies – or did identify – the location of archaeological remains interpreted as the medieval chapel of St Leonards. Its potential association with Sir George Chetwynd is of further historical associative value. The asset also has some aesthetic value as a designed, highly visible and competently executed memorial monument co-opting Classical/Egyptian influences in monumental architecture for legitimacy and impact.
- 5.4 The elements of this asset's setting that contribute to its heritage significance include its putative spatial relationship with the remains of the chapel of St Leonard and its visibility from the railway and Polesworth.

Susceptibility to change

- 5.5 The asset is located within the proposed allocation site. For the purposes of this assessment and the precautionary approach required, it cannot be assumed that the asset will not be retained. Susceptibility to physical change is therefore high. (Although it is accepted that demolition of the asset is perhaps unlikely.)
- 5.6 If retained, there is the potential for the asset to be relocated reducing its visibility and historical association with the site of the chapel. There is also the risk that development may encircle the asset significantly reducing its visibility. Susceptibility to setting change is judged to be medium.

Risk of harm

- 5.7 Development of the whole proposed allocation could result in the loss of a designated asset; a high level of effect for the purposes of this assessment.
- 5.8 In NPPF terms, loss of a Grade II listed structure should be 'exceptional' and would need to be justified by significant public benefits and by meeting at least one of the tests set out in paragraph 195. Similarly, the requirement of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, that planning authorities must have special regard to the desirability of preserving a listed building and its setting should be noted.
- 5.9 The potential effect of this setting change is judged to be less than substantial, although potentially at the upper end of the spectrum. For the purposes of this assessment, this would equate to a medium-high effect.

Options for sustainable development

- 5.10 Retention of the asset should be prioritised as a means of minimising harm. The elements of its setting that contribute to its heritage significance should also be preserved – in other words its visibility and legibility within the wider landscape. In practical terms, this is likely to entail further view assessment as well as careful development design. A full heritage impact assessment should also be prepared, including appropriate visualisations to inform the design and assessment process.
- 5.11 Consideration should be given to the possibility of increasing public access to the monument and to improving public understanding of its heritage significance.

Non-designated assets on site

Dordon Hall Garden (MWA12574)

Importance	Susceptibility to physical change	Susceptibility to setting change
Low-Medium	High	Low
Of more than local importance (due to relationship with the listed Dordon Hall)	Within proposed allocation site; potential for physical effects/loss	The significance of this asset is primarily evidential. However, it has a functional and historical relationship with Dordon Hall, which is still extant. Additionally, it contributes to Dordon Hall's setting.

Description

- 5.12 This asset is recorded in the HER as a post-medieval to modern garden associated with the Grade II listed Dordon Hall, a 16th century farmhouse with 18th century additions and later alterations (discussed in detail at 5.61 below). It appears to have been listed within the review of Warwickshire's historic parks and gardens but no further information is provided on it.
- 5.13 Review of the Dordon Tithe Map (1850) shows that the area recorded as the garden included a large number of plots. Most of these are small fields that do not form part of the land tenure of the Dordon Hall; then referred to simply as a 'homestead'. The fields that are part of its later garden include a large area called the 'cider mills', an orchard, and a small house and garden.
- 5.14 The 1885 25-inch OS map shows that the separate plots forming the 'garden' have been amalgamated into one to form a park of 24 acres. The previous buildings have been either demolished or left outside the park boundary, which features two ponds and a number of dispersed deciduous trees that generally align with the former field boundaries. No formal landscape design features are evident. Other signs of the gentrification to the farmhouse include the attribution of the name 'Dordon Hall' and the creation of a formal drive with a turning circle.
- 5.15 The 1904 map depicts nothing within the garden/park – not even the former trees. Subsequent maps indicate that by the mid-19th century the garden had reverted back to agricultural use, and been subdivided into large fields.

Significance

- 5.16 As the area is clearly no longer a garden/ park, then its heritage significance is primarily be evidential and derived from its ability to provide information on any designed or functional elements within that the historic setting of Dordon Hall.
- 5.17 In terms of setting the asset has a spatial, functional and historical relationship with the extant Dordon Hall that is important to its heritage significance. However, given that the garden is no longer extant the contribution that this setting makes is low-medium.

Susceptibility to change

- 5.18 As an archaeological asset it comprises sub-surface remains that will be highly susceptible to physical change.
- 5.19 Given that the contribution that setting makes to this asset's significance is limited; its susceptibility to setting change is also judged to be low.

Risk of harm

- 5.20 Development of the proposed allocation could result in the physical loss of the majority of this asset; the effect of which would be low-medium – equating to substantial harm/total loss of a non-designated asset. The remaining section of the garden would be that around the listed house, meaning that whilst most would be lost, its relationship with the house would not be completely severed.
- 5.21 In addition, partial loss of this asset would likely result in some harm to the Grade II Listed Dordon Hall.

Options for sustainable development

- 5.22 Ideally, this asset would be retained to avoid harm to the Grade II listed Dordon Hall. There is, nonetheless, some uncertainty as to the nature, extent and preservation of garden archaeology relating to this asset. It is therefore recommended that a pre-consent programme of archaeological works be implemented to understand and characterise the remains on site. This information should be used to inform an appropriate mitigation strategy and, in turn, masterplanning and design.
- 5.23 In the event of loss, an appropriately staged programme of archaeological investigation to ensure the preservation of the asset by record would need to be agreed with the Council archaeological adviser.

Wood Park (MWA13158)

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	This asset comprise earthworks and buried remains within and beyond the site	This asset potentially has a historical and functional relationship with the possible Stiper's Hill Castle (MWA13154), which lies beyond the site

Description

- 5.24 This asset comprises a possible medieval park, known as Wood Park; the extent of which has been deduced from surviving earthworks and field boundaries. Historical records also appear to suggest the existence of the park, as a survey of Polesworth Abbey, dated to 1545, mentions a 'parke wood'. A second source, relating to a grant of land from the Marmion family to Polesworth Abbey, states that they retained the hunting rights to woods²⁵ included therein and that the nuns were forbidden to convert them into arable use.
- 5.25 The manorial complex with which the park was associated is uncertain, but earthworks located beyond the proposed allocation on Stiper's Hill to the north, have been interpreted as belonging to a motte and bailey. Documentary sources also suggest that a castle existed at this location (MWA13154), and that it was built by the Marmion family soon after the conquest. Unusually, the park appears to have been separated from the castle by the River Anker.
- 5.26 Part of the purported park has recently built over by a new housing development to the north of St Helena Road. It is not known as to whether any further information relating to the park was discovered as a result of investigations associated with the development.

Significance

- 5.27 As an archaeological asset its primary heritage significance is derived from its evidential value and its potential ability to provide information on the parkland landscape, its management, and function(s) and how these changed over time. It may also provide contextual information relating to the purported castle on Stiper's Hill.
- 5.28 In terms of setting, Wood Park may have a historical and functional relationship with Stipers Hill Castle to the north of the proposed allocation site; however, this is uncertain. Therefore, based on the current understanding of the asset, and the fact that its interest is primarily evidential, setting makes little contribution to its heritage significance.

Susceptibility to change

- 5.29 As an archaeological asset comprised of earthworks and sub-surface remains, the asset is highly susceptible to physical change. Based on the limited contribution that setting makes to the assets heritage significance, its susceptibility to setting change is judged to be low.

Risk of harm

- 5.30 It is likely that development of the entire proposed allocation would result in the loss of at least half of this asset; equating to a low - medium effect for the purposes of this assessment.

Options for sustainable development

- 5.31 Field evaluation would provide further information on the assets importance and enable an archaeological mitigation strategy to be developed and agreed with the Council archaeological adviser.
- 5.32 Any evidence on the heritage significance of the asset should be made publicly accessible.

²⁵ Morton, B. 2011. *Polesworth Historic Town Report*. P.41

Site of St Leonard's chapel (MWA225)

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	This asset comprise buried remains within the site	Setting makes comparatively little contribution to the assets' significance, which is derived principally from evidential value.

Description

- 5.33 This asset comprises the remains of a medieval chapel, which was dedicated to St Leonard. The site is known from a 19th century obelisk that was erected following the discovery of gravestones and burials in 1846, during the construction of the Trent Valley section of the West Coast Main Line. The obelisk commemorates the destruction of the chapel during the reformation in 1538.
- 5.34 It is unclear as to whether the obelisk marks the exact site of the chapel, as the railway is located some distance away from where it stands on Hoo Hill, and there are reports that it was moved when the railway was widened. However, it may be that stone quarrying in the vicinity of the obelisk was for material to build an embankment for the railway. A documentary source also lends some support to the chapel having been sited on Hoo Hill, stating the Marmion's granted 'Le Hoo' to the nuns of Polesworth Abbey in the 12th century, on condition that they found two chaplains to celebrate in the chapel of Hoo²⁶.
- 5.35 Whether the chapel was located on Hoo Hill or closer to the railway, it is clear that they will have been disturbed by construction activity related to the railway, as well as by agricultural use of the land during the post-medieval and modern periods.

Significance

- 5.36 As an archaeological asset its primary heritage significance is derived from its evidential value. This relates primarily to medieval religious and burial practices, with any skeletal remains potentially being able to address questions on demography, diet, economy, population diversity, and living environments.
- 5.37 Based on the current understanding of this asset the contribution that setting makes to its heritage significance is limited. However, if it is the actual site of the chapel, its topographically prominent position may prove to be important.

Susceptibility to change

- 5.38 As an archaeological asset comprised of sub-surface remains the asset is highly susceptible to physical change. As the heritage significance of the asset is primarily evidential, and not fully understood, the contribution that setting to its significance is very limited; susceptibility to setting change is therefore low.

Risk of harm

- 5.39 It is likely that development of the entire proposed allocation would result in total loss of this asset; equating to a medium effect for the purposes of this assessment.

Options for sustainable development

- 5.40 Field evaluation would provide further information on the assets importance and enable an archaeological mitigation strategy for any eventual development, secured by condition and agreed with the Council archaeological adviser.
- 5.41 Any evidence on the heritage significance of the asset should be made publicly accessible.

²⁶ Morton, B. 2011. *Polesworth Historic Town Report*.

Site of possible Iron Age hillfort (MWA4212)

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Medium
Of local importance	This asset comprises buried remains within the site	Whilst primarily of evidential value the topographically prominent location is important to understanding its function and symbolism.

Description

- 5.42 This asset is a cropmark feature situated on the top of Hoo Hill, identified from aerial photos. In plan it appears as an irregular D-shaped enclosure with a fairly wide ditch and an entrance on the western side. Although relatively small, approx. 0.71 ha in area, the enclosure has been interpreted as a hillfort of Iron Age date. Such sites could have a variety of roles, acting as settlements, food stores, meeting places and perhaps religious centres.

Significance

- 5.43 As an archaeological asset the heritage significance of this asset is primarily evidential. If a hillfort, as suggested, it should be able to provide information on its form, function, change over time, and abandonment.
- 5.44 Hillforts are usually found in prominent locations that are often inter-visible with other contemporary sites. This may reflect the defensive function and/ or symbolic status of many examples, and can be an important part of their setting. Hillforts can also be found in association with older cultural landscape features, such as Neolithic causewayed enclosures or Bronze Age barrows. The example on Hoo Hill is located prominently, potentially reflecting its function and symbolism. However, it does not appear to be inter-visible or associated with any other contemporary assets or earlier monuments.
- 5.45 The possibility of a more prosaic origin and function should not therefore be discounted, given its comparatively small size.

Susceptibility to change

- 5.46 As an archaeological asset comprised of subsurface remains this asset is highly susceptible to physical change.
- 5.47 Setting contributes to the heritage significance of this asset by aiding its legibility as a putative defensive and symbolic structure. Development would alter the ability to appreciate its topographic position and the views it enabled – although there may still be some visibility east. This asset is judged to be of medium susceptibility to setting change.

Risk of harm

- 5.48 The asset is located within the proposed allocation site and development would result in its total loss; which for the purposes of this assessment is a medium effect.

Options for sustainable development

- 5.49 In the event of development, pre-consent field evaluation would provide further information on the asset's heritage significance and enable an appropriate archaeological mitigation strategy to be devised. All archaeological works would need to be undertaken by qualified professionals in accordance with a Written Scheme of Investigation approved by the Council's archaeological adviser. The requirement for archaeological works could likely be secured by condition.
- 5.50 Any evidence on the heritage significance of the asset should be made publicly accessible.

Undated trackway (MWA5316)

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	Asset comprises subsurface remains within the proposed allocation site	Setting makes comparatively little contribution to the assets' significance, which is derived principally from evidential value.

Description

- 5.51 The HER record states that a trackway, of unknown date, is visible as a crop mark on aerial photographs.

Significance

- 5.52 As an archaeological asset the value of this asset is evidential, and lies in its ability to provide information on past transport networks and landscapes of movement. Based on its evidential value, setting makes comparatively little contribution to its significance.

Susceptibility to change

- 5.53 The asset comprises sub-surface remains that are highly susceptible to change. Susceptibility to setting change is low.

Risk of harm

- 5.54 The asset lies within the proposed allocation site and would be subject to total loss as a result of development; which for the purposes of this assessment is a medium effect.

Options for sustainable development

- 5.55 An appropriate archaeological mitigation strategy for any eventual development, secured by condition and agreed with the Council archaeological adviser, would adequately record any extant remains by record.

Post-medieval building remains

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	Located within the proposed allocation site	Setting makes comparatively little contribution to the assets' significance, which is derived principally from evidential value

Description

- 5.56 Review of cartographic sources²⁷ indicates that there were formerly a number of post-medieval buildings within the site. These include:
- Site of building and well immediately E of the Hollies referred to as a Cottage garden and croft on the Tithe map (shown on maps dated 1850 – 1938);
 - Site of buildings W of footpath, referred to as Little Croft and buildings on the Tithe map (shown on maps dated 1850 – 1976);
 - Site of buildings later known as Coton Barn and then Wood Park Farm (shown on maps dated 1850 - 1990);

²⁷ The Dordon and Polesworth Tithe Maps and historic OS maps available online.

- Site of 'Little Jim's Cottage' on Fairfield Hill to the west of Coton Barn (shown on maps dated 1850 - 1970s); and
- Site of Dordon Cottage and Tin croft (shown on maps dated 1850 - 1904).

Significance

- 5.57 The heritage significance of these assets lies in their evidential value and ability to address questions on the practices associated with rural life during the post-medieval period. Setting makes comparatively little contribution to their heritage significance.

Susceptibility to change

- 5.58 As subsurface archaeological features these assets will be highly susceptible to physical change. Their susceptibility to setting change is low.

Risk of harm

- 5.59 These assets are likely to be totally lost as a result of development within the site; this would result in a medium effect.

Options for sustainable development

- 5.60 An appropriate archaeological mitigation strategy for any eventual development, secured by condition and agreed with the Council archaeological adviser, would adequately record any extant remains by record.

Designated assets outside the study area likely to be susceptible to setting change

Dordon Hall (1034713)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	N/A	Medium-high
Grade II listed	Not in allocated area	Relates mainly to the wider agricultural landscape, part of which was the former park/ garden of the house and to the outbuildings of Dordon Hall

Description

- 5.61 This asset, which lies adjacent to the eastern boundary of the proposed allocation site, is a very substantial 16th/17th century farmhouse with early 18th century additions, and 19th century rebuilding and alterations. It is a timber-framed structure with brick infill, built to a complex irregular plan due to its piecemeal alteration. The juxtaposition of the 18th century stone-built, early Georgian-style southern range with the 16/17th century timber-framed northern elevation adds to its interest, providing evidence of the agglomeration of high-status architectural styles within a single building – reflecting changing fashions and, presumably, the relative success of its inhabitants. (Although, interestingly, not to the extent that they were able to build an entirely new house.) During the 19th century it appears to have been further ‘gentrified’, acquiring a formal drive and large garden/ park to the west.
- 5.62 The Dordon Tithe map and early OS maps show that there were also originally a series of outbuildings associated with the house. These were located across the road from the main house, with some smaller buildings immediately west of the house. Those across the road are still extant and are unlikely to be curtilage listed²⁸, so have been assessed separately in their own right. Those more immediate to the house have been altered or replaced during the 20th century and eventually demolished in 2006-7. In their place, more formal garden landscaping has been undertaken.
- 5.63 The house remains in residential use.

²⁸ While the farm buildings do make a contribution to the significance of Dordon Hall, and vice versa, the physical, temporal and functional separation of the building groups, and apparently separate ownerships, suggest that they should not be considered to be curtilage listed.



Figure 5.2: Dordon Hall farmhouse, NNW-facing elevation (Photo: N. Warks Council, 2015)



Figure 5.1: Dordon Hall farmhouse, SSE-facing elevation (Photo: N. Warks Council, undated)

Significance

- 5.64 Much of the heritage significance of this asset lies in the physical evidence for and illustrative value of a good example of local higher-status vernacular traditions and the way in which the development and intensification of farming, and its economic benefits, allowed for their evolution and influenced the landscape. It illustrates the evolution of a large farmhouse from 16/17th century timber-framed architecture – essentially a continuation of medieval traditions – to incorporate the height of early 18th century taste, in terms of the handsome if non-symmetrical provincial Georgian range. This palimpsest of building forms and styles adds considerably to its aesthetic value, along with the ability to clearly and easily read the phases of the building's development.
- 5.65 Setting plays an important role in understanding the asset. It has a functional and historical relationship with the extant outbuildings across the road to the east, the former garden to the west of the house and the wider rural landscape, which contributes to its significance in two ways. Firstly, by maintaining the link between the farmhouse, its outbuildings and the landholding that would once have supported it; and, secondly, in terms of allowing it to be understood as gentrified country residence, underlining its evolution from relatively functional farm core to a more refined symbol of status and taste.

Susceptibility to change

- 5.66 The setting of the asset has changed over time with the land to the west of the house changing from agricultural land to a garden/ park and back again. However, in both cases the setting has continued to contribute to the asset's heritage significance. The garden area (discussed at 5.12 above), although no longer legible on the ground as a garden, makes a contribution to the evidential value of the group, as well as providing open land that aids in understanding and appreciation of the asset. Other change includes the recent loss of some of the outbuildings associated with the main house. Overall, though the setting remains relatively intact and as such, it is judged to have a medium-high susceptibility to change.

Risk of harm

- 5.67 Development of the whole allocation would result in the loss of the former garden and cut the farmstead off from its rural hinterland to the west, affecting the ability of the viewer to understand its role in the local landscape. This harm would likely equate to less than substantial harm; a medium-high effect for the purposes of this assessment. The level of harm is likely to increase in severity in proportion with the amount of the setting and archaeological remains of the garden that is lost.

Options for sustainable development

- 5.68 Given the location of the asset – being partly enclosed by the proposed allocation – it would be challenging to develop the whole area without giving rise to some level of harm, particularly as the asset's setting is relatively open at present.
- 5.69 Masterplan options should ideally seek to conserve the setting of the asset through concentrating development to the west of the site and implementing an appropriate buffer zone of open land to both conserve the archaeological remains relating to Dordon Hall's garden and some of the openness of its rural setting in views to the west – retaining its legibility as an isolated, high-status multiperiod farmhouse.

Remains of Polesworth Abbey (1005735), Church of St Editha (1252564) and Cloister Wall (1262228)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	N/A	Medium
Scheduled and Grade II* listed		The setting of Polesworth Abbey may have a historical link with the site.

Description

- 5.70 Polesworth Abbey was a Benedictine nunnery, founded in the 9th century by St. Modwena and King Egbert. In the Anglo Saxon period the Abbey was a Minster Church, and a major site of the period. It was re-founded in the 12th century by the Marmion family, when it acquired a new church, cloister and chapter house. Further buildings were added in the 13th and 14th centuries.
- 5.71 During the dissolution all the buildings within the abbey precinct were demolished with the exception of the gatehouse (now grade II* listed) the church, which continued in use as the parish church, and part of the cloister wall.
- 5.72 Parts of the former Abbey precinct are scheduled (1005735); these comprise the Gatehouse (which is also listed at Grade II*), a small area around a mound in the churchyard east of the church, and a larger area in the south-east corner of the precinct south of the church, including the vicarage gardens and the fields to the south and east. Recent excavations have found evidence of activity dating as early as the Saxon period.
- 5.73 The parish church of St Editha (1252564) is grade II* listed, as is the upstanding remains of the Gatehouse (1262202). The Church was built in the 11th century and includes an early 12th century nave and north aisle, and a 13th-14th century tower. It is dedicated to St Editha, a saint commemorated only within certain parts of Warwickshire and Louth in Lincolnshire, who legend indicates was an Anglo-Saxon royal.
- 5.74 Other listed buildings within the abbey precinct include the 19th century Vicarage (1262201), a medieval wall (with later additions) that formed part of the cloisters (1262228) and a sundial in the garden (1252565), all of which are Grade II listed.

Significance

- 5.75 The heritage significance of the scheduled remains lies primarily in their evidential value and ability to provide an understanding of the development of the abbey, and how it contributed to the development of Polesworth, and its destruction as a result of the dissolution. The heritage significance of the parish church of St Editha relates largely to its illustrative value as a rare survival of a medieval church, it is of further interest due to its historical association with St Editha and the dissolution. It will also have significant aesthetic value, as well as communal value for the parishioners who use it.
- 5.76 In terms of setting the various upstanding and buried remains of the abbey derive significance from their relationship with each other and the agricultural land surrounding them, which would have formed their landholding, and may have included part of the site.

Susceptibility to change

- 5.77 Providing an open setting south of the designated assets is Polesworth Abbey Park. Due to vegetation and trees within this area, as well as around the perimeter of the abbey, there are no clear and direct views from any of the designated assets towards the proposed allocation site. However, the site – and the designated obelisk within it, which commemorates the former chapel on Hoo Hill – may be glimpsed from the garden to the vicarage, to the south of the chapel. Susceptibility to setting change is therefore judged to be medium.

Risk of harm

- 5.78 Development of the site would result in change to part of the wider setting of the abbey complex, and rural land that may have formed part of its landholding. Such change will result in less than substantial harm, possibly towards the lower end of the scale. The effect of this is judged to be medium.

Options for sustainable development

- 5.79 Development should be informed by a full heritage impact assessment and entail careful landform design, retaining the view of the obelisk.

Polesworth Conservation Area

Importance	Susceptibility to physical	Susceptibility to setting change
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	change	
High	N/A	Medium
Designated under the Planning (Listed Buildings and Conservation Areas) Act 1990		Mainly relates to the topography of the area, as this has shaped the character of the settlement and to the abbey, the historic focus of the settlement.

Description

- 5.80 Polesworth Conservation Area was designated in 1995. It centres on the Abbey complex, which formed the focal point of the settlement and was responsible for its development. The boundary broadly embraces the west end of High Street, the whole of Bridge Street and Market Street and Grendon Road northwards from Bassett's Bridge. It also includes an extensive area of green and open space accessible to the public extending from Hall Court to the north of the river, to Abbey Green Park to the south. This open space is the most distinctive feature of the village.²⁹
- 5.81 With the exception of the Fosters Yard Hotel in Market Street, all the Listed Buildings are to be found in the High Street and Bridge Street area of the village. Polesworth Bridge and the remains of the Abbey in the Vicarage grounds are Scheduled Monuments. The other buildings within the conservation area include a homogenous mix of older vernacular 18th century styles and 19th century to modern more national styles. The older buildings have a loose scattered pattern that has been subject to progressive infilling over time.
- 5.82 Views within, into and out of an area contribute to its character. Whilst the Conservation Area appraisal mentions that there are important middle distance views along Grendon Road, which forms the northern boundary to the site, these do not include the site which lies approximately 430m to the northwest of the site.

Significance

- 5.83 The significance of the conservation area lies largely in a combination of its architectural and historic interest. It includes a number of well-preserved historic buildings, including several 18th century timber-framed structures, and has a distinctive character that reflects its history – particularly its close association with the Abbey – and the geography of its setting on the fertile floodplains of the River Anker. The geography and semi-rural setting reinforces the village's agricultural origins.

Susceptibility to change

- 5.84 There historic core of Polesworth has been subject to considerable change over the years as a result of modern infill, which has greatly expanded the settlement and affected its rural character and, to some extent, layout.

Risk of harm

- 5.85 Development of the proposed allocation site will result in change to the wider rural setting of Polesworth. Such change may be visible to a limited extent from some areas along the eastern side of the conservation area, particularly to the north. However, by and large the site will be screened by intervening development and vegetation. Crucially, no key views will be affected. In light of this, the potential impact will be of such a minimal scale that the significance of the asset will not be harmed and the effect of development is predicted to be Low.

Options for sustainable development

- 5.86 Not applicable.

²⁹ North Warwickshire Borough Council. 1995. Polesworth Conservation Area in *Conservation Areas in the Borough of North Warwickshire*. Pp.4

Other designated assets

- 5.87 There are a number of designated assets in the wider vicinity of the site, including:
- Grade II listed Coventry Canal milestone (1252603 – 1km E of the proposed allocation site)
 - Grade II listed Hall End Farm (1034715 - 590m west of the proposed allocation site);
 - Grade II* listed and scheduled Grendon Bridge (1186247 – 980m SE of the proposed allocation site)
 - Grade II* Church of All Saints (1034716 - 1.25km SE of the proposed allocation site); and
 - Grade II listed former Sundial approx. 40m E of the Vicarage (1252565 - 765m NW of the proposed allocation site);
 - Grade II listed Vicarage (1262201 – 770m NW of the proposed allocation site)
 - Grade II listed Polesworth Bridge (1005771 – 916m NW of the proposed allocation site)
- 5.88 Due to the way in which the majority of these assets' setting contributes to their heritage significance, it is not anticipated that development of the proposed allocation site would give rise to meaningful setting change. The Grade II* Church of All Saints lies downhill from the site and is visible from it. However, there are no views back to the site from the church meaning that its setting will not be affected.

Non-designated assets outside the study area likely to be susceptible to setting change

Dordon Hall Farm outbuildings and pond

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	N/A	Medium
Designated under the Planning (Listed Buildings and Conservation Areas) Act 1990		Relates primarily to Dordon Hall, the original owners of the outbuildings, and the wider agricultural landscape as these are both historically and functionally related to the asset.

Description

- 5.89 Dordon Hall Farm outbuildings lie to the east of Dordon Hall Lane, directly opposite the Grade II listed Dordon Hall. They comprise four buildings of historic interest, constructed of red brick with a tiled roof. Three are rectangular ranges – aligned north-south with the road while one L-shaped range, sits at right angles with its partially weather-boarded gable end facing the lane. In amongst and to the rear of the historic buildings are a variety of modern steel sheds.

As the site could not be accessed the exact function of the historic buildings could not be discerned; the exception being the northernmost building which fronts on to the lane. This building was identified as a cart shed with four bays and an over-loft.



Plate 6: Dordon Hall Farm outbuildings (facing northeast; cartshed to the left)

- 5.90 The plan of the extant buildings matches those on the first edition OS map of 1885, indicating that they predate this. However, they appear to replace earlier outbuildings that the 1848 Dordon Tithe map indicates were once on the site.

- 5.91 The Tithe apportionment indicates that the original outbuildings belonged to the Grade II listed Dordon Hall. However, this is now a residential building and the current outbuildings appear to belong to Dordon Hall Farm, which lies a short distance north of Dordon Hall. This farm complex comprises modern buildings that appear to have replaced an earlier separate post-medieval farm. It is possible that the outbuildings changed ownership in the latter half of the 19th century when the when Dordon Hall became more gentrified laying out a garden/ park.
- 5.92 The pond lies on the opposite side of the lane and first appears on maps dating to the mid-1920s. Whilst later in date, is still functionally related to the outbuildings and is included for completeness, as it makes a lower overall contribution to the group's significance.

Significance

- 5.93 The outbuildings are primarily of historic interest for their illustrative value as a good example of 19th century vernacular farm architecture. It adds further interest to the group with Dordon Hall, confirming the continued development of the holding into the 19th century, including some evidence of modernisation. The group, and the outbuildings, relates strongly to the wider historic landscape pattern. They also have aesthetic value, as well-designed functional – but attractive – examples of the type, particularly the cartshed where some effort and cost has been expended on the appearance of the building (e.g. through the use of stone keystones in the cart bay arches, and the brick dentil mouldings at the wallhead).

Susceptibility to change

- 5.94 The outbuildings appear to have a functional and historical relationship with Dordon Hall, as well as the modern Dordon Hall Farm, and the wider rural landscape – including at least some of the land within the development. There has been little encroachment on their agricultural hinterland and as such some change to this aspect of the setting could be accommodated.

Risk of harm

- 5.95 Development may affect the legibility of the assets relationship with Dordon Hall by partly encircling it within development. It would also result in the loss of some of its wider rural setting. The effect of this harm will be less than substantial and, for the purposes of this assessment, towards the lower end of a low-medium effect.

Options for sustainable development

- 5.96 Concentrating development to the west of the allocation site, away from Dordon Hall and Dordon Hall Farm outbuildings would help minimise/ avoid harm to both assets. Should development occur in the vicinity of the assets then a full heritage impact assessment will be necessary.

Dordon Hall Pillbox

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	N/A	Medium
Of local importance		Relates primarily to the topography of the landscape

Description

- 5.97 During the site visits, a pillbox was identified just off of Dordon Hall Lane, to the north of Dordon Hall. The asset was embedded within a grassy knoll located on private land and so could not be accessed. However, as far as was visible, it was rectangular in plan suggesting that it may be a type 28 pillbox, or a type 23 variant. It has a concrete roof but the rear side, which featured a doorway with blast shield entrance, is constructed of brick. This is unusual, and may suggest that it was constructed as part of Home Guard or other civil defence activity, rather than as part of a formal, planned section of anti-invasion defences. There is further suggestion of this in the siting of the pillbox, which is not in an obviously strategic position, nor seems to form part of a linear

positioning of the asset. In fact the asset's location is quite enclosed, as Dordon Hall lies to the south, Dordon Hall Lane and Dordon Hall Farm outbuildings to the east, and Lee's Cottage to the west. The pillbox's line of sight is therefore to the west, looking downhill across a large expanse of fields towards the Hollies wood, and potentially beyond that to Dordon itself. This appears, on the face of it, to make little tactical or strategic sense – when defence/observation of Dordon Hall Lane or Dunn's Lane may have been more useful, and the position could be relatively easily avoided or encircled and assaulted from the rear.



Plate 7: Pillbox adjacent to Dordon Hall Farm (facing northwest)

Significance

- 5.98 The heritage significance of the asset relates primarily to its historical interest and the way in which it illustrates the defensive infrastructure of the local area during the Second World War.
- 5.99 Topography and the clear field of fire are the elements of the assets setting that contribute to its heritage significance, helping in the legibility of the function of the asset.

Susceptibility to change

- 5.100 The setting of the asset remains relatively unchanged. Given this, and the way in which setting contributes to its heritage significance it is judged to be of medium susceptibility to change.

Risk of harm

- 5.101 Whilst not sited immediately adjacent to the proposed allocation site, development close to the eastern boundary of the site could fall within the asset's field of fire and affect the legibility of the asset's function. This would likely constitute less than substantial harm to a non-designated asset.

Options for sustainable development

- 5.102 To minimise harm development should ideally be sited away the pillbox's field of fire.

St Leonards Church, Dordon (MWA232)

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	N/A	Low
Of local importance		Relates primarily to the cemetery (including War memorial) and Sunday School building. It also has a historic relationship with historic core of Dordon and the surrounding rural landscape.

Description

- 5.103 This Parish church is situated on the corner of Church Street, Dordon. Built in 1867-8 it is a red brick structure of late 19th century Gothic Revival style and is comprised of a chancel and nave with bell turret and spirelet. In 1901 it was extended with the addition of a southern aisle, a foundation stone in the end western wall commemorates this work.



Plate 8: St Leonards Church, Dordon (facing north)

- 5.104 The church is surrounded by a cemetery to the front and rear. In the front section there is a war memorial dedicated to those who lost their lives in the First and Second World Wars. The memorial comprises a granite cross set on a granite plinth the front of which includes a dedication to the soldiers from Dordon who fell during World War One. In front of this there is a second granite slab featuring a dedication to the local men who fell in World War Two. The memorial is not considered to be susceptible to meaningful setting change, but has been described as it is of group value with the church.
- 5.105 To the east of the church and its cemetery is a Sunday school building built in 1884. This redbrick structure is of restrained Gothic Revival style and is of group value with the church.

Significance

- 5.106 The heritage significance of St Leonard's Church is derived primarily from its aesthetic and historical illustrative value. It also has historical associative value due to its commemorative monuments. As a place of worship and the resting place of many of the local community, the church will also have communal value.
- 5.107 The key elements of the church's setting that contribute to its significance and the cemetery and the Sunday School building. It also has an important historic relationship with the core of Dordon and its remaining rural setting, which aid in its legibility as a rural parish church.

Susceptibility to change

- 5.108 The church originally sat at the centre of a small rural settlement focused around the junction of Long Street and Church Street; however it has expanded rapidly over the course of the 20th century, largely towards Polesworth to the north. To the rear of the church was Birch Coppice a large area of woodland that over the years has contracted as a result of industrial and agricultural activity. In light of this change, the ability to understand the church as that of a rural parish has begun to be pressurised and development of the site to the rear of the church will further erode the legibility of the building in this respect.
- 5.109 Overall, this asset's susceptibility to change is judged to be low.

Risk of harm

- 5.110 The cemetery and Sunday school building are not likely to be affected by development within the site; nor will the relationships between these elements and the church. As such the only aspect of the asset's setting that might be changed is its semi-rural character.
- 5.111 The risk of harm to this asset is judged to be low.

Options for sustainable development

- 5.112 Development of the site could not be undertaken without diminishing the legibility of the building as a rural parish church.
- 5.113 Consideration would need to be given to the design – particularly materiality and scale/ massing - and screening of any new development.

Other non-designated assets

- 5.114 There are a number of non-designated assets in the wider vicinity of the site, including:
- Coventry Canal (MWA4373);
 - Hollies Farm³⁰, St Helena Lane; and,
 - Park Avenue inter-war housing³¹.
- 5.115 These assets are considered unlikely to experience meaningful setting change that affects their heritage significance.

Archaeological potential

- 5.116 There are no known archaeological assets within the site to the south of Church Road. There are however, two areas of disused quarrying/ landfill; these are likely to have minimal, if any, archaeological potential. Unknown archaeological remains may exist between and around these two areas, but this potential is considered to be low.

³⁰ This asset is identified in Morton. B. 2011. *Polesworth Historic Town Report (DRAFT)*. Unpublished Report, p.p. 111.

³¹ Identified as a non-designated from Morton. B. 2011. *Polesworth Historic Town Report (DRAFT)*. Unpublished Report, p.p.

- 5.117 To the north of the Church Road there are known assets purported to be of prehistoric, medieval, post-medieval and unknown date. It should be noted that in addition to the assets assessed within the site, the HER records a findspot of Roman pottery (MWA5317) and the site of a gravel extraction pit (MWA6509). Like the majority of assets, these are located on Hoo Hill. The number of known assets in this part of the site highlights a potential for further unknown archaeological remains in the area, however the in area where there has been quarrying activity any archaeological deposits will have been either removed or truncated.

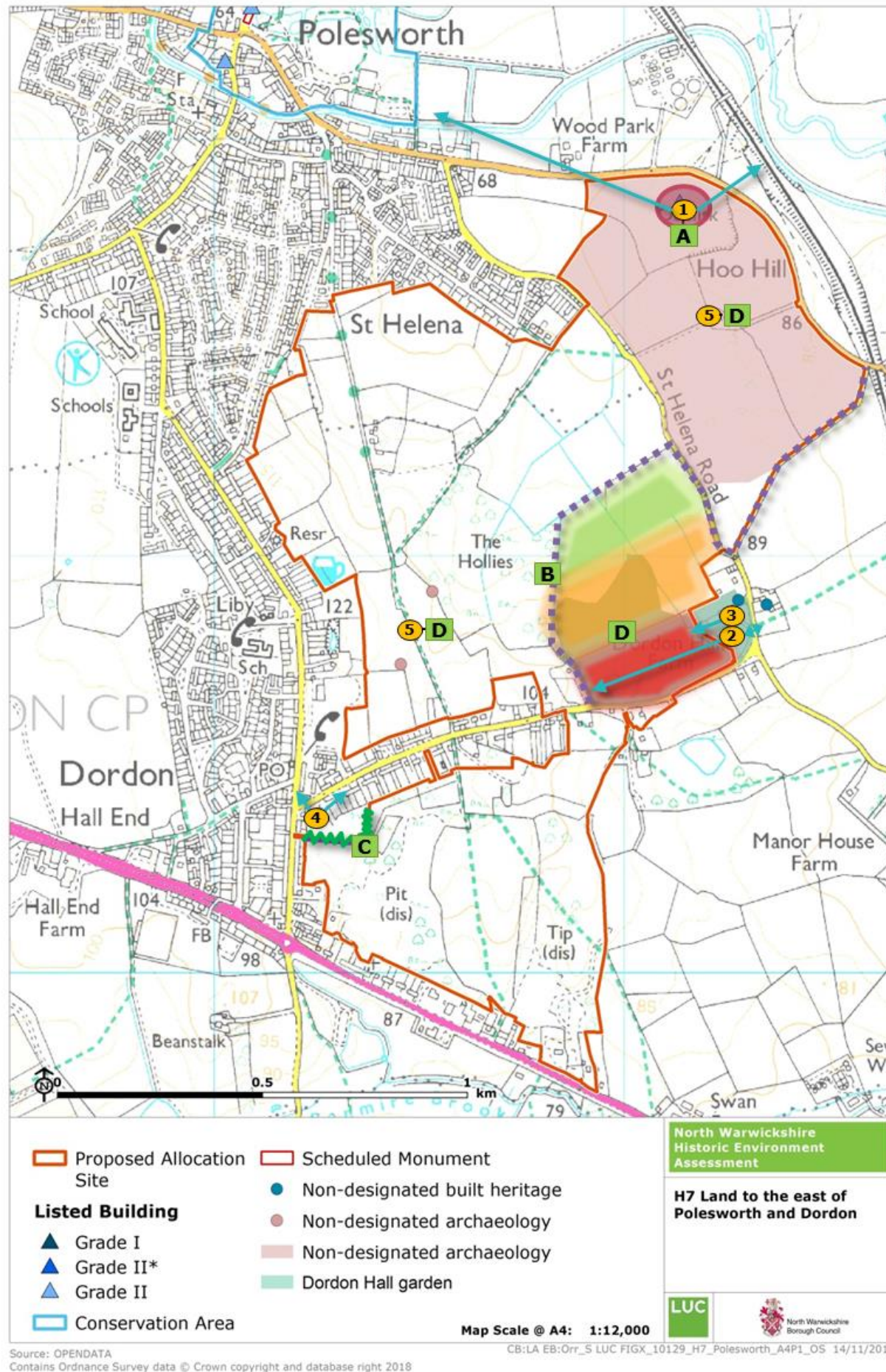
Cumulative effects

- 5.118 There is the potential for development of the site to result in the loss of the Grade II listed obelisk on Hoo Hill.
- 5.119 A range of archaeological assets of low or negligible value have been identified within the site, these include a possible Iron Age enclosure, a medieval park, and multiple post-medieval occupation, agricultural and industrial sites. All of these are highly susceptible to physical change.
- 5.120 The potential for setting change has been identified in relation to three assets – the Grade II listed Dordon Hall, Polesworth Abbey, and the Polesworth Conservation Area. This effect of this potential setting change has been judged to be less than substantial for the former and negligible for the latter two assets.
- 5.121 There is the potential for effects to the setting of a non-designated pillbox and to assets related to the Grade II listed Dordon Hall, which would also affect its significance – albeit this is a non-designated asset.
- 5.122 Overall, the effect could be significant, but avoiding development around Dordon Hall would help to reduce the impact.
- 5.123 It is not anticipated that there will be any cumulative effects with the other proposed allocation sites.

Options for sustainable development

- 5.124 Any development should seek to retain the listed assets within the site and their setting, in the case of Dordon Hall this entails conserving a number of non-designated assets. A full heritage statement should be prepared in the event of development, with the scope and approach agreed with the planning authority and Historic England.
- 5.125 The boundary indicated on the sketch diagram below would enable adverse effects to the Dordon Hall group of assets to be avoided. It is based on the closest extant and defensible mapped land division and is not closely related to the assets' significance. However, it is understood that this is unlikely to be achievable. Nevertheless, it is not the function of this study to guide how the allocation should be developed – simply to set out the likely level of harm that could occur as a consequence of development on site.
- 5.126 There is some uncertainty with regard to the extent of the archaeological survival of Dordon Hall's garden, therefore a precautionary approach has been employed given its potential contribution to the heritage values and significance of the asset. (This is in addition to the role of the open land in contributing to its setting.)
- 5.127 There are known archaeological assets within the site and there is the potential for further previously unrecognised archaeological remains to be encountered. It is recommended that an appropriate programme of geophysical survey and/or field evaluation would be required pre-consent, to:
- Understand the extent, character and significance of archaeological remains relating to the Dordon Hall garden; and
 - Inform an appropriate mitigation strategy and masterplan options.

- 5.128 This *may* allow the developer to extent development within the 'at risk' area depicted below without giving rise to harm to the assets identified – depending on the findings of the investigations.
- 5.129 Post-consent archaeological investigations, secured by condition, would be appropriate in order to:
- Understand the character and significance of other archaeological assets within the site;
 - Understand the wider archaeological potential of the site.
- 5.130 All archaeological works should be conducted in line with a written scheme of investigation, approved in writing by the authority's archaeological advisor.



Potential effects

- 1 Potential for physical/ setting change to the obelisk on the site of St Leonards Chapel (Grade II)
- 2 Potential for setting change to Dordon Hall (Grade II) and its non-designated outbuildings and garden; the latter potentially being physically changed.
- 3 Potential for setting change to Dordon Pill box.
- 4 Potential for setting change to St Leonard's Parish Church.
- 5 Potential for harm/total loss of non-designated archaeological assets on Hoo Hill (putative Iron Age hillfort / enclosure)

Options for sustainable development

- A** Retain the obelisk and its setting e.g. intervisibility with Polesworth, the B5000 and the railway
- B** Conserve the setting of Dordon Hall and the pill box by avoiding development within the site of Dordon Hall Garden and the sight lines of the pill box. Idealised site boundary adjustment to reduce harm

NB. The closest extant, legible and defensible boundary has been selected for ease of use and transparency, rather than its connection to the significance of adjacent assets.

The risk of harm to assets, particularly Dordon Hall and its former garden, increases as development extends southwards beyond the suggested boundary (depicted as green/amber/red overlay on sketch). The extent of development could, dependent on precise form, layout and height, extend into the green area and potentially – provided the extent and significance of extant garden archaeology can be appropriately understood pre-consent – the amber area, without significant harm to designated assets. Development within the red area is likely to result in harm to Dordon Hall, increasing in severity with proximity to the asset, and the extent of open setting/former garden lost.

- C** Reinforce/ strengthen the boundary to the rear of the church
- D** Archaeological evaluation, informing an appropriate mitigation strategy

6 H15 Land at Church Farm, Baddesley

Non-designated assets on site

Church Farm

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Medium
Of local importance	Within the proposed allocation site	Relates to the outbuildings and surrounding agricultural land

Description

- 6.1 Church Farm is located within the site, along New Street. It comprises a double storey farmhouse of irregular plan, built in red brick. To the west is a large red brick barn featuring geometric air vents and a corrugated roof. It is orientated north-south, with its gabled end facing on to the road. Adjoining the rear of this barn is a very large corrugated shed orientated east-west. There are further outbuildings – all built in red brick – to the west of the farmhouse. These include: a narrow single story east-west orientated range set just to the rear, which may be a cowshed; an L-shaped building adjacent to the road that again features geometric air vents, suggesting that it may be another barn; and a small single storey range adjacent to the road. Further identification of the outbuildings function(s) was not possible due to the limited site access³².
- 6.2 In terms of date, the Tithe map of 1848 depicts buildings on the site which the apportionment states are 'Baddesley Old Hall and outbuildings, house, buildings, etc.,'. Baddesley Old Hall is a rectangular building that faces on to New Street. It has two small rectangular outbuildings to the rear of it, and a larger L-shaped outbuilding to the east. To the west is a courtyard plan farmstead comprising a rectangular barn (adjacent to the Old Hall), the gabled end of which fronts on to New Street. Immediately behind this outbuilding is the main farmhouse, which is u-shaped. To the west of the farmhouse are further outbuildings, including an L-shaped range, the return of which faces along New Street. The apportionment also indicates that there was a garden to the west of the farmstead, and a small orchard to the north. Surrounding the farmstead and Baddesley Old Hall, were fields, utilised for pasture.
- 6.3 Of the buildings depicted on the Tithe map the L-shaped range to the west of the farmhouse appears to correlate with that which survives today. The barn to the east of the farmhouse may also correspond with the outbuilding shown on the Tithe map to the east of Baddesley Old Hall, although if so, it originally had another building range set perpendicular to its northern end. Neither Baddesley Old Hall, nor the original farmhouse, has survived. It is possible that the red sandstone boundary wall that runs along the eastern end of New Street /Church Farm has reused building material from Baddesley Old Hall.
- 6.4 The current farmhouse was constructed between 1848 and 1888, when the First Edition OS map was published. This map shows the current farmhouse, on the site of Baddesley Old Hall and the farmstead outbuilding to the west of it, with the earlier L-shaped range of outbuildings to the east and west of it. In addition, the rectangular ranges of outbuildings to the rear of the farmhouse and to the far west have erected. The surrounding land divisions remain unchanged but no orchard is depicted.
- 6.5 Subsequent historic maps show that the plan of the farm changes little from its late 19th century layout until the late 1960s. However, the 1971 OS map shows that the additional outbuildings attached to both of the barns have been demolished and the corrugated shed erected to the rear

³² The site is private property and could only be viewed from New Street.

of the large eastern barn. There is a good potential for remains relating to these and earlier demolished buildings to survive as buried archaeological remains.



Plate 9: Outbuildings to the west of Church Farmhouse (facing northwest)



Plate 10: Large barn to the east of Church Farmhouse (facing northeast)

- 6.6 In recent years at least some of the farms buildings have been used as a car sales and servicing centre. All of the buildings are currently in a poor state of preservation.

Significance

- 6.7 The heritage significance of the extant remains of Church Farm³³ relate primarily to their illustrative historic value as an example of a 19th century farmstead that has evolved over time. Such examples are rare in Baddesley Ensor, as it was primarily a mining village. The buried remains of any demolished elements of the farmstead will be of evidential value with the potential to demonstrate the evolution and change of vernacular architectural traditions and farming practices.
- 6.8 The group value of the farmhouse and outbuildings is important in terms of setting as, although functionally distinct (e.g. domestic and agricultural); neither would have existed were it not for the other. The farmstead also has a historical and functional relationship with the surrounding land, which the Tithe map apportionment indicates was pasture tenanted by the owner of Church Farm.

Susceptibility to change

- 6.9 Church Farm will be highly susceptible to physical change as they are located within the proposed allocation site. For the purposes of this assessment and the precautionary approach required, it cannot be assumed that the asset will be retained. Any archaeological remains relating to the asset may be damaged or totally lost.
- 6.10 Church Farm is also highly susceptible to setting change as it is possible that the relationship between the farmhouse and outbuildings may be changed. There is also the potential for it to be divorced from the agricultural landscape it is derived from. Its susceptibility to setting change is judged to be medium.

Risk of harm

- 6.11 Development of the whole proposed allocation site would lead to total loss of both the above and below ground elements of the asset; a medium effect for the purposes of this assessment.
- 6.12 Development within the setting of the asset would likely result in less than substantial harm; a low-medium effect for the purposes of this assessment

Options for sustainable development

- 6.13 Retention of the extant parts of this asset would obviously avoid the risk to them of total loss.
- 6.14 Development options could be planned in a way that preserves the farmhouse and outbuildings historical and functional relationships, and minimises the loss of relationship with the surrounding agricultural land.
- 6.15 Conversion of the asset, in a manner that preserves its heritage significance, may be an option. Any proposals for conversion would need to align with Historic England's (2017) guidance on 'The Adaptive Reuse of Traditional Farm Buildings' and (2017) 'Adapting Traditional Farm Buildings'.
- 6.16 The loss of any archaeological remains associated with the asset could be reduced by their preservation by record, which would entail the implementation of an appropriately staged programme of archaeological investigation.

Site of Old Baddesley Hall

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	Within the proposed allocation site	The asset's value is primarily evidential. However, it is possible that it has a historical and functional relationship with one of the barns now forming part of Church Farm.

³³ Note that the farmstead is referred to as Church Farm on the 1971 OS map.

Description

- 6.17 The HER records that Baddesley Old Hall was located on New Street, Baddesley, opposite Church House. However, the Tithe map (1848) indicates that Baddesley Old Hall was located roughly beneath what is now Church Farmhouse. Secondary sources³⁴ describe it as a small rectangular 16th century dwelling, with a short wing of 17th century timber framing and brick at the eastern end. The house was built of red sandstone rubble and ashlar dressed walls with a gabled roof featuring a central chimney-stack with a star-shaped shaft of thin bricks. The south facing front had an original mullioned window of four lights with a transom and a moulded dripstone.
- 6.18 According to the Tithe Map apportionment Baddesley Old Hall had outbuildings, and it is possible that the largest barn that survives on the site of Church Farm may have originally been associated with Baddesley Old Hall.
- 6.19 The Old Hall is not shown on the First Edition OS map indicating that it had been demolished by 1888.

Significance

- 6.20 The heritage significance of this asset is primarily evidential and relates to its ability to provide information on the development and decline of one of the oldest known settlements within post-medieval Baddesley Ensor.

Susceptibility to change

- 6.21 Any archaeological remains relating to Baddesley Old Hall will be highly susceptible to physical change.

Risk of harm

- 6.22 Development would result in the total loss of, or damage to, any remains associated with Baddesley Old Hall. This would likely result in substantial harm and, therefore, the effect of this impact is judged to be medium.

Options for sustainable development

- 6.23 An appropriate archaeological mitigation strategy for any eventual development, secured by condition and agreed with the Council archaeological adviser, would adequately preserve any remains by record.

³⁴ Salzman L F (ed). 1947. *The Victoria County History, vol.4., Warwickshire*.

Site of cottages and gardens in a triangular plot off of Watery Lane

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	Within the proposed allocation site	The asset's value is primarily evidential.

Description

- 6.24 The 1848 Tithe Map shows a cottage and garden located within a small triangular plot on the eastern side of Watery Lane. It appears to remain extant until the 1950s.

Significance

- 6.25 The heritage significance of this asset relates to its evidential value and the ability for it to provide information on rural practices in the post-medieval and modern periods.

Susceptibility to change

- 6.26 This asset will comprise buried archaeological remains that are highly susceptible to damage or loss as a result of development.

Risk of harm

- 6.27 The loss of any archaeological remains associated with Baddesley Old Hall would equate to substantial harm and, for the purposes of this assessment, a medium effect.

Options for sustainable development

- 6.28 In the event of development, this asset could be preserved by record. This would entail the implementation of an appropriately staged programme of archaeological works, agreed by the council's archaeological advisor.

Designated assets outside the study area likely to be susceptible to setting change

Church House (1186159)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	N/A	Medium
Grade II listed	Outside the proposed allocation site	Relates mainly to the open space.

Description

- 6.29 This asset lies just south of the proposed allocation site, on the opposite side of New Street – the main historic thoroughfare of the village. It is 2-storeys high and L-shaped in plan; it features a single storey wing to the rear left. Sitting between this and the main building is a modern two-storey infill extension with a flat roof. The building is constructed from coursed sandstone with brick stack ends and a plain tile roof; local accounts state that it was built from the demolished materials of the former medieval church. It was listed, at Grade II, on 23 May 1988.
- 6.30 In addition to the main building and its extensions there is a later part-double/ part-single storey outbuilding, built of red brick, to the rear of the property. It is attached to the house by a short section of garden wall with a central door leading to the rear garden: the outbuildings are first shown on the 1901 Ordnance Survey 25-inch map. There is a modern single storey garage and garden to the south of the building, where formerly a row of cottages adjoined the house.
- 6.31 The Historic England listing description states that building dates to the late 18th to early 19th century, but buildings shown on the Tithe Map of 1848 do not correlate with those on the



Plate 11: Church House (facing southwest)



Plate 12: Church House (facing southeast)

- 6.32 subsequent OS maps suggesting that it was erected in the late 19th century. The fact that it is purported to have re-used material from the old church, demolished in 1848, further indicates a late 19th century date.
- 6.33 The building is currently in use as a house. Purportedly it was intended to be an inn, but the historic OS maps do not label it as such and historical sources indicate that it was used as an off-licence, grocers, bakers and general store, using the name 'Church House'³⁵. A bracket for a shop sign is visible on the elevation of the housing fronting on to New Street.

Significance

- 6.34 The significance of the asset is comprised primarily of its historical interest (illustrative) derived from its reuse of materials of the former medieval church. This makes it an aesthetically unusual example of local vernacular architecture – and this aesthetic interest adds to its significance. The historical association that it has with the former church and its use as a local shop are of further interest.
- 6.35 The setting of the house comprises its historic outbuildings, New Street, and in the wider area a mix of open land and housing that, with the exception of the buildings within the site, is largely modern. The rural aspect of its setting contributes to the legibility of the asset, aiding in the ability to understand it as a historic building within a rural settlement.

Susceptibility to change

- 6.36 Development of the site would change the setting of the asset introducing modern built form into an area that has otherwise been open and contained on of the few historic buildings in the area. This would affect the legibility of the asset.

Risk of harm

- 6.37 Development of the site would result in less than substantial harm to the setting of this asset; a medium-high effect for the purposes of this assessment.

Options for sustainable development

- 6.38 To minimise harm to the setting of this asset the historic farmstead on the site and the relationship between it and the asset should be retained. Further consideration will need to be given to design details such as materiality, and scale and massing.

³⁵ Singlehurst, M. 2017. Listed Building Impact Assessment: Proposed Erection of Two Detached Houses at Church Row and One Bungalow Facing Jean Street, Baddesley Ensor, pp. 2. Unpublished report available online at: <http://planning.northwarks.gov.uk/portal/servlets/AttachmentShowServlet?ImageName=326320>

Church of St Nicholas (1365188); Baddesley Ensor war memorial (1437673)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	N/A	Medium
Grade II listed	Located outside the proposed allocation site	Setting relates primarily to the surrounding churchyard and the historic core of Baddesley Ensor with which it is historically and functionally related

Description

- 6.39 This asset is situated approximately 90m to the north of the proposed allocation site, a short distance south of Hill Top Road. It comprises a church built in 1848 to designs by the eminent English architect Henry Clutton. The church, which occupies an irregular plot, is an example of early English Gothic revival architecture. It is built of regular coursed sandstone with a slate roof and features a chancel, nave, south-east vestry tower and south porch. It is surrounded on all sides by grave yard, which in the 1950s was extended, with a lawn cemetery being laid out to the northeast. Further extension to the church grounds took place in the 1980s when a church hall and carpark were constructed to the southeast of the church, just off of Hill Top Road. The historic cemetery is tree-lined but there are still views out to the south and west, over the adjacent fields.
- 6.40 Located within the 20th century extension of the cemetery is a war memorial designed by Henry Charles Mitchell of Tamworth that commemorates 21 local men. It originally stood on Baddesley Common and was unveiled by W. F. S. Dugdale of Merevale Hall, with the dedication ceremony conducted by the Rev H Wilson Lee on 22 May 1920.
- 6.41 The memorial comprises a granite obelisk measuring 3.5m tall decorated with a laurel wreath in relief. It has a two-stepped rough-hewn stone base, the upper part of which is inscribed in black lettering on two sides with the dates of the First and Second World Wars. The lower part of the base is also inscribed. On three sides there are engraved polished plaques, that to the front reads: TO/ THE MEMORY OF/ THE MEN OF/ BADDESLEY ENSOR/ WHO FELL IN THE/ GREAT WAR./ THEY DIED THAT WE MIGHT LIVE./ The inscriptions on the two adjacent sides list the names of the fallen men. To the rear is a later inscription with the names of the local men who lost their lives during the Second World War.



Plate 13: Church of St. Nicholas, Baddesley Ensor; southeast elevation showing tower and clock face



Plate 14: View to Church House and Church Farm from edge of St. Nicholas' churchyard, looking southeast



Plate 15: St. Nicholas' Church from Church House/Church Row, Baddesley Ensor, looking northwest (Google Street View)

Significance

- 6.42 The church has aesthetic and historical illustrative value as a well preserved example of early Gothic revival architecture. It also has historical associative value due to it having been design by Henry Clutton and due to its commemorative monuments. As a place of worship and the resting place of many of the local community, the church will have communal value.
- 6.43 The cemetery is an important part of the setting of the church physically demonstrating its historical and communal value. The wider rural setting also plays a part in being able to understand that the asset is rural parish church that historically served the local community.
- 6.44 The war memorial has considerable historical value as a local expression of the impact of world events on a small community. The policy of not repatriating the dead of the First World War meant that local memorials assumed additional significance – and communal value – as a focus of community and family mourning and remembrance. The asset also has aesthetic value as a simple, dignified monument drawing on stylistic cues from the ancient world (Egyptian, co-opted by Classical civilisations) to afford it a deliberately timeless quality.
- 6.45 The asset was moved from Baddesley Common at an uncertain date. Although not in its original setting, the relationship with the church and churchyard – and the interaction with their communal values in particular – make a contribution to the asset's significance.

Susceptibility to change

- 6.46 The church originally served a parish with highly dispersed settlements. The exception to this was a small nucleus of settlement that focused on New Street and extended south, as well as southwest, along Maypole Lane. This settlement included, amongst other dwellings, Church Farm and Church House, which were separated from the church by open fields. Further agricultural lay to the north and west of the church, whilst to the north was Grendon Common. Today, the historic nucleus has been extended much further south and also spread west along Maypole Lane and north along the Hill Top and Grendon Common, towards the A5. As such, its rural setting is pressurised. There are also few remaining historic buildings in the vicinity.
- 6.47 The war memorial, as part of this group, is susceptible to setting change. However, its setting relates principally to the church and churchyard itself rather than deriving additional significance

from the wider landscape. Similarly, as it is set within the more modern extension to the churchyard, it is very well screened by intervening woodland.

Risk of harm

- 6.48 Development of the site will result in the loss of a one of the few historic buildings remaining in the vicinity, as well as part of the church's rural setting. Development within the site would cut the church off from a key area of related historic settlement, encircling it in modern development on three sides; although a limited amount of open land would remain between the site and the asset. This would affect the legibility of the asset, however, such change is unlikely to equate to substantial harm. Therefore the effect is judged to be medium-high.

Options for sustainable development

- 6.49 Development of the site could not be undertaken without severing the church from its main centre of historic settlement.
- 6.50 Consideration would need to be given to the design – particularly materiality and scale/ massing - and screening of any new development.

Other designated assets

- 6.51 Within 500m of the site there is one other Grade II listed building – the former Quaker Meeting House adjoining the north of the Methodist chapel (1117379). Due to intervening development this asset is not inter-visible with the proposed allocation site.

Archaeological potential

- 6.52 There is a high potential for archaeological remains of post-medieval date within the site, as two settlements have been identified from cartographic sources.
- 6.53 As a partially undeveloped greenfield site, any in-situ remains are likely to survive relatively intact although post-medieval and subsequent agricultural activity may have resulted in some truncation.

Cumulative effects

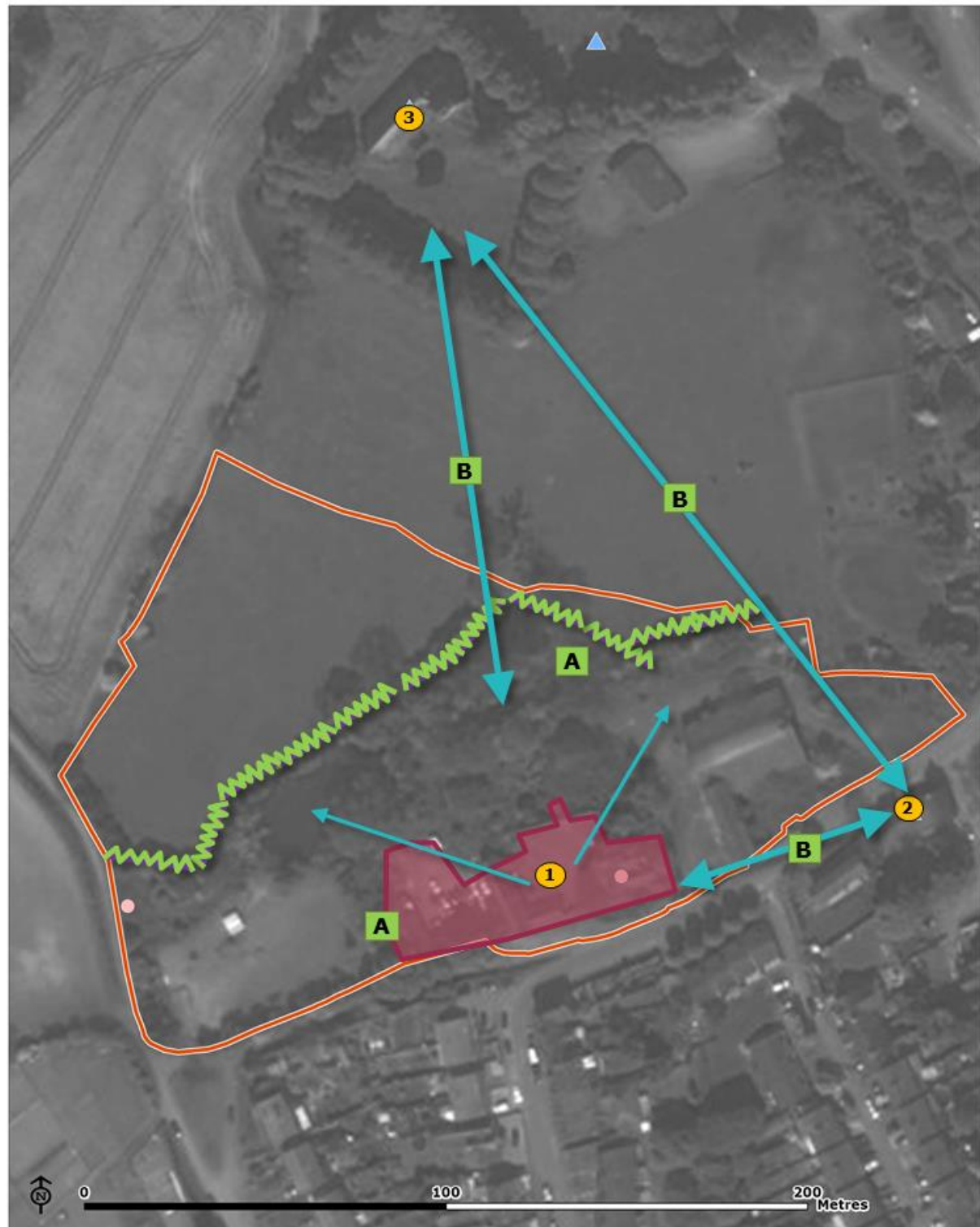
- 6.54 Development of the site has the potential to result in the loss of a non-designated heritage asset – Church Farm. If retained, it is still susceptible to harmful setting change. Setting change is also possible in relation to St Nicholas Church and Church House, both of which are Grade II listed buildings. The setting change would not in either case equate to substantial harm.
- 6.55 The total loss of a two post-medieval archaeological assets is also highly likely.
- 6.56 Overall, development could significantly change the character of the historic core of this post-medieval settlement.

Options for sustainable development

- 6.57 Church Farm, its historic outbuildings and the relationships between should be retained in order to minimise harm to the asset itself, the historic core of Baddesley Ensor, and the setting of the two nearby listed buildings. While detailed condition and structural surveys would be required, a heritage-led scheme could potentially be centred on retaining and repurposing the historic structures. Modest additional development could likely be accommodated within the existing landscape structure provided by woodland.
- 6.58 Preservation of the rural setting is inherently unlikely if the site is developed but soft landscaping and screening may help to reduce the effect of the loss of the rural landscape, not only in relation

to the farmstead but also the Church and Church House. Further consideration will need to be given to design details such as materiality, and scale and massing.

- 6.59 In relation to the archaeological assets, an appropriately staged programme of investigation involving evaluation and recording will be necessary. This could be secured by a planning condition, in agreement with the local authority archaeological advisor.



Proposed Allocation Site

Listed Building

- ▲ Grade I
- ▲ Grade II*
- ▲ Grade II

- Non-designated built heritage
- Non-designated archaeology

Map Scale @ A4: 1:1,500

North Warwickshire
Historic Environment
Assessment

H15 Land at Church Farm,
Baddesley

LUC



Source: OPENDATA
Contains Ordnance Survey data © Crown copyright and database right 2018

CB:LA EB:Orr_S LUC FIGX_10129_H15_Church_farm A4p_os 14/11/2018

Potential effects

- 1 Potential for physical/ setting change to Church Farm (non-designated).
- 2 Potential for setting change to Church House (Grade II).
- 3 Potential for setting change to the Church of St Nicholas (Grade II).

Options for sustainable development

- A Retain Church Farm and preserve its setting – suggested boundary change
- B Conserve the relationship between Church Farm, Church House and the Church of St Nicholas.

7 H24 Manor Farm, Newton Regis

Designated heritage assets on site:

Manor Farmhouse (1116462) – Grade II listed building

Importance	Susceptibility to physical change	Susceptibility to setting change
High	High	Medium
Grade II listed	Within the proposed allocation site	Relates primarily to the farm outbuildings and fields to the rear of the property; although the adjacent historic buildings help with understanding that the site forms part of the historic core of Newton Regis.

Description

- 7.1 Manor Farmhouse is located along the northern boundary of the proposed allocation site fronting onto Austrey Lane. It is early Georgian and comprises a two storey building plus attic, built in red brick with a Flemish bond. The lower floor has 4 windows and a central door with 19/20th century half-glazed door. The moulded wood door case has pilaster strips and a segmental hood on scrolled brackets. The first floor features 5-windows which like those on the first floor feature 19/20th century wood cross windows with horizontal glazing bar and gauged brick flat arches. The central first floor window has a painted keystone with segmental pediment, inscribed with the date 1718, and initials R.S (which is thought to stand for Robert Spencer). The attic has three hipped roof dormers with moulded wood cornices and 2-light casements with horizontal glazing bar.
- 7.2 To the rear of the building there is a single storey extension with cellar. In the rear gable a brick band with a small square blocked opening over it has been suggested to be an alighting perch for pigeons, indicating that there may have been a dovecot in the attic³⁶.
- 7.3 The farm includes a number of outbuildings, these comprise: a single storey range on the west side of the farmhouse featuring a dairy, trap house and stables; a range on the east side adjoining the south end of the farmhouse and featuring a cowhouse; a barn on the south side of the yard. To the rear of the barn and courtyard there were a number of large modern agricultural buildings, that have recently been demolished; leaving only the three historic buildings around the courtyard. These buildings appear to predate July 1948 and based on their lying with the curtilage of the listed building may be considered to be curtilage listed. Beyond the outbuildings there is open agricultural land.
- 7.4 According to the present tenant of Manor Farm, it was amalgamated with Bladons Farm, immediately to the east, in 1929.³⁷ The two farms are separated by a trackway, given which Bladons Farm would not be curtilage listed; it is therefore treated as a separate non-designated heritage asset and discussed separately below.

³⁶ P. E. Heath 2017. *Manor Farm, Main Road, Newton Regis, Warwickshire B79 0NA, Heritage Statement*, pp. 9.

³⁷ Heath, P.E. 2017. *MANOR FARM, MAIN ROAD, NEWTON REGIS, WARWICKSHIRE B79 0NA Heritage Statement to accompany outline proposal for redevelopment of site, September 2017*. Unpublished report, pp. 4.



Plate 16: Grade II listed Manor Farmhouse (facing south)

Significance

- 7.5 The significance of Manor Farmhouse derives from its illustrative value, being a good example of higher-status local vernacular architecture that marks the historic core of the Newton Regis and reflects the importance of agriculture to the community. It also has considerable aesthetic value, being a fine example of early 18th century design, demonstrating attractive proportions and strong symmetry. It makes a substantial contribution to the attractive character of the historic core of Newton Regis, underlining its history as a relatively prosperous agricultural centre.
- 7.6 Setting contributes to the significance of this asset with the adjacent historic outbuildings and agricultural land to the rear of the property aiding in the legibility of its function as a farmhouse. The adjacent historic buildings to the front of the asset help with understanding that the site forms part of the historic core of Newton Regis.

Susceptibility to change

- 7.7 It cannot be assumed that the farmhouse or its outbuildings will be retained.
- 7.8 The setting Manor Farm has been changed recently with the demolition of the modern outbuildings to the rear of the property. Those of historic interest have been retained, but the spatial relationships between them and the farmhouse, and the wider rural landscape, may be susceptible to change that would reduce the group value and legibility of the farmstead.

Risk of harm

- 7.9 Development could potentially result in the total loss of the farmhouse and its associated outbuildings, or, alternatively, result in change to the spatial relationship between them, affecting the ability to appreciate their historic and functional association. While it is assumed that the listed building (and curtilage-listed structures that contribute to its significance) will be retained, it is nevertheless important to acknowledge the potential for substantial harm/total loss that could occur. A **high effect** for the purposes of this assessment
- 7.10 Were curtilage-listed structures to be demolished this would likely result in less than substantial harm, but potentially towards the higher end of the spectrum – verging on substantial harm – as the ability to read Manor Farmhouse's function as the domestic and administrative centre of a

substantial farmstead could be almost entirely lost. While much of its aesthetic value would remain, this would severely affect the ability to read and understand its historical values.

- 7.11 Poorly-planned development to the rear of the farmhouse could also potentially sever the farmhouse from its rural hinterland, giving rise to setting change and reducing the ability to understand and appreciate the assets' historical values. This would likely equate to less than substantial harm; a **medium-high effect** for the purposes of this assessment.

Options for sustainable development

- 7.12 To minimise harm, the asset and its associated outbuildings should be retained, along with the spatial relationships between them, in discharge of the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended and the NPPF's stipulations on harm to designated heritage assets.
- 7.13 Ideally, connections to the assets' rural setting should also be retained through sensitive, imaginative planning and design. Any development will need to be appropriate in terms of design, particularly materiality and scale/ mass to avoid wider effects (e.g. on the Conservation Area).

Newton Regis Conservation Area

Importance	Susceptibility to physical change	Susceptibility to setting change
High	High	Medium
Statutorily designated	Within the proposed allocation site.	A largely unchanged historic village comprising a range of 17 th - 18 th century buildings, primarily of rural character.

Description

- 7.14 Newton Regis was designated as a conservation area in July 1981 owing to the character and attractiveness of the historic core of the village. This comprises a linear settlement of 17th and 18th century buildings spread along Main Road/ Austrey Lane. Most are of red brick and slate construction, but there are a number are unspoilt thatched cottages, which are an unusual survival in the borough. Focal points include the duck pond (aka Henney's pond) at the centre of the village and St Mary's Church, which is situated at the northern end of Austrey Lane.
- 7.15 Although the linear layout of the settlement has been expanded as a result of post-war development it still retains its rural character. This is largely because it is centred upon three farms and most of the new development lies beyond the historic core of the village. The main exception to this is a series of bungalows along St Mary's Grove and the east end of Austrey Lane, opposite the proposed allocation site and historic buildings that run down to St Mary's Church. These lie on the edge of the conservation area, but are not overly intrusive on its character as they are small-scale and set back behind a tree-lined grass verge that offers, albeit limited, screening.
- 7.16 Whilst the conservation area boundary aligns mainly with the historic core of the village land to the rear of the Queen's Head Pubic House and in the vicinity of Henney's Pond and Newton House was also included in order to preserve the key views when approaching the village from the north and west.

Significance

- 7.17 The significance of Newton Regis lies in its distinctive local character and aesthetic value. It also has special historic interest with the local vernacular architecture including thatched cottages, which are otherwise not well-represented in North Warwickshire. The wider rural setting of the conservation is important to understanding the development of Newton Regis as a small agricultural settlement.

Susceptibility to change

- 7.18 The historic core of Newton Regis is relatively unchanged, with the exception of the modern development along St Mary's Grove. Some modern agricultural sheds/outbuildings have been

erected, but these are generally set to the rear of the farmhouses. The rural setting of the village, particularly the open land visible on the approach to and from the village, is important in aiding its legibility, as a rural settlement. The conservation area appraisal notes that although there are some undeveloped frontages within the conservation area, there are not any sites where development would not be detrimental to the existing setting of the buildings within it. As such, it is judged to have a medium susceptibility to change.

Risk of harm

- 7.19 Development of the site would potentially result in the loss of historic assets that contribute to the character and special historic interest of the conservation area. Even if these were retained, there would be the potential for development to be visible above and between the historic assets sited along the front of the site; this is of particular concern where there are single storey outbuildings. Whilst the setting change alone may be less than substantial, the potential loss of designated assets that make a key contribution to the character and significance of the conservation area would result in substantial harm. This means, that for the purposes of this assessment, there is the potential for a high level of effect.

Options for sustainable development

- 7.20 To accord with legislative and policy requirements, any new development should seek to preserve or enhance the special character and interest of the conservation area. As such, the heritage assets within the proposed allocation site – both designated, or otherwise – should be retained, along with the spatial relationships between them. The conservation area appraisal³⁸ notes that there should be an emphasis on ensuring that any new development accords with the architectural and visual qualities of the village. But further to this the siting, scale, mass and screening of any proposed development should be given careful consideration in light of its potential visibility and ability to affect the historic character of the area.

³⁸ North Warwickshire County Borough. 1995. 'Newton Regis: Designation Report' in *Conservation Areas in the borough of North Warwickshire*, pp. 71-9.

Non-designated assets within the site

Newton Regis potential medieval settlement (MWA9547)

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Low
Of local importance	Located within the proposed allocation site	Setting makes comparatively little contribution to the assets' significance, which is derived principally from its evidential value

Description

- 7.21 Newton Regis is not listed in the Domesday Book but there is documentary evidence for the manor from 1159, when it was granted to Geoffrey Savage by the King. The church of St Mary, 81m to the northeast of the proposed allocation site, also dates from the medieval period. The possible extent of the medieval settlement at Newton Regis based on the Ordnance Survey map of 1885 and aerial photography. The 1885 map shows the village mostly built along Main Road/Austrey Lane. On the southern side there seem to be the remnants of strip fields behind the settlement plots. Aerial photos visible on Bing dating to 1999/2000 show apparent settlement earthworks visible in the small field/paddock immediately to the south west of the village and in the area to the north of the village. To date, archaeological investigations within the village have identified the remains of medieval ridge and furrow, a boundary ditch, and possible medieval house platforms.

Significance

- 7.22 The heritage significance of any remains relating to the medieval settlement of Newton Regis will relate primarily to their evidential value.

Susceptibility to change

- 7.23 Comprising buried remains and earthworks any potential remains within the proposed allocation site will be highly susceptible to physical change. Given that the exact nature of any remains is at present unknown, it is difficult to assess the contribution made by setting. It is unlikely to contribute to any great extent, but the rural setting and unchanged historic layout may aid in their legibility.

Risk of harm

- 7.24 There is the potential for development of the site to result in the damage or total removal of any archaeological assets relating to the medieval settlement activity within Newton Regis. This would equate to the substantial harm of a low value asset, resulting in a medium effect.

Options for sustainable development

- 7.25 In itself, the asset is not a constraint to development. An appropriately staged programme of archaeological works for any eventual development, secured by condition and agreed with the Council archaeological adviser, would adequately preserve any extant remains by record.

Bladons Farm now 'The Bladons' and 'Bladons Cottage'

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Medium
Of local importance	Located within the proposed allocation site	Relates primarily to the associated outbuildings and wider agricultural landscape; the largely unchanged historic character of Austrey Lane also aids in the legibility of the building as part of the historic core of the Newton Regis.

Description

- 7.26 Bladons Farm lies within the proposed allocation site - to the east of Manor Farmhouse, fronting on Austrey Lane. Constructed of redbrick with a grey slate roof, it has a double front with a taller extension, with a half-hipped gable end, to the west. The house now has modern windows and is divided into two - The Bladons and Bladon Cottage. The house has gabled rear wings facing over a small brick paved back yard containing a detached washhouse and privy.³⁹ A wall divides the house's back yard from the former farm yard.
- 7.27 Adjoining the south end of Bladon Cottage is a former stable with loft over, and a long cowhouse and cartshed; this sit along the boundary with Old Hall Farmhouse to the east. West of the house, fronting onto Austrey Lane, there is an L shaped building. This comprises a stable with loft over, a covered wagon entry (formerly gated), and a range of lower, single storey shelter sheds, including a loose box, which turn the corner.⁴⁰ Formerly there was a threshing barn, aligned east-west, that formed the south side of the fold yard, but it was demolished and replaced by modern steel sheds that, in turn, have recently been removed.
- 7.28 The date of the farmhouse and outbuildings is uncertain, but they are depicted on the first edition OS map indicating that they predate the late 19th century. In 1929 the farm was apparently amalgamated with Manor Farm, to the west.⁴¹



³⁹ Heath, P.E. 2017. *MANOR FARM, MAIN ROAD, NEWTON REGIS, WARWICKSHIRE B79 0NA Heritage Statement to accompany outline proposal for redevelopment of site, September 2017*. Unpublished report, pp. 7.

⁴⁰ Heath, P.E. 2017. *MANOR FARM, MAIN ROAD, NEWTON REGIS, WARWICKSHIRE B79 0NA Heritage Statement to accompany outline proposal for redevelopment of site, September 2017*. Unpublished report, pp. 7.

⁴¹ Heath, P.E. 2017. *MANOR FARM, MAIN ROAD, NEWTON REGIS, WARWICKSHIRE B79 0NA Heritage Statement to accompany outline proposal for redevelopment of site, September 2017*. Unpublished report, pp. 4.

Plate 17: The Bladons and Bladons Cottages (facing southwest)

Significance

- 7.29 The significance of Bladons Farm derives largely from its illustrative value, being a good example of local vernacular architecture that marks the historic core of the Newton Regis and reflects the importance of agriculture to the community. Its alterations and amalgamation with Manor Farm add to its historic interest.
- 7.30 It also has some aesthetic value and contributes to the attractive character of the historic core of Newton Regis.
- 7.31 Setting contributes to the significance of this asset with the adjacent historic outbuildings and agricultural land to the rear of the property aiding in the legibility of its function as a farmhouse. The historic buildings adjacent to the front of the asset help with understanding that the site forms part of the historic core of Newton Regis.

Susceptibility to change

- 7.32 It cannot be assumed that the farmhouse or its outbuildings will be retained.
- 7.33 The setting of Bladons has been changed recently with the demolition of the modern outbuildings to the rear of the property. Those of historic interest have been retained, but the spatial relationships between them and the farmhouse, and the wider rural landscape, are susceptible to change that would reduce their group value and the legibility of the farmstead.

Risk of harm

- 7.34 Development could result in the total loss of the farmhouse and its associated outbuildings, or, alternatively, result in change to the spatial relationship between them, affecting the ability to appreciate their historic and functional association. Development would also sever the farmhouse from its rural hinterland. Whilst the setting change would likely result in less than substantial harm, the risk of the total loss of the asset means that there is the potential for a medium level of effect that equates to substantial harm.

Options for sustainable development

- 7.35 The house and associated outbuildings should be retained, along with the spatial relationships between them. Whilst the assets relationship with its rural setting should also ideally be retained, it is unlikely that this would be possible in the event of development.
- 7.36 Any development will need to be appropriate in terms of design, particularly materiality and scale/mass.

Remains of earlier post-medieval buildings and features related to Manor Farm and Bladons Farm

Importance	Susceptibility to physical change	Susceptibility to setting change
Low	High	Medium
Of local importance	Located within the proposed allocation site	Although their value is primarily evidential the above ground setting of the farms remains relatively unchanged and is likely to contribute to the legibility of any previous features as they would be historically and functionally related

Description

- 7.37 Historic maps show that there were other buildings previously on the site. The earliest map to show the site in detail is the 1795 Inclosure Map. It shows that at that time the site comprised two strip fields (labelled 87 and 88) set at right angles to the road. The plan of the buildings adjacent to the road in field 87 does not correspond to those extant today (e.g. Bladon Cottages),

and instead shows two small buildings fronting directly on to the road, with a further two rectangular buildings set back behind them, enclosing a possible courtyard area. With the exception of the building to the rear of the site, these buildings appear to have been replaced by Bladons Farmhouse and attached outbuildings to the west and rear by the publication of the First Edition 25" OS map in 1886. This survival appears to have been extended in the early 20th century and then replaced in the late 1960s.

- 7.38 The Inclosure map (1795) shows Manor Farm in field 88, with a layout similar to that which it retains today. The only difference is that it does not have the attached outbuildings to the rear. Instead, there is a small rectangular outbuilding set back behind the farmhouse and the outbuildings around the courtyard. The 25" First Edition OS map (1886) shows that this has been replaced by the attached outbuildings, to the rear of which there is a new rectangular outbuilding. Further outbuildings are depicted on the 1924 OS map, and the configuration of these changes on subsequent maps with the late 19th century outbuilding being lost some time after the 1970s.



Plate 18: Copy of the Newton Regis Inclosure map of 1785 (held by the Warwickshire County Record Office catalogue ref Z169)

- 7.39 Within the north-eastern part of the site two buildings, probably outbuildings, are depicted. These buildings continue to be shown
- 7.40 Buildings are positioned to the north of the PDA along Austrey Lane,
- 7.41 including Manor Farmhouse (constructed in 1718).

Significance

- 7.42 The heritage significance of any remains relating to previous earlier post-medieval features associated with Manor and Bladons Farms lies primarily in their evidential value.

Susceptibility to change

- 7.43 Comprising buried remains any potential remains within the proposed allocation site will be highly susceptible to physical change. Although their value is primarily evidential the above ground setting of the farms remains relatively unchanged and is likely to contribute to the legibility of any previous features as they would be historically and functionally related.

Risk of harm

- 7.44 There is the potential for development of the site to result in the damage or total removal of any archaeological assets relating to earlier post-medieval features associated with the farms. This would equate to the substantial harm of a low value asset, resulting in a Medium effect.

Options for sustainable development

- 7.45 In itself, any potential post-medieval remains relating to Manor and Bladons Farms would not be a constraint to development. An appropriately staged programme of archaeological works for any eventual development, secured by condition and agreed with the Council archaeological adviser, would adequately preserve any extant remains by record.

Designated assets outside the study area likely to be susceptible to setting change

The Post Office (1034688)

Importance	Susceptibility to physical change	Susceptibility to setting change
High	N/A	Low
Grade II listed		Relates primarily to the road and post box outside, but the wider setting helps in understanding that the building forms part of the historic core of Newton Regis and is of different function to the other buildings.

Description

- 7.46 The Post Office is 19th century brick building, now rendered white, contrasting it with the majority of historic buildings nearby. The main house is 2-storeys, but there is a single story extension to the west. The house features small paned windows, three chimney stacks, and a grey slate roof. A redundant Royal Mail wall box is set into the wall to the right of the front door, which is located centrally in the main 2-storey building. To the front, there is a lawn and a white metal fence.
- 7.47 The property, which was Grade II listed in 1988, is located immediately east of the proposed allocation site with the single storey outbuilding featuring a dairy, trap house and stables aligning with and clearly demarcating the boundary between the two sites.

Significance

- 7.48 The building is a good example of local vernacular architecture in the 19th century and illustrates the designs and building techniques typical of the area at that time. It has further historic interest as a result of its association with Royal Mail and function as the local post office, as well as aesthetic value, contributing to the overall character and attractiveness of the historic core of Newton Regis.

- 7.49 In terms of setting the building has a relationship with the road and an operational Royal Mail pillar box that sits to the front of it. The surrounding historic buildings, which are of similar date, help in understanding that the building forms part of the historic core of the village. By contrasting in design and materiality they also help in understanding that the building is of a different function.

Susceptibility to change

- 7.50 The setting of the asset could be changed as a result of the loss of the historic buildings within the site. There is also the potential for new development to be visible above the Post Office's single storey range and, in the event that the historic buildings are retained to be visible above the single storey outbuilding to the west of the Post Office. The susceptibility of this asset to setting change as a result of development within the site is judged to be low.

Risk of harm

- 7.51 The setting change described above would result in less than substantial harm; a medium-high effect for the purposes of this assessment.

Options for sustainable development

- 7.52 The historic buildings on the site should be retained to minimise harm to the setting of the Old Post Office. Consideration should be given to the design details of any development, particularly materiality and scale. With the exception of the church, the Post Office and adjacent Farmhouses dominate the streetscape and any development should be deferential in scale and mass.

Old Hall Farmhouse (1365177) – Grade II listed building

Importance	Susceptibility to physical change	Susceptibility to setting change
High	N/A	Medium
Grade II listed		Relates mainly to its outbuildings, which enable its function to be understood; the adjacent historic buildings aid in understanding that the building form part of the historic core of Newton Regis.

Description

- 7.53 Old Hall Farmhouse is set back from Austrey road at a right angle and is shielded to some extent by its outbuildings, which lie to the east of the farmhouse (and have been converted into residential use). To the rear of the property is garden and parking area, beyond which there is a further garden. To the east is the proposed allocation site, and the farmhouse lies adjacent to a range of single storey outbuildings behind The Bladons/ Bladons cottage, which was formerly a single farmhouse.
- 7.54 The asset itself comprises a mid-18th century Georgian block, with a mid-19th century addition to the right creating a complex T-shaped plan. It is constructed of red brick with a grey slate roof. It is Grade II listed.

Significance

- 7.55 The heritage significance of this asset lies primarily in its historical interest as an example of local vernacular architecture that reflects the importance of agriculture to the community. It also has aesthetic value and contributes to the attractive character of the historic core of Newton Regis.
- 7.56 The historic outbuildings to the front of the property are an important element of this asset's setting aiding in the legibility of its function as a farmhouse; as does the open agricultural setting to the rear of the property. The adjacent historic buildings along Austrey Lane also help with understanding that the site forms part of the historic core of Newton Regis, and that that core is formed of a nucleated settlement of farmsteads.

Susceptibility to change

- 7.57 Other than the original village buildings across the road from the farm having been replaced by modern bungalows, the historic setting of this asset remains relatively intact. As such it is judged to have a medium susceptibility to change.

Risk of harm

- 7.58 Demolition of the historic buildings on the proposed allocation site would affect the legibility of the historic context of Old Hall Farmhouse. This would result in less than substantial harm to the asset; a medium-high effect for the purposes of this assessment.

Options for sustainable development

- 7.59 In line with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, special regard should be had to the desirability of preserving the buildings setting. In practical terms, this could be translated as ensuring that the elements of the setting that make the strongest contribution to significance are conserved and, where appropriate, enhanced.
- 7.60 A full heritage impact assessment will be required for any development within the vicinity of the asset.

Other designated assets

- 7.61 There are a number of designated assets in the wider vicinity of the site, including:
- The Grade II* listed Church of St Mary (1116451), located approximately 80m east of the proposed allocation site;
 - The Grade II listed Newton House (1319960), located approximately 110m north of the proposed allocation site;
 - The Grade II listed Rose Cottage (1319951), located approximately 47m west of the proposed allocation site;
 - The Grade II listed Pool Cottage (1034687), located approximately 46m west of the proposed allocation site;
 - The Grade II listed Ivy House and Laurel Cottage (1319951), located approximately 67m west of the proposed allocation site;
 - The Grade II listed K6 Telephone Kiosk (1365176), located approximately 72m from the proposed allocation site;
 - The Grade II listed Olde Thatch Tallett's Thatch Cottage (1116432), located approximately 83m west of the proposed allocation site; and,
 - The Grade II listed The White House (1365178), located approximately 95m west of the proposed allocation site.
- 7.62 All of the assets listed above lie within Newton Regis Conservation Area and form the historic core of the village. Due either to siting, or intervening development and vegetation, no intervisibility is anticipated between these assets and the proposed allocation site. They also do not share a relationship with the site that would be affected.

Archaeological potential

- 7.63 The proposed allocation site lies within the historic core of the village at Newton Regis, which was a medieval settlement. Although there are no known archaeological assets in the site, settlement and agricultural features of medieval date have survived in the area. There is also the potential for post-medieval settlement/ agricultural remains to survive, such as early features – in particular outbuildings - associated with Manor and Bladons farms. As with any development there

is the risk of unknown remains within the site, and the absence of known assets in the wider area cannot be assumed to reflect an absence of archaeology.

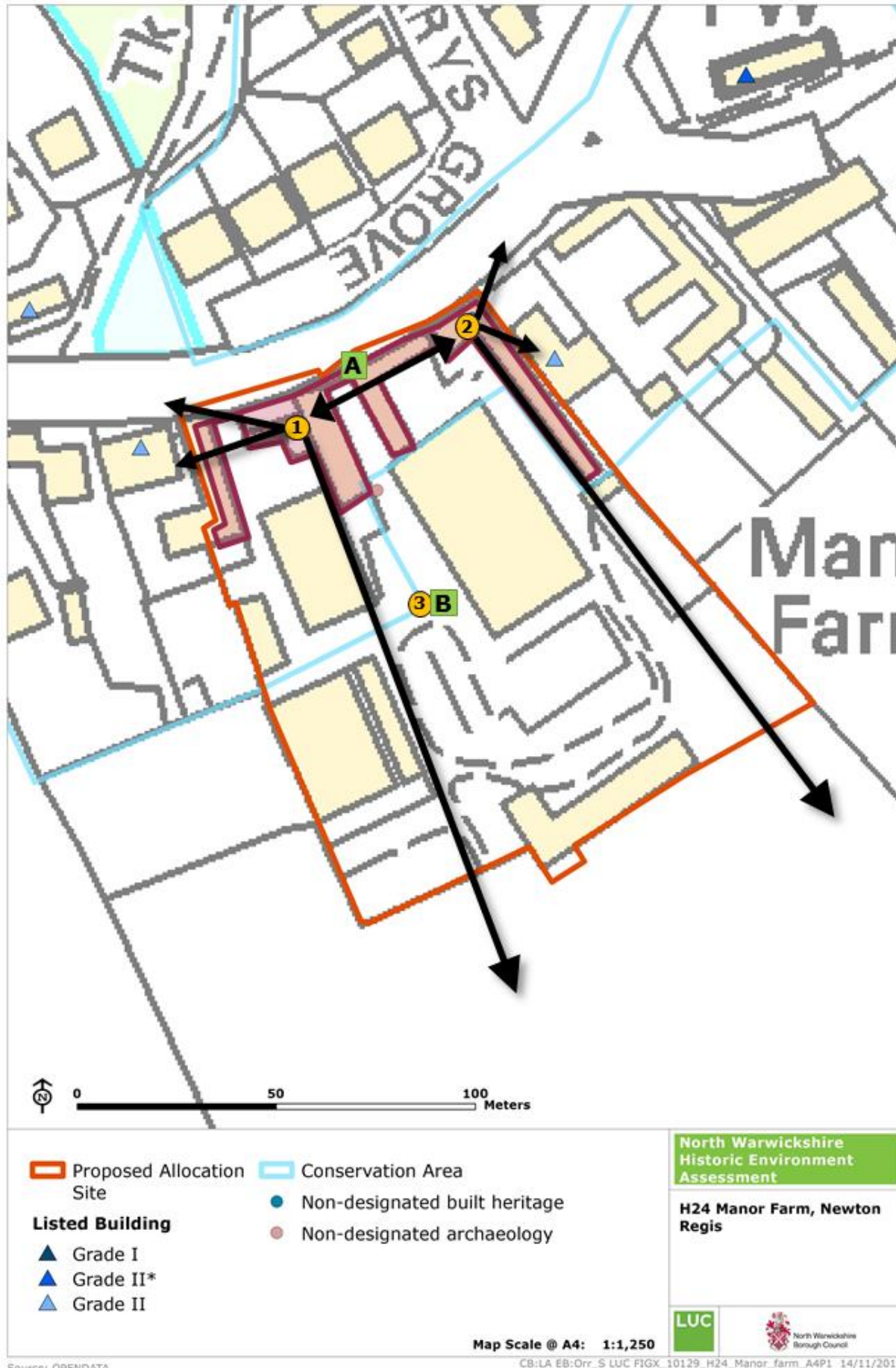
- 7.64 Any in-situ remains are likely to survive relatively intact as, although some parts of the site have been built over, the now demolished modern outbuildings will have had insignificant foundations and caused little ground disturbance. In the undeveloped parts of the site, post-medieval and subsequent agricultural activity may have resulted in some truncation of sub-surface deposits.

Cumulative effects

- 7.65 There is one designated asset within the site – the Grade II listed Manor Farm. This asset is susceptible to physical and setting change. So too are the non-designated buildings associated with Bladons Farm, which also lie within the proposed allocation site. In a maximum-case scenario the demolition of these buildings would result in significant harm not only to the assets themselves but also the character and historic interest of the Newton Regis Conservation Area of which they form a critical part. In the event that Manor Farm and Bladons Farm are retained there would still be the potential for harm via setting change to all three assets. Setting change is also a concern for Old Hall Farm and the Old Post Office, assuming the retention of the historic buildings within the site the main concern will be the design of the new development, again particularly with regards to scale and materiality.
- 7.66 Any archaeological remains within the site would be susceptible to physical change, particularly total loss.

Options for sustainable development

- 7.67 To comply with the relevant historic environment legislation and guidance Manor Farm and Bladon Farm should be retained and their setting preserved. To this end their (some curtilage-listed) historic outbuildings and the relationships between them should be conserved. Careful consideration should be given to retaining at least an element of visual and functional relationships between the assets and their rural setting, which aids understanding and contributes to their heritage values. Further consideration will need to be given to design details such as materiality, and in terms of siting and scale the development should be set back to the rear of the historic buildings and subservient to the farmhouses.
- 7.68 In relation to the archaeological assets, an appropriately staged programme of investigation involving evaluation and recording will be necessary. This could be secured by a planning condition, in agreement with the local authority archaeological advisor.
- 7.69 A detailed heritage impact statement and archaeological desk-based assessment should be undertaken.



Potential effects

- 1 Potential for physical/ setting change to Manor House (Grade II) and outbuildings
- 2 Potential for physical/ setting change to Bladons Farmhouse (non-designated) and outbuildings
- 3 Potential for change to the character and special interest of Newton Regis Conservation Area

Options for sustainable development

- A Retain Manor House and Bladons Farmhouse and preserve their setting (e.g. spatial relationships with historic outbuildings), where possible (loss of agricultural hinterland is unavoidable).
- B New development will need to respect the agricultural form and scale of the buildings and be managed in terms of height to ensure that it does not intrude on views from the Conservation Area, and remains subservient to the farmhouses – preserving the functional and hierarchical relationship between the extant buildings.

In masterplanning the site, developers could take inspiration from the courtyard farm morphology to aid integration with existing character.

Appendix 1: Figures - Heritage Asset Plans

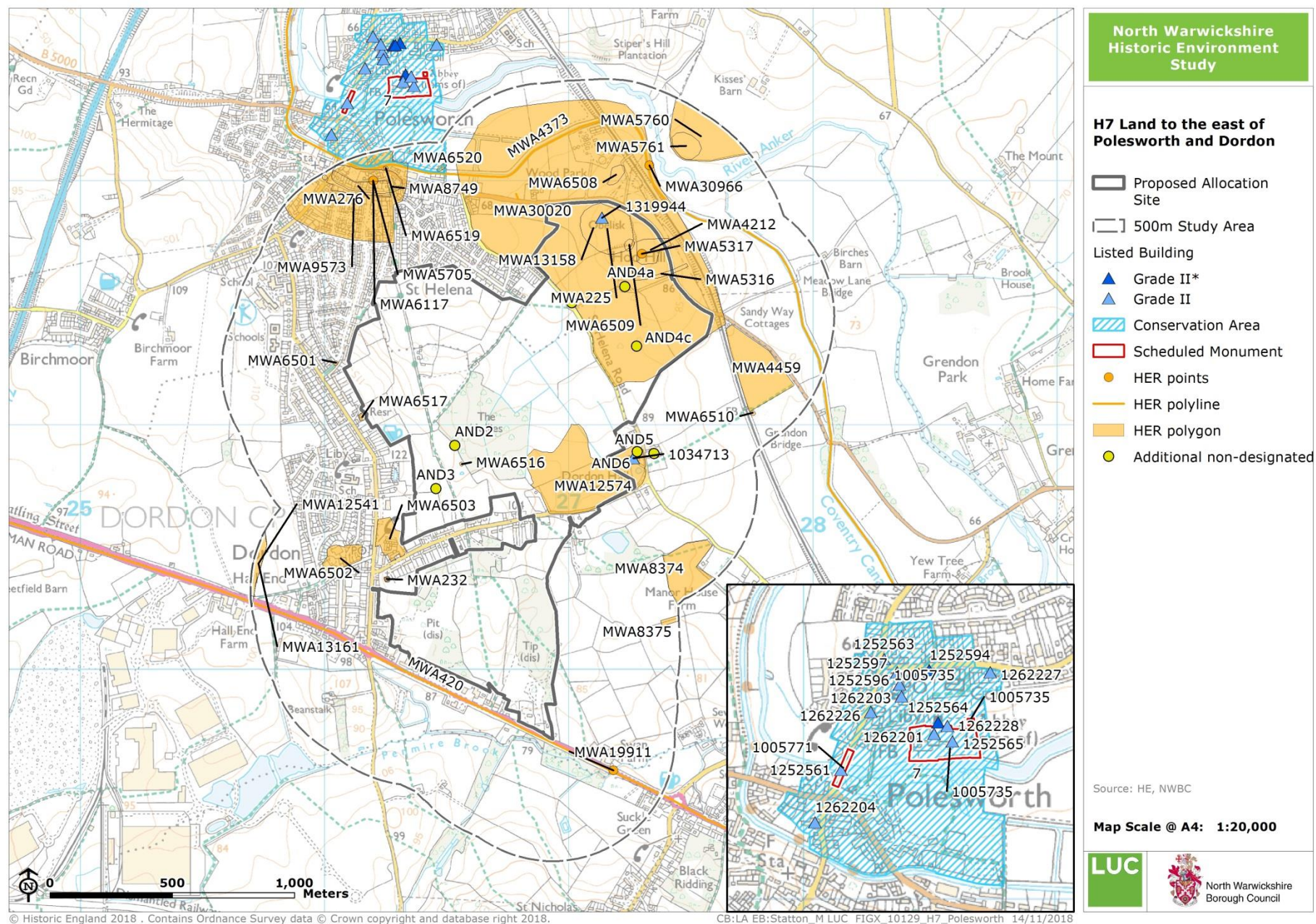


Figure 7.2: H7 - Land to the east of Polesworth and Dordon

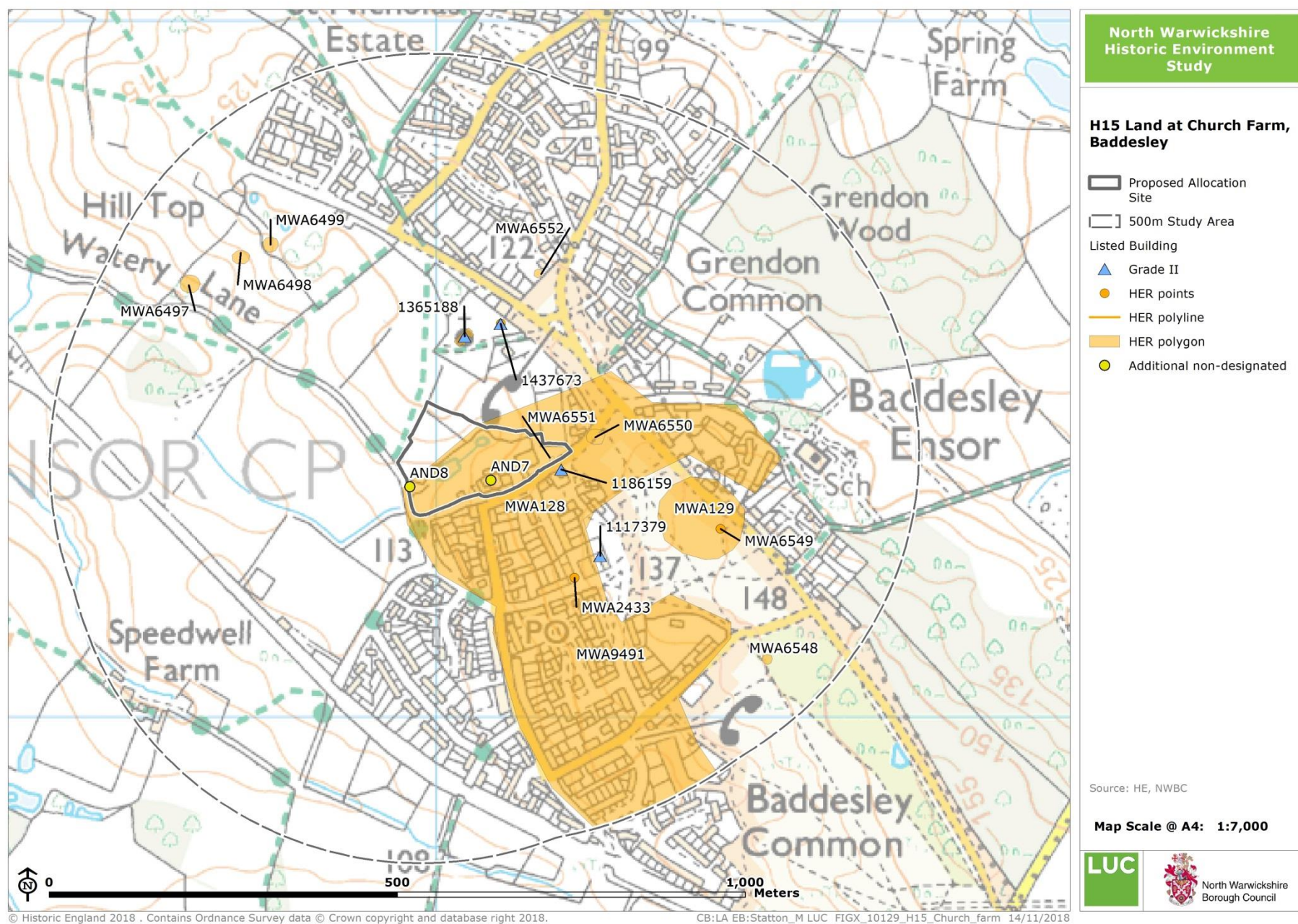


Figure 7.3: H15 - Land at Church Farm, Baddesley

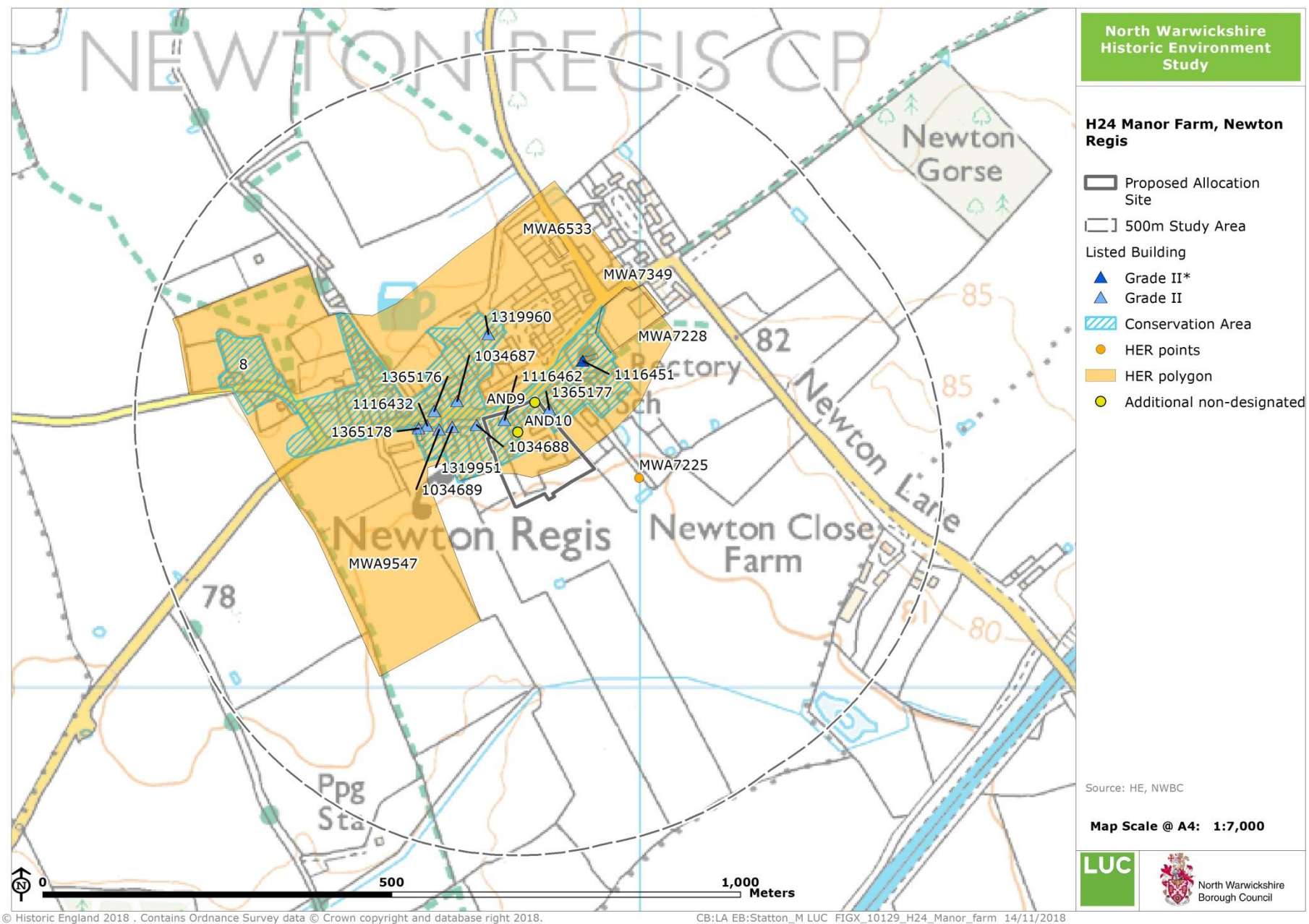


Figure 7.4: H24 - Manor Farm, Newton Regis