

Appendix 1

Results of Housing Needs Survey 2023

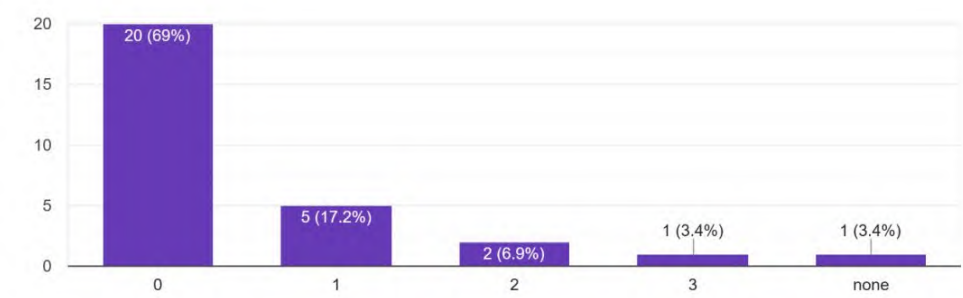
Fillongley Housing Needs Survey Summary of responses 15th June 2023

679 distributed

64 responses

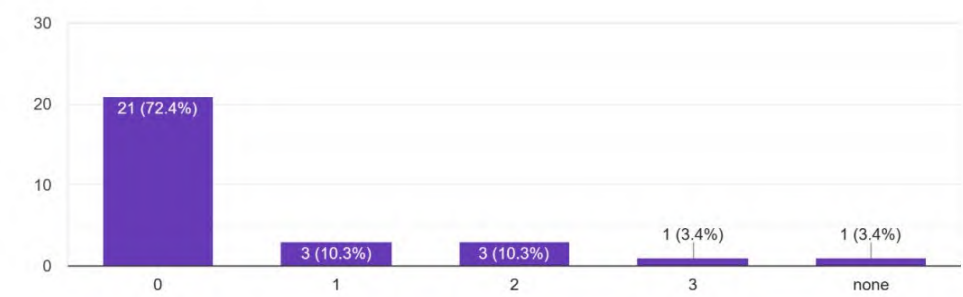
Child (0-16 years)

29 responses



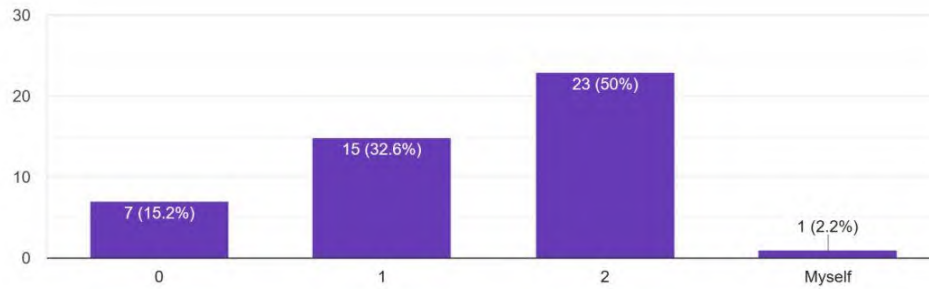
Young Adult (17-24 years)

29 responses



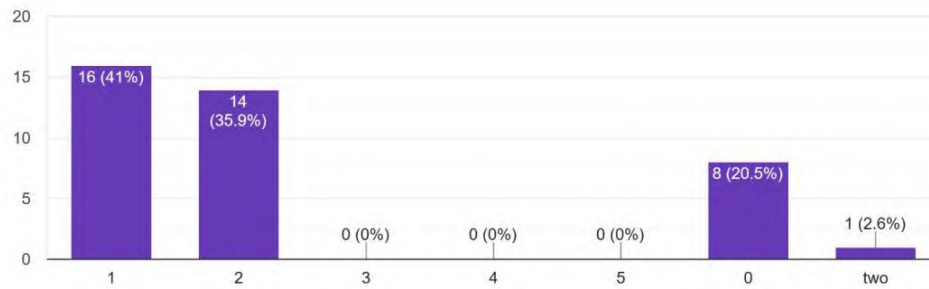
Adult (25 - 64 years)

46 responses



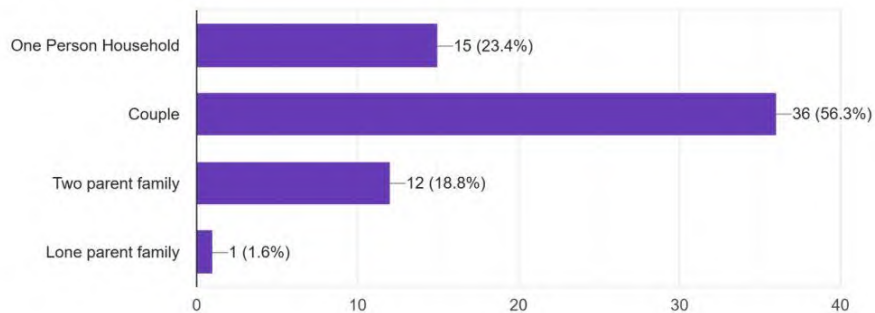
Pensioner (65+ years)

39 responses



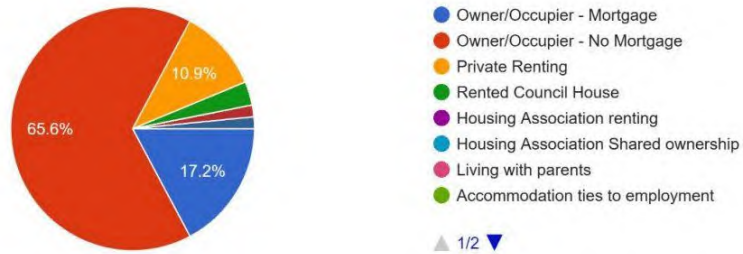
Which category best describes your household?

64 responses



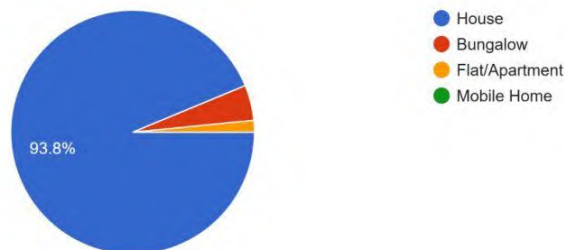
What is your current housing situation?

64 responses



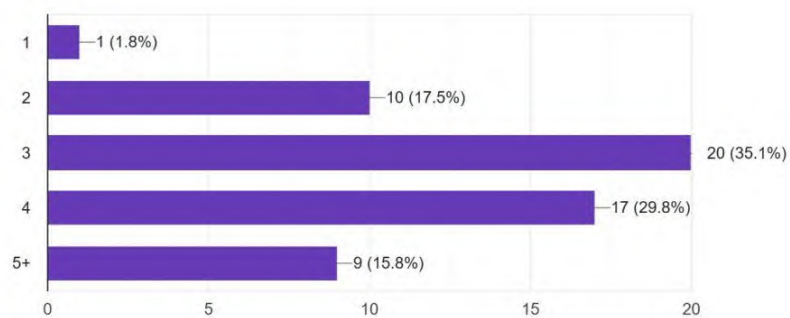
Do you live in:

64 responses



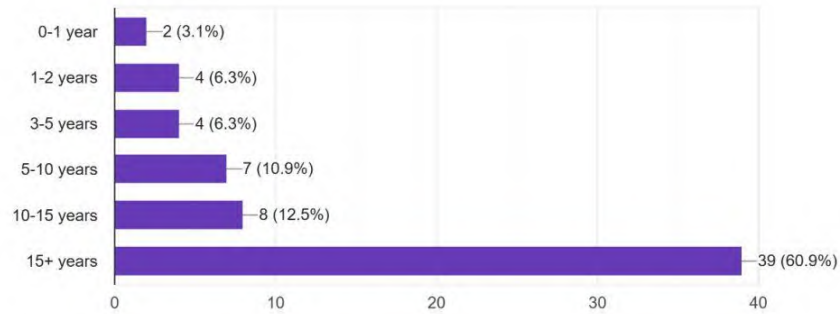
No. of bedrooms in your current housing

57 responses



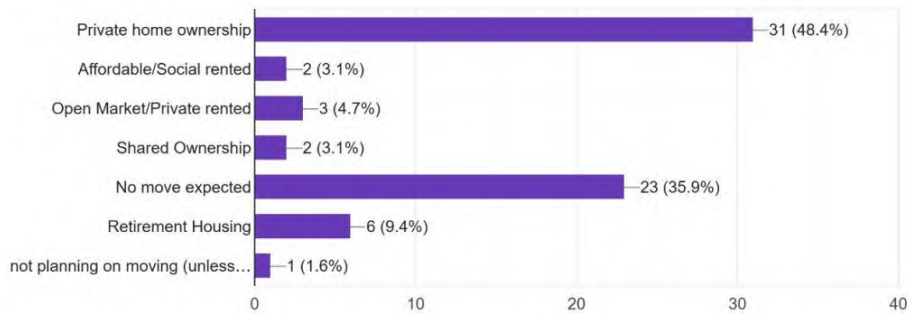
How Long have you lived in the Parish?

64 responses



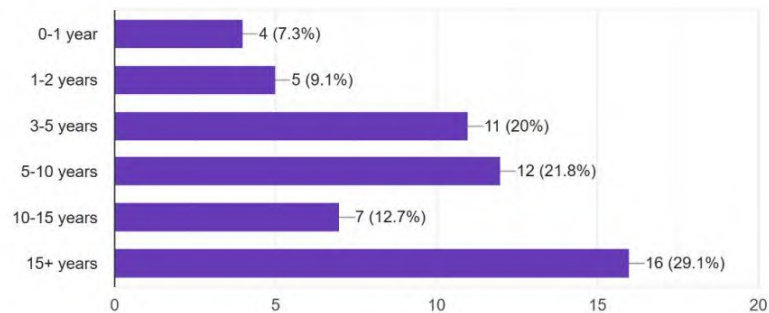
In what tenure do you expect your next home move to be?

64 responses

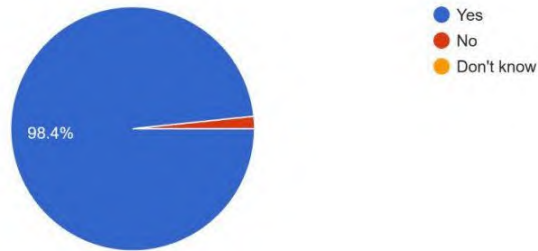


When do you anticipate your next home move will be?

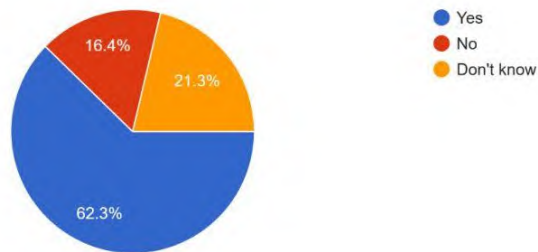
55 responses



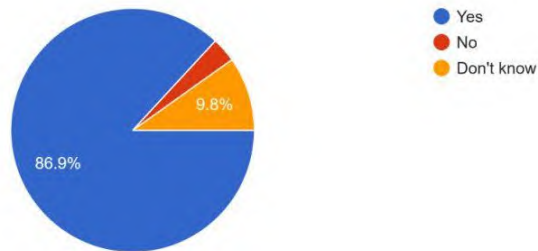
Do you feel that the Parish..... Is a desirable place to live?
61 responses



.... Has a balanced population?
61 responses

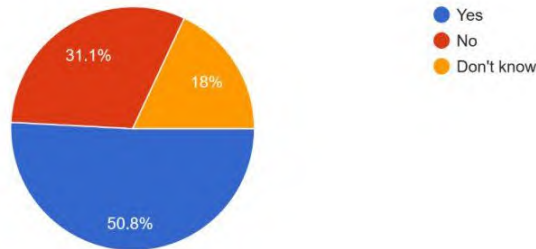


.... Has a sense of community?
61 responses



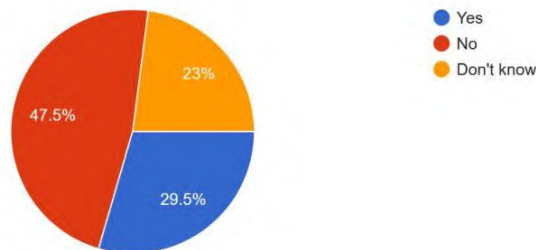
.... Has a suitable range of housing?

61 responses



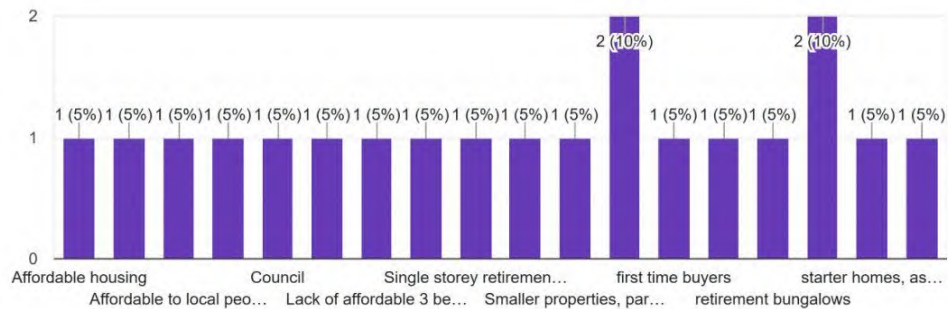
Do you feel that the Parish suffers from a lack of adequate housing?

61 responses



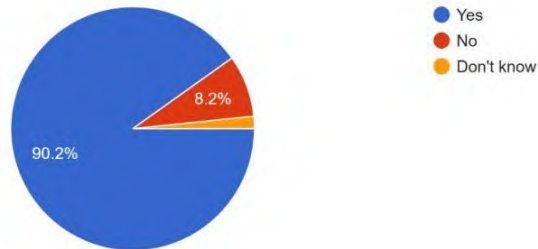
If Yes, what sort?

20 responses



Do you feel that the Parish suffers from a lack of facilities? (e.g. shop/transport)

61 responses



Shops – 41

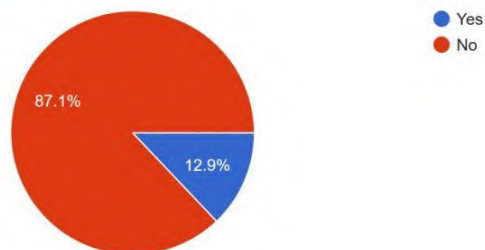
Post Office - 10

Transport/Bus Service - 21

Police – 1

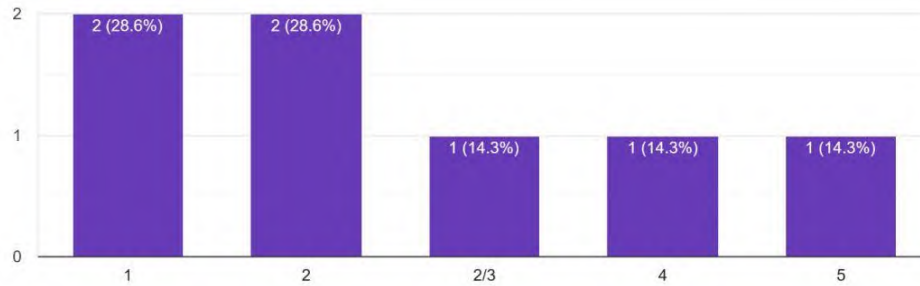
Do you know of anyone who has had to leave the Parish in the last 5 years through lack of suitable affordable housing?

62 responses



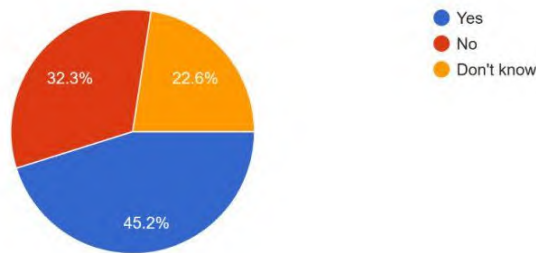
If Yes, how many people? If the people referred to would like to complete a Housing Needs Survey questionnaire, please ask them to fill in this form... Council on 01676 549193 to request a survey form.

7 responses



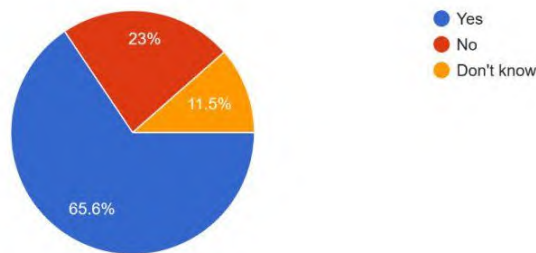
Would you be in favour of a scheme of new homes to meet the local housing needs?

62 responses

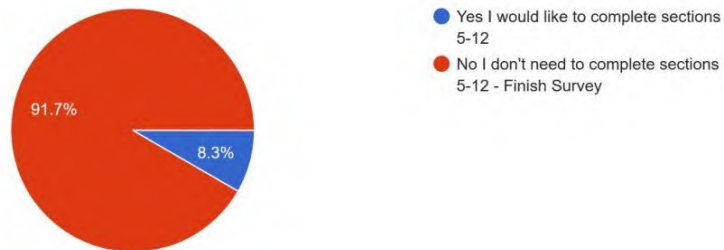


Do you think that the current mix of housing in the village fulfils your family's housing needs?

61 responses

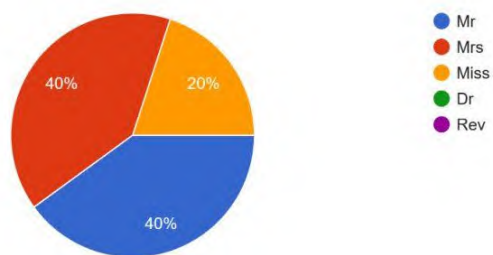


Please complete Sections 5-12 if any of the following apply: - You are in need of local housing of any type. - Someone in your household needs, or is l...s includes those who no longer live in the village).
60 responses

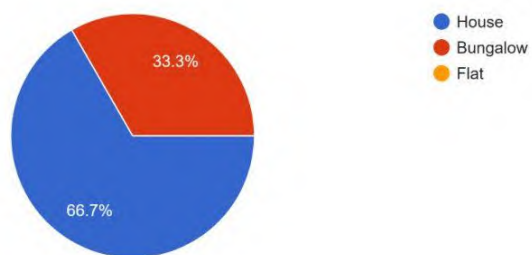


5 people with needs identified for 5 properties

Title
5 responses

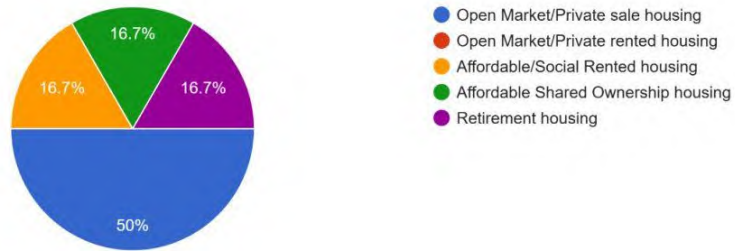


What type of accommodation would be suitable?
6 responses



What would be the most suitable type of housing for you?

6 responses



Appendix 2

Results of FNP Update Consultation 2023

Summary of FNP Update Consultation and responses 2023

Policy FNP01 Built Environment

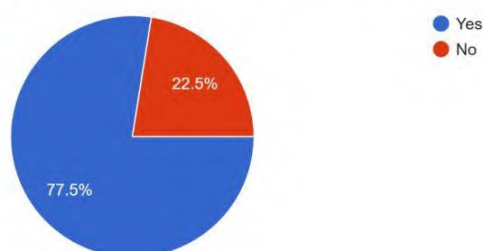
Development proposals where possible should ensure the designs of new building (including extensions) do not cause a detrimental change to the overall character of the village, the rural landscape of the parish and the setting of the Church through:

- Encouraging developments that use the scale, shapes, forms of “traditional Arden Valley buildings”, especially in or close to the Conservation Area
- Development should conserve the built character of Ancient Arden Landscape by ensuring that new development reflects vernacular features as stated in “Design Guidelines for Development in Ancient Arden” (WCC Arden Character Guidelines 1993)
- Development that will affect the setting of the Church should be in accordance with the North Warwickshire Local Plan and the advice of Historic England.

There are only approximately 10 bungalows left in the Parish as a number have been bought, and extended upwards, either because it was a cheap way of buying a house or has been done by developers for profit. Either way, the result is that there are only around 10 bungalows out of a housing stock of approximately 673, which limits the possibility for existing residents to downsize and also for those needing single storey living.

Q1. Would you be in favour of a policy limiting the extension of bungalows into dormer bungalow/houses in order to maintain a stock of bungalows in the parish for those needing single storey living accommodation and those wishing to downsize? 40 responses

Yes 77.5% (31) No 22.5% (9) Any additional comments to Q1?



- The parish council needs to priority its current population as well as to strategically plan for the future.
- Two storey extensions often have objections from neighbours.
- Single storey ground floor living is key for older people to maintain their independence and mobility, so it is really important to enable residents to stay in the village among their social and family communities with a stock of bungalow style housing, both new and old.

- As a condition of planning permission for new build bungalows.
- Bungalows into houses are only for profit not for village life
- Whilst I appreciate the need for bungalows, I think that would feel very unfair to the 10 households impacted. If new bungalows are built, I would be in favour of restrictions on those.
- Many extensions are destroying the eyeline of the village.
- I have difficulty with stairs and may need a bungalow myself. After 40 years don't want to leave Fillongley
- If bungalows are built as a part of social housing solution then stipulations should be they remain as bungalows.
- Depends on individual circumstance. No new bungalows being built instead of 2 storeys
- All age groups in the Parish should be considered
- one for, one against!
- re the above as it limits the ability for downsizing
- Already not enough bungalows.
- Build/allow bungalows to be built (smaller non-developable) not 4/5 bed detached houses.
- set ratio 60% 3 beds and under, 40 % over 3 beds.
- Bungalows should be for those needing single storey living and not for downsizing
- Additional "executive homes" were built on the former coach garage despite the developer asking to change the planning permission to allow smaller (starter and retirement) homes instead, albeit greater density. It was a shock to find their application was unsuccessful because Fillongley's needs are more acute for lower cost properties.
- We NEED houses for the disabled and elderly. It is not fair for developers to buy bungalows, increase the size and move on for profit. It does not benefit those who want to live here.

Q2. The setting of the Church is protected by FNP01. Which other specific settings do you feel should be protected? Please comment...

- Fillongley Social Club
- Manor house pub, The Cottage pub, Weavers pub, Fillongley village hall site, Fillongley castle site and surrounding fields
- No comment
- Fillongley Castle remains. The Church Tree, Kinwalsey Lane.
- The Manor House public house
- There are no others which need this protection
- Playing fields
- Farm buildings near crossroads which recently was targeted for more homes. Too close to roads for development
- The School
- Please no solar farm on our precious fields

- The Manor House Public House and ancillary buildings to maintain the current visual appearance of the village setting and to protect the immediate neighbours from encroaching built development
- The green space around the Village Hall and the allotments. Both are well used by the village and those living on Coventry Road
- Anything considered Green Belt
- Berryfields and Cemetery Surround

Policy FNP02 Natural Environment

“Development proposals should wherever possible seek to enhance and conserve the Natural Environment. Proposals will be supported in principle providing they meet the following considerations:

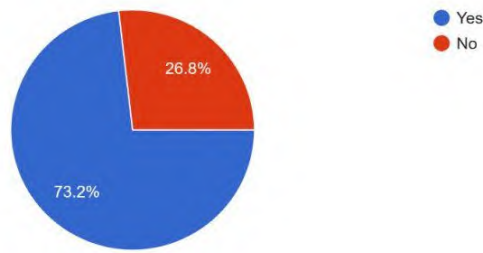
- **No adverse impact on the visual appearance and important scenic aspects of the village centre (the setting) and other rural and natural features in the landscape.**
- **Existing green spaces that already exist within and on the edges of the developed areas of the Parish should be protected and enhanced wherever possible.**
- **Protect and increase, where possible, current levels of biodiversity and interconnectivity by ensuring current wildlife corridors (using data from Biodiversity Interconnectivity Mapping) are maintained and increased where practicable.**
- **Any development should have regard to the Habitat Biodiversity Audit (EB DOC NO 05/01)**
- **Section 106 payments/CIL financial contributions will go towards improvements to levels of biodiversity and interconnectivity using data from the Habitat Biodiversity Audit in the locality of the development (Reference EB05/01)**
- **Existing definitively mapped footpaths that criss-cross our parish should be protected and enhanced where possible.**
- **Existing habitats of native species should be protected wherever possible (using data from Habitat Distinctiveness Area map)**
- **Protect traditional Arden landscaped hedges and native trees wherever possible.”**

The increase in availability of economical LED lights has led to an increase in homes being lit through the evening and night rather than, as previously, on movement sensors only coming on as necessary.

There is increasing pressure to reduce light pollution for the benefit of wildlife, those watching the skies and those trying to reduce carbon emissions.

Q3. Would you be in favour of a policy minimising external lighting to ensure dark skies and minimal light pollution? 41 responses

Yes 73.2% (30) No 26.8% (11)



Any additional comments to Q3?

- I feel strongly that Fillongley must be eco friendly and think about the environment.
- With streetlights operating restricted hours, it maybe that residents feel more secure with their own lights that are on all night instead? Movement sensor operated lights are useful but perhaps seen as less of a deterrent for any criminal activity.
- Coventry road is already unsafe with vehicles travelling at higher speeds than the limit, we have proof of this with the speed awareness on going work. At night with no lights it makes it even more dangerous for exiting drivers and pedestrians. Also we have had an influx of village crime, individuals trying door locks on houses and cars, light can deter thieves.
- Unenforceable for private residences. Could be advisory for public buildings, church and street lighting
- The extent of light pollution is terrible. Home owners should turn outside lights off overnight even if they are on during the evening.
- Most definitely; the increase in external lighting on residential properties is a blight on the area and completely unnecessary.
- lighting needed due to the increase in rural crime
- We have bright driveway lights shining into our house all night. I appreciate they are there, but further lighting affecting others should be controlled.
- Downward lighting only rather than lanterns
- If afraid of the dark go back to the cities.
- Security is main concern. Lighting to me is essential
- Adequate provision of litter bins might reduce amount of rubbish left around
- Some external all-night lighting is for security cameras? Perhaps these could also be linked to motion sensors.
- Garden solar lights that "die" during the evening ok but no need for powered lights to be on all night.
- Lighting that goes off at midnight or presence detection lighting.
- Commercial farms businesses curfew 23.00 - 06.00 hrs lights off
- All in favour of motion sensors, or just down lights, but those that light up and down are pretty but pointless and cost money to run, wasting electricity, money, adding to carbon footprints and not helping wildlife.

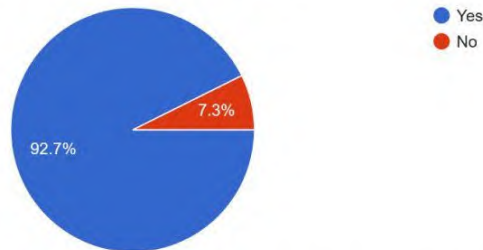
The evidence in the original FNP surveys indicated that residents;

- Value the countryside
- Enjoy walks in the countryside

- Want protection from wind turbine development
- The rural environment is important for living & working

Q4. With these responses in mind, FPC wish to introduce an amendment to the policy to restrict industrialisation where it affects the openness of the Parish and the loss of agricultural land. Would you be in favour of this proposal? 41 responses

Yes 92.7% (38) No 7.3% (3) Any additional comments to Q4?



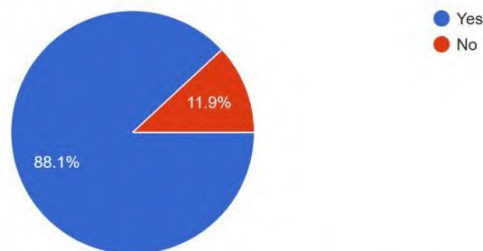
- I feel it depends where these houses are situated and the proposal. Each case should be treated individually.
- Industrialisation often results in associated traffic, noise and/or smells which can have a big impact in small communities-could this be mentioned as well?
- Solar farms should be added to the list of wanting protection from ruining the countryside
- We need to eat and good quality agricultural land should not be taken out of production unless for rewilding green reasons.
- No to the solar farm development, thank you!
- Completely dependent on type. Have no objection to wind turbines.
- Retention of the rural environment is very important for health & well-being
- The village is too small for industrialisation and any greenland should be carefully considered before any planning permission is given to build on
- However, I think that sustainable energy should be considered and I am not against a wind turbine within a field..
- Just look at Keresley.
- We have to recognise a lot of farming land is not productive and for instance using it as a solar farm would be better for the climate
- This might be difficult as this already happens though there is no loss of agri land at present
- But everything needs to be judged on its own merits. We believe renewable energy is essential for future generations , but so is sustainable farming.
- No consent for solar panel industrial estates under any conditions
- We would not be against wind turbines or small scale solar farms. Also smaller scale methane digestion for food waste etc. It depends what you mean by "industrialisation"
- The solar farm in particular
- The previous comments should be honoured.

There are a number of open spaces currently protected under the FNP. These are;

- Newhall Green (outside the cottages)
- Sandy Lane (between the main road and the crescent)
- Butts Field (surrounding your village hall)
- Chapel Green “godcake” opposite the entrance to the Heart of England Centre
- Shawbury (outside no 12 etc, Shawbury Lane)
- Recreation Ground, Church Lane

Q5. FPC propose to include the grassed area on the junction of Eastlang Road and Coventry Road. Would you be in favour of this being included? 42 responses

Yes 88.1% (37) No 11.9% (5)



Are there any other locations that you would like to be included?

- The green area opposite St Marys Road.
- Village hall site
- No comment
- Not that i can think of just now.
- The grass area in St Mary's Road
- I would strongly oppose including the grassed area at the junction of Eastlang Road and Coventry Road to the list of protected areas. As a resident there, along with other residents on the junction of Coventry Road and Eastlang Road, what we need much more is a place to park vehicles. There are no parking spaces for these houses - the only current solutions are to park just off the pavement on the Coventry Road which causes an obstruction when turning out of Eastlang Road and the ground becomes very muddy and waterlogged. Alternatively we park on Eastlang Road which is contributing to parking issues there and I do have concern about whether emergency vehicles would be able to get through when cars are parked on both sides of the road. The garages behind us on Eastlang Road are not available to rent (all are occupied) and the grassed area is usually full and becomes very muddy. We would very much welcome the Parish Councils advice and suggestions on what could be done to resolve the parking issues.
- farm land opposite St Marys Road and backing onto the properties on Tamworth Road. Currently rented by local farm.
- Grassed area bordering Greenways farm Shawbury Lane
- the grassed area at the junction of Sandy Lane, Breach Oak Lane and Wood End Lane

- No strong feeling either way. The area might even be enhanced by a house to match the new ones next to Castle Close! Who is this area for? Children are banned from playing on it.
- Proposed building of dwellings. Potters sheds Gorsey Green Lane - should be protected services??

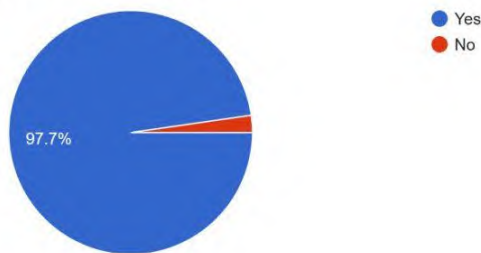
Policy FNP03 Flooding

Development should minimise flood risk within the village whilst maintaining balance with other policies. Any developments will ameliorate flood risks by providing SUDS (Sustainable Drainage Systems) as required in consultation with the lead flood authority.

FNP wish to add to the flooding Policy wording to add that ANY development (not just housing) should not increase the flood risk to the Parish.

Q6. Would you be in favour of this Yes/no? 44 responses

Yes 97.7% (43) No 2.3% (1)



Any additional comments to Q6?

- This is common sense.
- Flood prevention is very important
- ditches and culverts should be maintained to protect the village from future flooding.
- No building should take place to impact this.
- The flood defence committee are doing an excellent job around Bournebrook and Church Lane
- Bearing in mind Q4 hopefully limits new developments. ANYTHING having a detrimental impact on flood risks MUST be avoided given current weather trends.
- Emptying storm drains far more frequently would be helpful, as would installing storm drains in sites where road regretfully flood (due to poor design or execution).
- Restoring and clearing roadside ditches adjacent to agricultural land would also help.

Policy FNP04 Housing

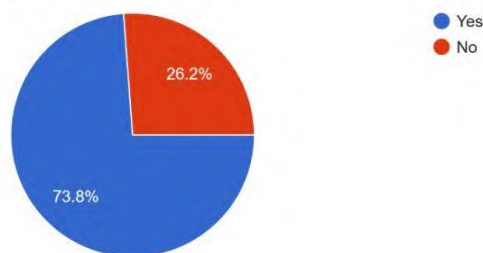
All new developments should encourage a broad mix of housing types including smaller starter homes and retirement dwellings together with provision for 'Affordable Housing' for local people as per NWBC requirements.

As before, there are only approximately 10 bungalows left in the Parish as a number have been bought, and extended upwards, either because it was a cheap way of buying a house or has been done by developers for profit. Either way, the result is that there are only around 10 bungalows out of a housing stock of approximately 674 which limits the possibility for existing residents to downsize and also for those needing single storey living.

Q7. Would you be in favour of a policy limiting the extension of bungalows into dormer bungalow/houses in order to maintain a stock of bungalows in the parish for those needing single storey living accommodation and those wishing to downsize?⁴²

responses

Yes 73.8% (31) No 26.2% (11)



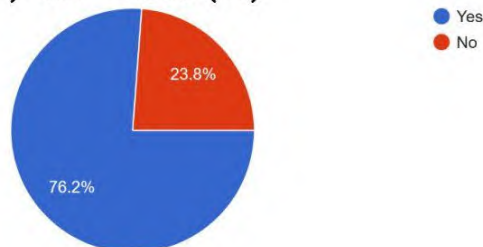
Any additional comments to Q7?

- I would also like a policy that encouraged the building of bungalows over two storey dwellings.
- Back garden development can be a useful way of increasing housing stock in the central village area, but could approval favour single storey, low impact housing for single people or couples?
- As before, as a condition of planning permission for new build bungalows
- it is very important to cater for all the needs of the community.
- if this new ruling could be enforced on new builds only then this would keep a happy balance to residents who own a bungalow and looking to extend upwards. Bungalow new builds could then be sold at an affordable price and kept in there original size.
- Would it be possible to put any restriction on new buyers/ developers so that people who have lived here for some years would not be unfairly discriminated against?
- though depends on individual circumstances
- As before, one for, one against!
- Recent development in the village has only provided expensive housing. No new development for local young people. No provision for elderly.
- Q1
- Existing bungalow owners should be able to change as they see fit. If their requirements change then so they should be able to adjust thir property. If there is a need for single storey accommodation - Build some!
- Existing bungalow owners may wish to put a covenant on their properties to prevent future development.

Often houses are extended due to growing families. Inevitably, as time passes these children need cars and therefore more parking space is necessary per property. Some houses already have ample parking and some have none. We have existing problems with inadequate parking particularly in Church Lane, Crossways Cottages, and Eastlang Road. In order to ease the burden of on-street parking and/or parking on pavements we are simply suggesting that when a property is extended to include additional bedrooms, there should be a matching number of car parking spaces i.e. a 3 bed home has at least 3 vehicle spaces excluding the garage. If Planning Departments continue to apply maximum parking standards in all cases and ignore the flexibility available within the NPPF then they will continue to perpetuate poor parking standards and inevitably individuals breaking the law.

Q8. Would you be in favour of a policy that requires residents to only be able to increase the number of bedrooms in their property if they could also increase the number of car parking spaces? 42 responses

Yes 76.2% (32) No 23.8% (10)



Any additional comments to Q8?

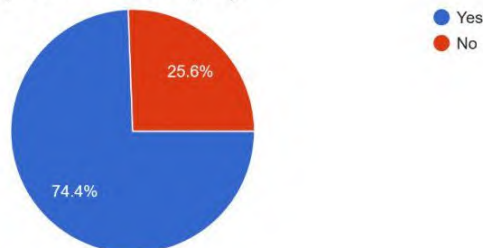
- In theory yes for the reasons stated but I am not sure we should be developing policy that enables increased car use, adding to pollution, climate change and traffic problems.
- This would be too restrictive to existing residents where there is not enough space for additional parking spaces
- The problems are getting worse so this is an important aspect to planning. As public transport gets worse and worse to and from the village cars are more essential for residents than ever.
- My answer is yes, but there is a danger that green space in gardens of properties will be replaced by concrete, and this is not a very positive result. Are there parking areas adjacent to properties e.g. the playing field car park that could be allocated to private individuals?
- I don't believe it is necessary as having three bedrooms does not automatically mean three parking spaces are required and would be very restrictive for families who would like to extend.
- I think this may be an unpopular rule to try and bring in.
- Whilst I feel that parking should be considered, some people will need extensions but be unable to afford to move to a suitable larger house. I understand that historically

there were council garages which could be rented. It would be useful if some new parking areas could be sensitively created, to also enable safer parking at school times.

- but at 50% not 100% - 4 bed 2 car space, 3 bed 2 car space, 2 bed 1 car space
- The pavement opposite Crossways Cottages is often not able to be used by people walking dogs or with a child in a pushchair. Accidents will happen.
- It is unfair to restrict planning flexibility for everyone because some people park illegally. Surely they should be more effectively deterred? Its important to be able to add rooms for growing families/caring for older relatives in the midst of a housing crisis.
- Must be looked at with compassion and thought. The proposal needs to consider all individual circumstances - disable/Land availability etc
- Neighbours fighting for car parking is always in danger of escalating & ruins enjoyment of own property.
- Young families don't have 3/4 cars but need bedrooms
- yes but only if they can park their cars on their own drive and not leave one on the road outside their house.
- but it is excessive to require these spaces in addition to the garage. Government could encourage moving rather than "over-developing" by restoring the SDLT regime that levied the tax on the difference between sale value achieved and purchase price agreed.
- Car parking spaces should also be appropriate for the size of cars that are used in rural areas - very few Smart cars round here!

Q9. Would you be in favour of a policy that requires new properties to have a matching number of car parking spaces to bedrooms? 43 responses

Yes 74.4% (32) No 25.6% (11)



Any additional comments to Q9?

- For the bigger issue reasons given above, I would hope that future new housing development would not be so large that the houses had multiple bedrooms and space for multiple cars. We need smaller starter homes or later living homes for older people, not more executive detached mansions !
- This is a reasonable requirement for new build properties
- As above.

- The number of bedrooms does not necessarily equate to the number of car owners
- again it's difficult to match a property to the number of cars. people come and go throughout the years
- see above - 4 bed 2 car space, 3 bed 2 car space, 2 bed 1 car space
- This isn't aligned with govt policy which is to reduce parking to encourage car sharing, public transport etc. IT would lead to even more areas of concrete around houses which is bad for biodiversity, the rural nature of the village and flooding!
- As with Q9 these proposals could become hard nosed or despotic and require consideration by Council before planning decisions.
- New properties should not impinge on other residents.
- cars need external space usually hard standing and this is increasing flood risk and biodiversity issues.
- New build to have parking IAW SUDS
- yes but only if they can park their cars on their own drive and not leave one on the road outside their house.
- If you include garages
- Car parking spaces should also be appropriate for the size of cars that are used in rural areas - very few Smart cars round here!

Policy FNP05 Economy

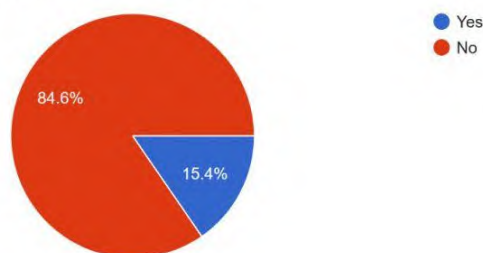
“Proposals for the development of new rural businesses and rural employment opportunities will be supported in principle provided that there would be:

- **No adverse impact on neighbouring businesses or residential properties for example in relation to factors such as noise and disturbance**
- **The development is supported by sufficient car parking and access arrangements to meet its needs**
- **It is accessible by other sustainable transport means (walking, cycling, car share and public transport) “**

FPC do not currently see a need for any changes to this policy.

Q10. Is there anything that you would add to this policy? 26 responses

Yes 15.4% (4) No 84.6% (22)



If so, why?

- Economic activity in the village seems to be changing from customer facing retail and hospitality businesses serving local residents to home based online service businesses, operating both locally, nationally and globally?
- Development is not built on current agricultural, green belt lands or green spaces not currently deemed green belt
- charging points for electric vehicles
- Depends on individual circumstances. No new bungalows being built instead of 2 storeys
- Add flood risk to reinforce other flood measures. Also noise pollution especially in relation to hospitality venues
- the "no adverse impact" requirement is excessive and technically could never be achieved.

Policy FNP06 Heritage

FNP06 Heritage

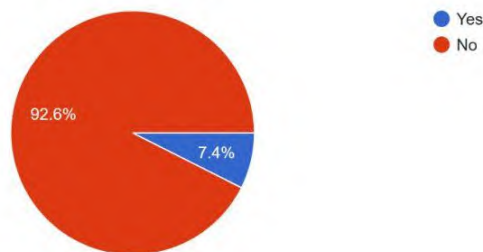
“Development should protect, enhance and respect the local built, historic and natural heritage assets or any other locally heritage features of the village.

Applications for development that will harm designated and non-designated heritage assets will be refused unless the circumstances that would permit approval specified in the appropriate part of paragraphs 133 to 135 of the NPPF (2012) apply.”

FPC do not currently see a need for any changes to this policy.

Q11. Is there anything that you would add to this policy? 27 responses

Yes 7.4% (2) No 92.6% (25)



If so, why?

- This should include old style stone boundary walls
- although we don't know what parrs 133 - 135 say!

Policy FNP07 Traffic and Transport

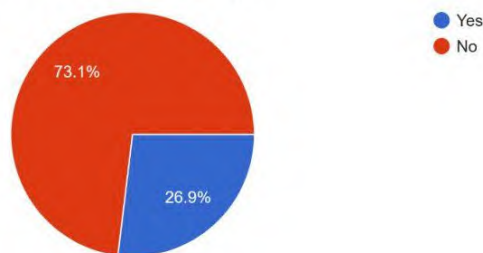
“Proposals for development should:

- **Provide safe vehicular access, parking/garaging and turning provisions without detriment to the amenity of existing residents.**
- **Comply with current NPPE, NWBC, and WCC guidelines, and**
- **Ensure that the number of car parking spaces be related to the size of the new extended properties. “**

FPC are aware of the lack of public transport available to Parishioners. Sadly, as these are operated on a commercial basis by privately owned companies, we are not in a position to directly improve this service.

Q12. Is there anything that you would add to this policy? 26 responses

Yes 26.9% (7) No 73.1% (19)



If so, why? (Traffic and Transport)

- The Manor House pub are attracting a large number of motorbikes. This has an impact on noise (very frustrating when putting a toddler to bed) but also the Manor pub is no longer being managed for the village and is now controlled by this crew. I do not doubt they do great things for charity but they are taking over a previously family orientated dwelling. They were removed from Coundon and Fillongley Social Club for trying to take over. It is a shame they are doing it to the villages central pub.
- Maybe we should encourage and enable alternative transport instead- cycling, electric bike hire, car sharing, etc?
- As the parish council you can still work with these companies, 2 buses a day mid morning and mid afternoon gives no chances to any commuters to use public transport. The lack of use of buses could be put down to the pointless times they come through the village.
- Speeding on Coventry, Meriden, Tamworth and Nuneaton road is still a problem, especially at rush hours. Accidents at the crossroads still occur despite the improved street furniture. Some physical traffic calming would help. If it's possible in Meriden then why not in Fillongley
- Improved flow at the crossroads
- I think it's important to maintain a public transport system for the village, as most facilities have now closed and travelling into Coventry is needed.
- Fillongley is a village for car owners, sadly.
- Would there be a facility for a Ring and Ride Service?
- Again, strict rules should always be modified by individual circumstances

- signage to limit size of vehicles on rural roads which are unsuitable for their use eg Gorsey Green Lane. 38 ton Artic vehicle using this road.
- Few properties occupy a plot large enough to facilitate turning of vehicles without using the public footpath &/or road. Great care is needed to avoid use of even more impermeable surfaces for parking and turning, because that compounds the "run-off" problem for storm drains through the loss of gardens.

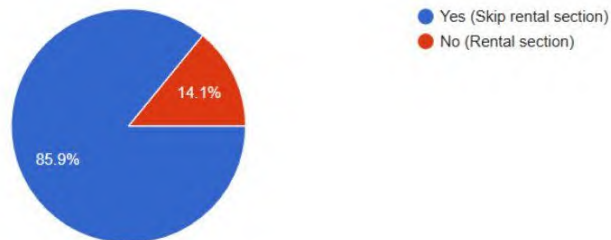
Appendix 3

Results of Housing Needs Assessment 2025

Q1. Do you own your own home (with or without a mortgage)?

[Copy chart](#)

71 responses

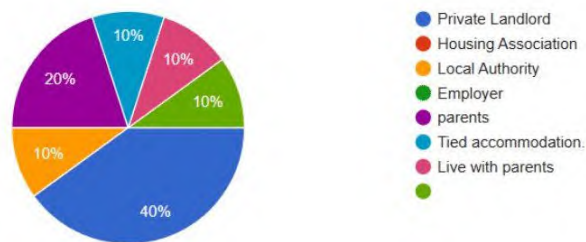


Renting

Q2. If you rent your home, which one of the following do you rent from?

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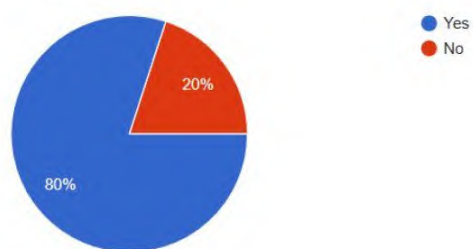
10 responses



Q3. Would you like to own your own home, but cannot afford to buy one in Fillongley that suits your needs?

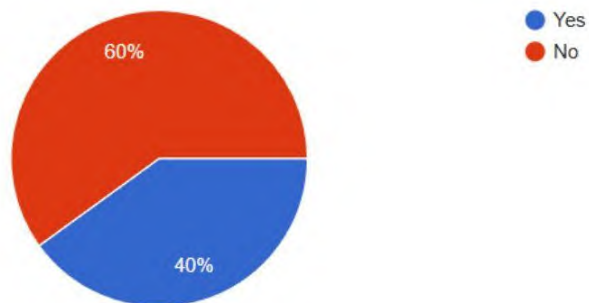
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10 responses



Q4. Would you be happy to continue to rent your home or consider moving to another form of rental arrangement?

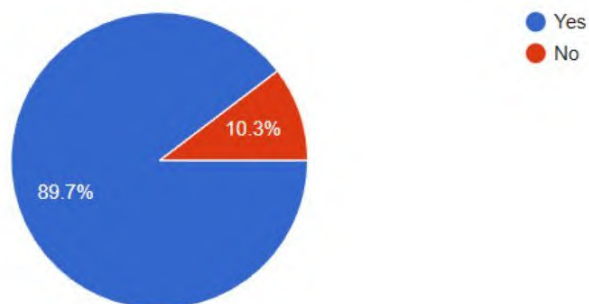
10 responses



Your Home

Q5. Is your home the right size for your current needs?

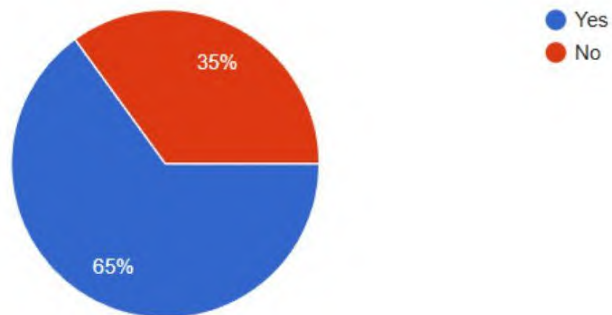
58 responses



0

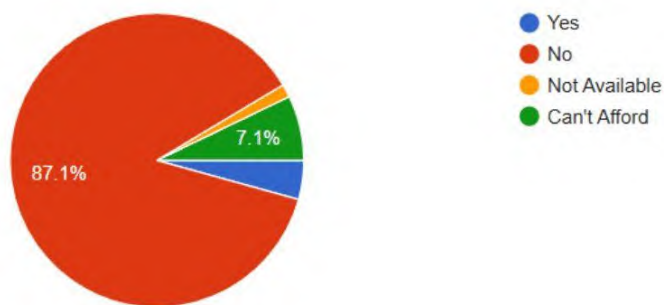
Q.6 Is your home the right size for your future needs?

60 responses



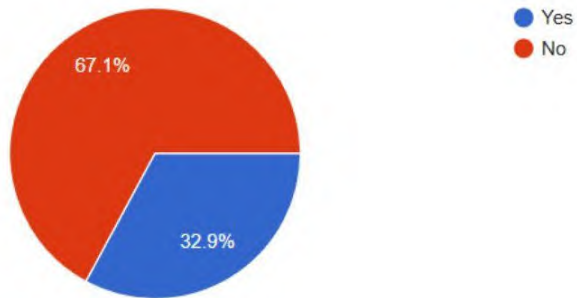
Q7. Do you need to move to a larger accommodation, either now or in the foreseeable future, but are unable to do so because no suitable property is available or you cannot afford a suitable property?

70 responses



Q8. Do you need/wish to move to a smaller/single storey accommodation either now or in the foreseeable future, but are unable to do so because no suitable property is available or you cannot afford a suitable property?

73 responses



Q8a. If you answered Yes to the above question: Do you need?

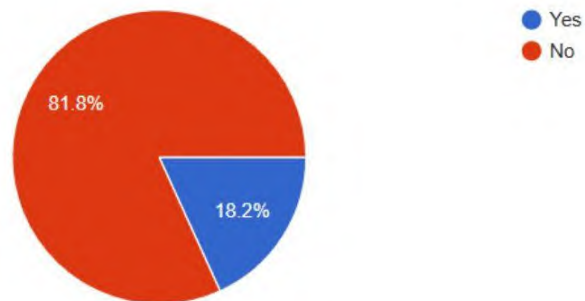
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25 responses



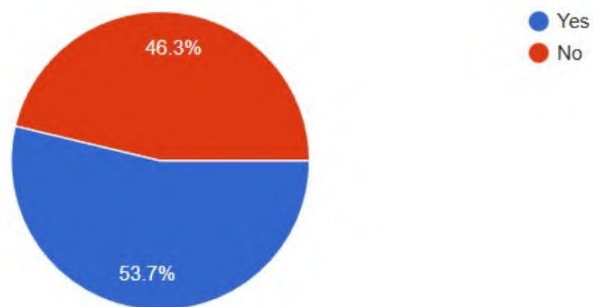
Q9. Do you know of anyone who works in Fillongley, but who cannot afford to live in the village?

66 responses



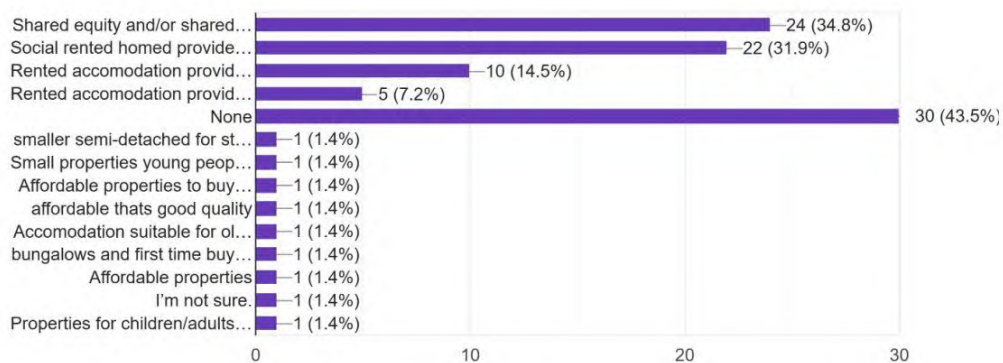
Q10. In your opinion do you think Fillongley suffers from the wrong type of housing provision for local people and their families?

67 responses



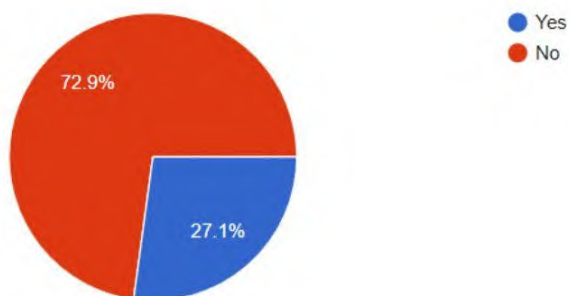
Q11. Do you think that Fillongley should develop any of the following over the next 20 years? (please choose all that apply)

69 responses



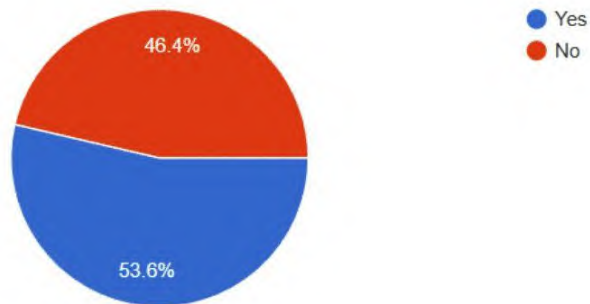
Q12. Do you think that in the next 20 years, Fillongley should provide affordable homes for people, who **do not** live, work or have a family connection to the village?

70 responses



Q13. Do you think that Fillongley should provide live/work units within the village? (A live/work unit is a property that will incorporate a commercial space mixed with residential spaces to allow you to run your business from home)

69 responses



Q14. Please let us know below your comments on the current housing situation in Fillongley and any particular needs that you would like to see addressed, including the type of housing that you think the village is lacking in.

46 responses

I would say there are not enough 2/3 bed affordable bungalows in the village. Definitely needs a village shop opening.

Not enough 1st time buyers houses, or Rental houses, Or Bungalows for the elderly residents in the village , who wish to down size,No more 4-5 bed houses !!!!

The need for a different home is linked to our ability to drive. Ref Q10 there is a wide variety of house sizes in the village but unlikely to be available to younger couples; times don't change as in 1963 we had to go to Polesworth in order to buy our first house.

Proper affordable housing. Stop building 4 & 5 bedroom homes that generally only outsiders can afford. Profits for the builders!!!

I also think additional amenities/services would be useful in attracting people making life easier, particularly increased public transport, a local shop. ie without access to a car it is harder to live/work here

Only live/work should be for farm workers.

No further housing should be built. Only building should be renovating/refurbishing existing properties AND/OR building on 'brown field' sites that are currently unused/derelict. NO building should be allowed on existing farm land unless it is directly related to the continuance of farming of such land.

More affordable housing for Fillongley parishioners

I would like to see better availability of smaller characterful properties. New builds are often large and unlikely to fall within the budget of individuals or young families. However the facilities within the village are limited so potential new residents need to be able to drive and therefore would also need appropriate parking space.

I think the area has enough large detached 4-5 bedroom properties costing 600k plus. Smaller two bedroom terrace or similar are needed.

Fillongley requires more single storey accommodation with planning restrictions not allowing alterations into double storey or more

not enough bungalows at affordable prices

Very poor for local people who have been brought up in village but can't afford to buy

Fillongley is in need of more bungalows and housing affordable to first time buyers

Need 'multi generational' housing that allows older people to have a separate annexe that can be used initially for rental/holiday let then to swap from larger unit to the annexe as they get less capable. The larger unit could then be made available at low rent to younger couple/family in return for care support. Planners should allow such developments to go through planning without need for CIL or reserved matters.

A need for smaller houses/bungalows at affordable prices

The

Village has been greatly developed in the last 10 years and I would not want to see further development as it will become too urban. Where new planning applications are submitted there should be smaller starter homes that cannot be extended included within the development. It should be mandatory that the developers stick to this and should be a condition on which they obtain pp in the first place. Only brown field sites should be built on.

My main interests are increasing the number of children at Bournebrook school to make it more financially viable, keeping the pubs open and attracting more business to the village. I'm not in favour of losing fields to housing estates. I'm not in favour of attracting non-working families but do value schemes promoting diversity and equality and enabling all to find employment.

I will need to onsite at some point. It is unlikely that this would be in Fillongley as lack of infrastructure, transport, healthcare precludes it as ideal for living in later life.

There is a lack of public transport. If we have more affordable housing/or rented accommodation young parents need to be able to have access to shops/schools/doctors via these means

New housing should not be considered until the lack of village facilities is addressed. Fillongley desperately needs a shop (e.g Co-op or similar) since not all residents are able to drive out of the village to pick up provisions.

In addition, a study needs to be done to ensure that the local schools and doctor surgeries can cope with the increased population from new housing. Public transport should also be improved.

Nothing needs to be done

The village needs affordable starter homes with agricultural ties for young farmers. If bungalows were built for people to downsize to all their bigger houses would become available and the residents can stay in the village

The current housing situation is one where the FPC take care of when reviewing planning applications for the good of the community. Any further developments on Green Belt should be strongly opposed.

The village is lacking a younger community who are able to buy and then work either in, or close to the village which will lead to houses eventually becoming vacant for large periods of time and turning to ruin and in turn making the village dirty and unkept.

None

I think it is the lack of amenities in the village is as big a problem as the housing. Affordable smaller housing is needed but these will only attract people with members of a household all having cars, so parking and traffic becomes an issue.

I appreciate there is pressure to build more homes but consideration and investment in infrastructure should come first

Bungalows for older people. Releasing family housing back into the market. Bungalows should be kept as bungalows only, no sizeable extensions allowed.

The village lacks affordable housing either to buy or rent. All recent developments have consisted of all large expensive houses.

Any future developments should have stipulations imposed on them that they must include affordable social housing so that local people are not priced out of the village.

Developers could also be asked to provide amenities for the village as part of planning permissions as has been done by other villages and towns in the region.

Less 'executive' type detached homes (4+ bedroom) and more bungalow accommodation.

More affordable housing for 1st time buyers who are residents or have family living in the vilage required

I think that it lacks bungalows for people to downsize to; the village has alot of very nice large homes but not many very nice smaller homes or bungalows. There is nothing that plans for disability/ older peoples needs

Like many couples living in the village we are 'getting on' and have contributed to to village hall, church and social activities in the village. We would like to continue living here for the foreseeable future but 'downsized 'suitable properties are few and far between.

Affordable housing for the young ones to start on the property ladder or rented

N/A

The village does not lack housing.

Affordable family homes

afordability

My husband and I have community connections to Fillongley but cannot afford to live in the village. We are hoping to extend our family and are actively trying to save enough to move into the village in the next few years.

Shared ownership homes

Some, smaller manageable properties for the more elderly.

I think it would be nice to have the cottage inn back up and running creating jobs.
I think the village is lacking a shop.

More affordable housing but in keeping with the village, not a modern sprawl like Kersley.

could do with a shop

We desperately need good quality smaller properties that the older members of the parish can downsize to, thus releasing the larger properties for families.

Before you tackle housing, travel to/from the village needs to be addressed. You can only live in Fillongley, regardless of wealth, if you have a car to get you to/from your place of work/school/college. Even school children have to rely on mom/dad to get outside of the village. Social housing by definition means that there is less likelihood of the occupants having access to transport so until buses are available to get people to their place of work at all times of day. For example the first and only? bus to Nuneaton is around from the crossroads and then 2pm coming back. Who can have a job when there is only type of service. I know most villagers have cars (which is probably why the bus service is dire) but transport needs to be available for workers / and those who can't work before you look at social housing. Even the GP practice whilst in Fillongley relies on it's other surgeries to provide some services, so no car, no health care.

Appendix 4

Biodiversity Interconnectivity Mapping (Fillongley Ecological Report EB 05/01).

Ecological Review for Fillongley and Corley Parishes

Prepared by

**Habitat Biodiversity Audit Partnership for Warwickshire, Coventry
and Solihull, Warwickshire Wildlife Trust**



Habitat
Biodiversity
Audit

and

**Warwickshire Biological Record Centre
Ecological Services, Warwickshire County Council**

March 2015



Parish Plan 2015



Page 1

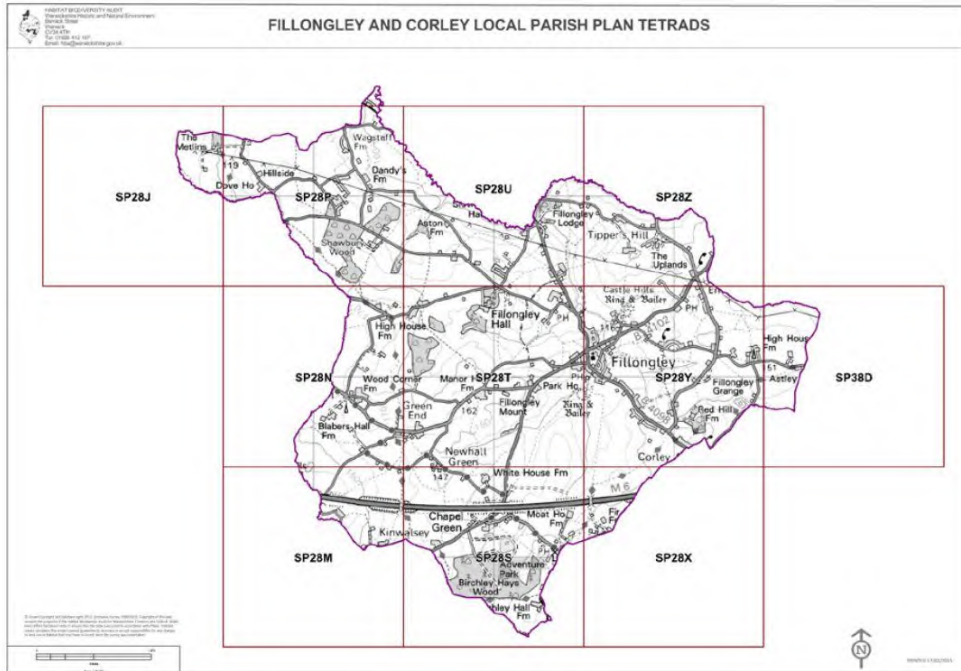
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FILLONGLEY AND CORLEY	3
DESIGNATED SITES.....	4
PHASE 1 HABITAT DISTINCTIVENESS	8
TARGET NOTES	9
PHASE 1 HABITAT CONNECTIVITY.....	41
PROTECTED SPECIES	Error! Bookmark not defined.

FILLONMGLEY AND CORLEY

Area: 1,965 hectares

Overview

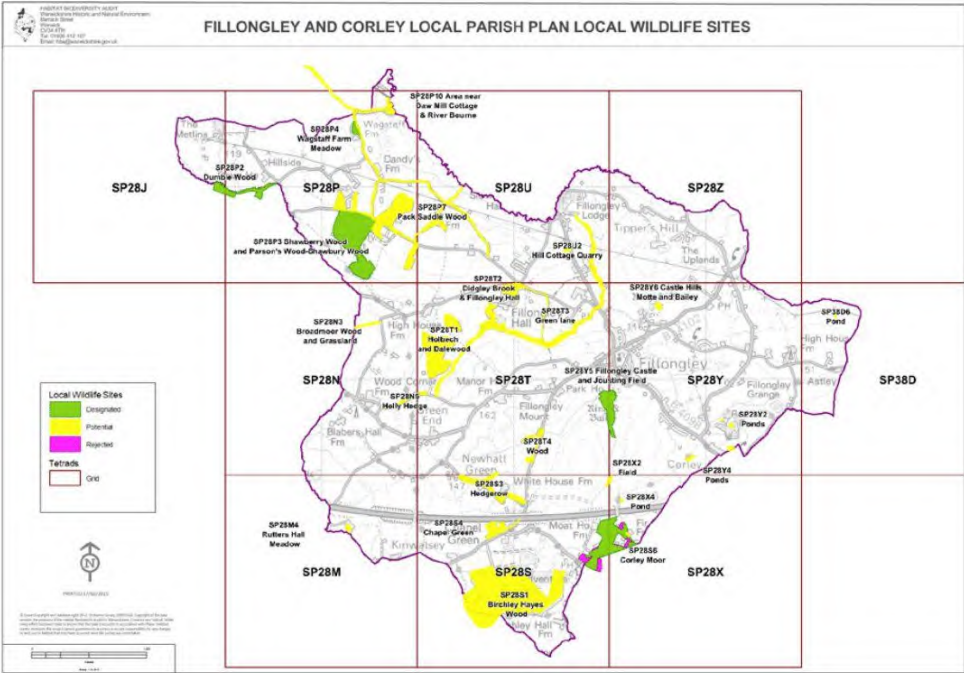


Key Features

Recommendations

DESIGNATED SITES

Local Wildlife Sites:



Site ID	Site name	Status	Area (ha)
SP28P3	Shawberry Wood and Parson's Wood-Shawbury Wood	LWS	17.04
SP28P4	Wagstaff Farm Meadow	LWS	0.68
SP28S2	Corley Moor	LWS	10.44
SP28Y5	Fillongley Castle and Jousting Field	LWS	4.33
SP28P2	Dumble Wood	LWS	3.57
SP28N5	Holly Hedge	potential site	1.44
SP28P10	Area near Daw Mill Cottage & River Bourne	potential site	0.95
SP28P7	Pack Saddle Wood	potential site	4.74
SP28P8	Dawnmill Verge and Lanes	potential site	19.81
SP28S1	Birchley Hayes Wood	potential site	40.38
SP28S3	Hedgerow	potential site	4.8
SP28S4	Chapel Green	potential site	2.6
SP28S6	Corley Moor	potential site	0.1
SP28T1	Holbech and Dalewood	potential site	11.57
SP28T2	Didgley Brook & Fillongley Hall	potential site	17.87
SP28T3	Green lane	potential site	0.6
SP28T4	Wood	potential site	1.75
SP28X2	Field	potential site	0.34
SP28X4	Pond	potential site	0.12
SP28Y2	Ponds	potential site	0.22
SP28Y3	Small Spinney	potential site	0.27
SP28Y4	Ponds	potential site	0.31
SP38D6	Pond	potential site	0.06
SP28U2	Hill Cottage Quarry	potential site	0.34
SP28M4	Rutters Hall Meadow	potential site	0.3
SP28Y6	Castle Hills Motte and Bailey	potential site	0.43
SP28N3	Broadmoor Wood and Grassland	potential site	0.59
SP28S5	Corley Moor	rejected	1.89

Shawbury Wood and Parsons Wood LWS is an ancient Woodland site the centre of which has been planted with conifers, mainly Scots pine with a small area of recent planting. Unplanted edges are oak and birch woodland with locally dense coppice hazel, holly and rowan. Bluebell is abundant with bracken, bramble and pendulous sedge where drainage is impeded. Much dead wood is present in these areas. The wood is edged by a bank and ditch. Field maple, hawthorn and aspen are found here. Internal banks are also present in places. The mature Scots pine area retain some of the ground flora species, including bracken and bluebell. The recently planted area forms a large glade with scattered mature oak alder and rowan, coppice hazel and regenerating birch. The southern part of the wood is dense young birch and alder on a past conifer plantation site. Wood sorrel is frequent here. Where the wood borders Parsons Wood a bank is present. This area supports ash and alder over sedge beds. Shawbury wood is one of a significant constellation of ancient woodlands in the North Warwickshire. there is no public access to the wood but two public footpaths pass nearby. The wood is typical of irregularly shaped Arden ancient woodlands and an important landscape feature.

Wagstaff Farm Meadow LWS is a small meadow containing a pot-bellied pig, geese and ducks. A pond has recently been created at one end and apple trees planted. Here the disturbed ground is dock-dominated. The remainder of the pasture is tall and unmanaged with abundant *Festuca Rubra*, *Agrostis capillaris*, *Holcus Lanatus*, great burnet, meadowsweet, meadow buttercup and meadow velveting, frequent *Arrhenantherum elatius*, *Anthoxanthum odoratum*, red clover, selfheal, common sorrel and lesser knapweed, and occasional *Juncus conglomeratus*, *J. articulatus*, *Deschampsia cespitosa*, greater birdsfoot trefoil, square stalked St. John's wort and catsear. Creeping thistle is spreading. There is no public access to the meadow which is screened from the road by the hedge.

Corley Moor LWS is one of the last, and arguably the best, unenclosed commons left in Warwickshire, and as such is extremely valuable to the landscape history and biology of the county. It is situated about 1.5 km south of Fillongley in the gently rolling and well-wooded Arden landscape, and most of the surviving moor is in that parish. On the Corley side of the parish boundary the moor is now mainly enclosed and is partly covered with the expanding hamlet of Corley Moor. The modern day common is very irregular in shape due to successive enclosures, and has an internal square enclosure of ancient origin containing Church Farm in the eastern corner which is outside the boundary of the LWS. The site is sandwiched between Corley Moor hamlet on the south side and the M6 motorway to the north, while to the east and west are a range of mainly small grass enclosure fields. A scatter of cottages and farmhouses occur along the margins of the moor, and some of these landowners still exercise grazing rights. Grazing is now erratic and mainly confined to horses and ponies, but cattle are still grazed occasionally. There is open public access to the common and in addition is crossed by several public footpaths.

The LWS consists of a mosaic of wet, dry and acidic roughly-grazed semi-improved grassland surrounded by fringing expanses of deciduous woodland, scrub and tall herb. In addition the LWS includes two small semi-improved pasture fields adjoining the moor on the south side and immediately west of the Bull and Butcher Public House. The moor is situated on a gentle north-west facing slope which ranges from about 160m ASL in the far eastern corner down to about 145m ASL on the north-western corner. Several springs rise on the common on the north-western side and a series of drains crisscross the area. These feed into the north flowing headwater streams of the Bourne Brook. The local geology consists of acidic clays overlying Carboniferous sandstones.

Fillongley Castle and Jousting Field LWS The castle remains from a varied terrain, including dry banks supporting abundant mouse-ear hawkweed, and wet hollows with *Juncus* and *Glyceria spp.* This area is quite diverse with pignut, yarrow, birds-foot trefoil, betony, meadow and bulbous buttercup and field wood-ruch among the species present. *Alopecurus pratensis* is abundant and other grasses include

Cynosurus cristatus, *Lolium perenne* and *Poa trivialis*. The jousting field, to the south, has been partially improved but retains some characteristics of an MG4 community. *Alopecurus pratensis* dominates, great burnet is frequent and *Festuca rubra* locally abundant while other, scarcer, species include common sorrel and ladysmock. Wood anemone is found at the edges. A stream curves around the castle site and runs through the jousting field. This is lined by alder and ash woodland with holly, hawthorn and crab apple and a woodland ground flora including bluebell, dogs mercury, foxglove and occasional wood anemone. Hedges also support a woodland ground flora. The site is on a public footpath and is well used by local people for dog walking, children's play etc.

Dumble Wood LWS is a particularly good example of ancient woodland of NVC woodland community type W8. The woodland contains a diverse woodland ground flora indicative of ancient woodland including Wood Anemone, Bluebell, Dog's Mercury, Yellow Archangel, Wood Sorrel, Ramsons, Wood Melick, Wood Millet and Pendulous Sedge. It is long and mostly quite narrow woodland on ground that is steeply sloping in places.

The wood is one of a number of woods in this well-wooded area of Warwickshire and is linked to several of these by connecting features such as hedgerows and water courses.

The wood is privately owned but a public footpath runs through the eastern part. The wood has a high aesthetic appeal with its mature trees and colourful spring ground flora and is characteristic of the Warwickshire Arden landscape.

PHASE 1 HABITAT DISTINCTIVENESS

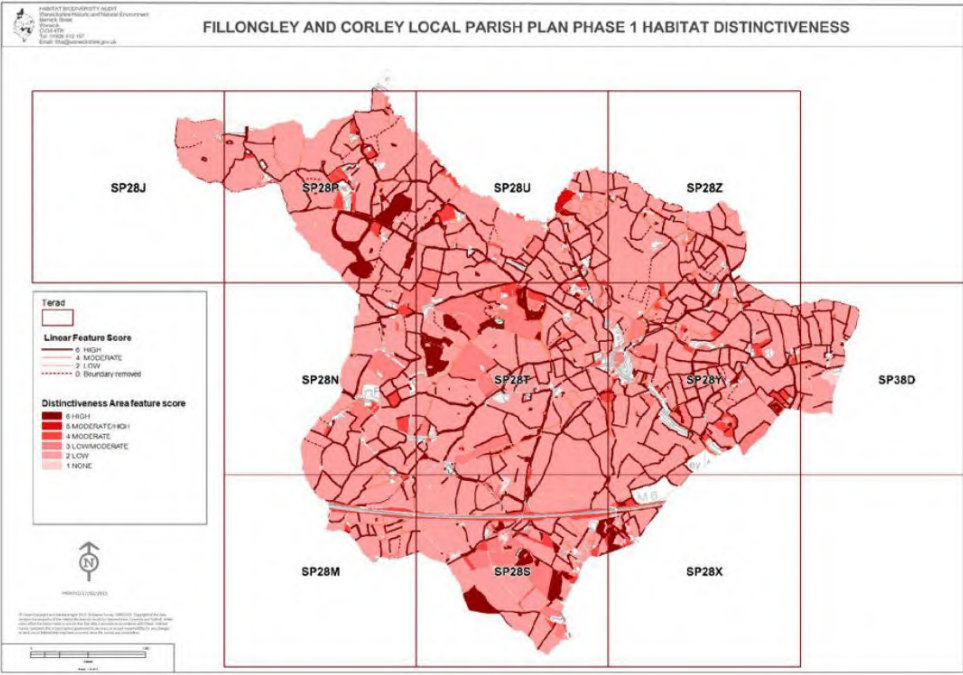
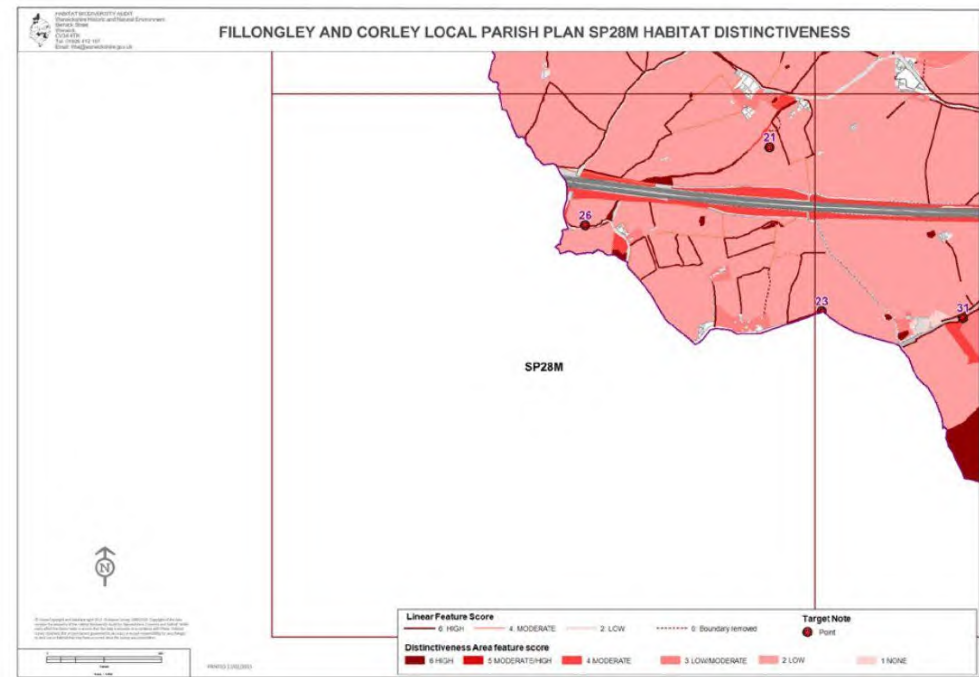


Figure 1 Phase 1 habitat distinctiveness %

TARGET NOTES

Tetrad SP28M



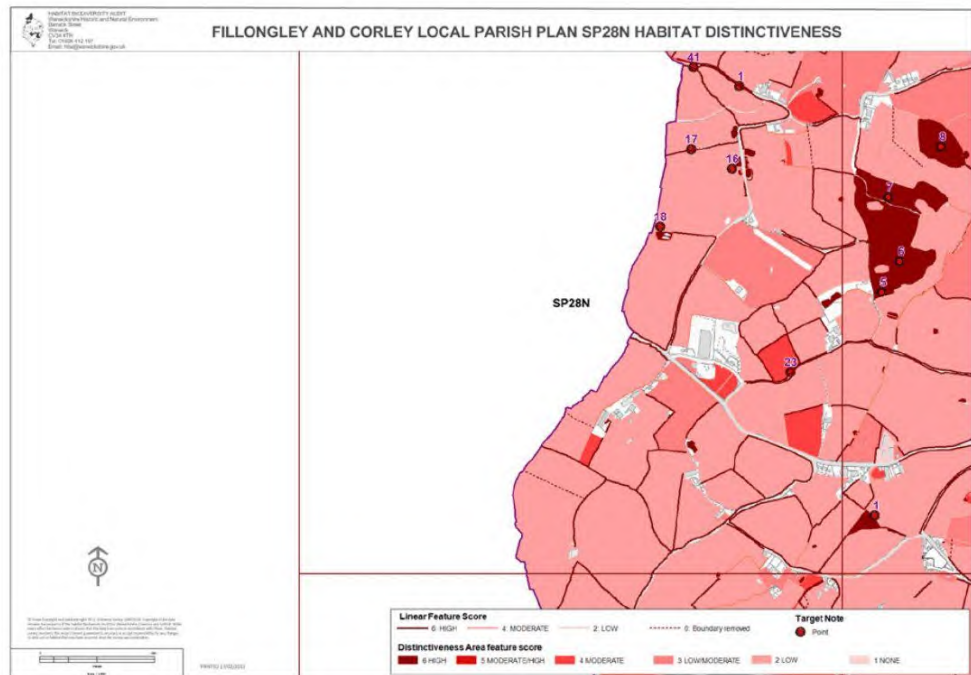
Reference	Survey Date	Grid Reference
Ref:SP28M21	Survey Date:28/09/1998	Grid reference:SP2583185804

Wide tall holly hedge with standard ash. Blackthorn; dog rose; hawthorn; hazel; elder and a Prunus sp. are also present.

Ref:SP28M26	Survey Date:28/09/1998	Grid reference:SP2515285517
-------------	------------------------	-----------------------------

Thick hedges with standard trees lining a lane. Tree and shrub species present are hawthorn; oak; sycamore; silver birch; holly; hazel; blackthorn;elder; field maple; guelder rose; field rose and occasional gean and broom. Bramble; rosebay willowherb; nettle and hogweed are found on the verge. Black bryony is also present.

Tetrad SP28N



Reference	Survey Date	Grid Reference
Ref:SP28N1	Survey Date:17/07/1998	Grid reference:SP2561887796

Well-managed thick hedges lining a lane. Holly is most abundant with hawthorn; hazel; elder rose and occasional ash; wych elm; sycamore and blackthorn. Black bryony is frequent. Where the road verges widen *Arrhenatherum elatius* dominates with bramble; abundant hogweed; locally abundant foxglove; locally frequent lesser knapweed; nettle; catsear; hairy tare; common vetch; and occasional meadow vetchling and red clover.

Ref:SP28N2	Survey Date:17/07/1998	Grid reference:SP2564887940
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Improved grassland; recently cut; dominated by *Lolium perenne* and white clover but with occasional yarrow; common sorrel; and meadow buttercup. *Dactylis glomerata* is frequent and *Poa trivialis*; *Phleum pratense* and *Alopecurus pratensis* occasional.

Ref:SP28N3	Survey Date:17/07/1998	Grid reference:SP2581287934
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Improved horse pasture dominated by *Lolium perenne* and white clover but with frequent *Cynosurus cristatus* and occasional *Alopecurus pratensis*; meadow buttercup and birdsfoot trefoil.

Ref:SP28N16 Survey Date:17/07/1998 Grid reference:SP2559287492

Pond on the edge of an arable field with much *Elodea canadensis* and a stand of *Phragmites australis*.

Ref:SP28N17 Survey Date:17/07/1998 Grid reference:SP2544287564

Thick; well-managed holly hedge. Other gappy hedges surrounding this small field system are also predominately holly.

Ref:SP28N18 Survey Date:17/07/1998 Grid reference:SP2532787279

Fenced pond; mainly dry and overhung by silver birch; ash and field maple; with a stand of *Glyceria fluitans* and marginal marsh thistle; *Juncus effusus*; *Dryopteris dilatata*; *D. filix-mas*; broad-leaved willowherb; water dock; bittersweet and nettle.

Ref:SP28N23 Survey Date:17/07/1998 Grid reference:SP2580886743

Sunken lane lined by thick; well-managed holly hedges with occasional rowan; oak; hazel; elder and hawthorn.

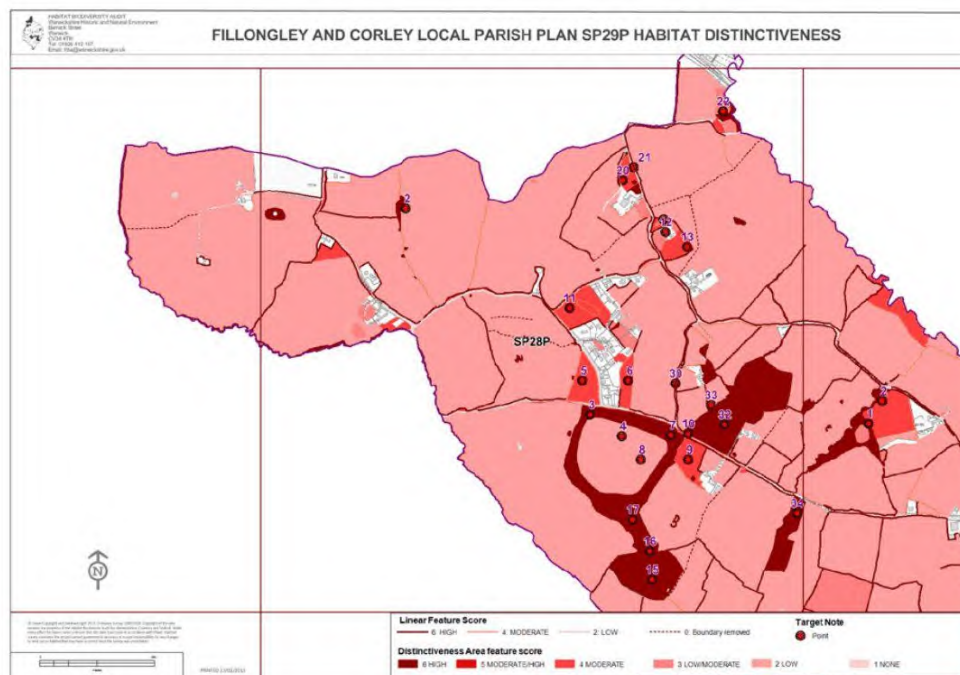
Ref:SP28N24 Survey Date:17/07/1998 Grid reference: SP2443686936

Oak and ash woodland with occasional sycamore and some hybrid poplar planting; particularly downslope to the east. About half of the centre of the wood has been cleared; apart from a few scattered trees; and hedges created to form a camping ground. The woodland understorey contains much coppice small-leaved lime; young sycamore; hazel; rowan; elder; hawthorn and occasional silver birch and holly. Bramble and bluebell are abundant with frequent *Dryopteris dilatata*; *Carex pendula*; particularly along the stream; *Holcus mollis*; and occasional bracken and *Dryopteris filix-mas*. Foxglove; ivy; *Deschampsia cespitosa*; dog's mercury and honeysuckle are also present and primrose and violets reported by the owner.

Ref: SP28N41 Survey Date:16/07/2009 Grid reference: SP2545087866

Ruderals - Rosebay Willowherb and bracken

Tetrad SP28P



Reference

Survey Date

Grid Reference

Ref:SP28P2

Survey Date:26/08/1998

Grid reference:SP2453489486

Pond surrounded by oak; ash; hawthorn; Wych elm; elder and dog rose scrub. Turbid with no aquatic vegetation. Roe deer seen in adjacent arable field.

Ref:SP28P3

Survey Date: 26/08/1998

Grid reference: SP2521488727

Silver birch and pedunculate oak woodland with occasional ash; rowan and sycamore over a fairly open understorey of young rowan and sycamore; hazel; hawthorn and holly. The ground flora is bracken-dominated with bramble; *Deschampsia cespitosa*; *Holcus mollis* and *Juncus effusus*. A ride supports abundant *Agrostis capillaris* with creeping buttercup; red campion and foxglove. The wood is edged on the road side by a ditch and bank and field maple is found here.

Ref:SP28P4

Survey Date:26/08/1998

Grid reference:SP2532988648

Newly planted conifers with scattered mature oak; alder and rowan; coppice hazel and regenerating birch. *Agrostis capillaris* is abundant with frequent *Deschampsia cespitosa* and *Juncus conglomeratus* and scattered bracken; bramble and foxglove.

Ref:SP28P5 Survey Date:26/08/1998 Grid reference: SP2518488853

Recent broad-leaved plantation; mainly oak and ash; among dense birch growth and scattered young ash and rowan. *Juncus conglomeratus* is very abundant with scattered bracken; *Agrostis capillaris*; *Holcus mollis*; *J. effusus*; bramble; foxglove and occasional bluebell.

Ref:SP28P6 Survey Date:26/08/1998 Grid reference: SP2535288853

Improved grassland newly planted with broad-leaved trees.

Ref:SP28P7 Survey Date:26/08/1998 Grid reference: SP2551188652

Pedunculate oak woodland with occasional silver birch and ash. Coppice hazel is dense in places with rowan and holly also found in the shrub layer and field maple; elder; hawthorn; blackthorn and aspen at the wood edge which has a bank and ditch. Bracken dominates the ground flora in places; bramble elsewhere. Bluebell is frequent and *Dryopteris dilatata* and *Carex pendula* occasional. The area contains a bracken glade; internal banks; and much leaf litter and dead wood.

Ref:SP28P8 Survey Date:26/08/1998 Grid reference: SP2539988562

Mature Scots pine plantation over dense bracken with frequent bluebell and bramble.

Ref:SP28P9 Survey Date:26/08/1998 Grid reference: SP2557388562

Haymeadow; partly cut at the time of survey and containing a disturbed area. *Holcus lanatus* and *Agrostis capillaris* dominate with frequent *Festuca rubra*; *Anthoxanthum odoratum*; pignut; common mouseear and yarrow and scattered meadow buttercup; meadow vetchling; lesser stitchwort; birdsfoot trefoil; common sorrel and white clover; nettle patches and localised *Juncus articulatus*. Bordered by species-rich hedges extending from the adjacent wood. The roadside hedge is managed and holly-dominated with scattered hazel; rowan and elder and *Dryopteris filix-mas* and bracken below. That to the south-west is wide; tall and unmanaged with oak; silver birch; elder; holly; hawthorn and rowan and raspberry; foxglove; *Holcus lanatus*; bramble and nettle below. A small pond in the field corner is overhung by trees and scrub and is turbid with much algae.

Ref:SP28P10 Survey Date: 26/08/1998 Grid reference: SP2557388658

Uncut road verge with abundant meadowsweet; great willowherb and redshank.

Ref:SP28P11 Survey Date:26/08/1998 Grid reference: SP2513889120

Unmanaged; rank grassland dominated by *Arrhenatherum elatius*; *Holcus lanatus* and *Dactylis glomerata* with abundant curled and broad-leaved dock; nettle and hogweed and areas of scrub and young oak.

Ref:SP28P12 Survey Date: 26/08/1998 Grid reference: SP2549189400

Garden pond with a large breeding toad population; newts and grass snakes reported by the owner. The pond contains much *Crassula helmsii* and water forget-me-not; water mint and *Sparganium erectum*; and is fringed partly by trees and scrub and partly by a planted area with exotic species; yellow flag; *Juncus effusus* and *Holcus lanatus*.

Ref:SP28P13 Survey Date: 26/08/1998 Grid reference: SP2557089344

Unmanaged meadow dominated by *Holcus lanatus* and *Agrostis capillaris* with frequent lesser knapweed; *Anthoxanthum odoratum* and yarrow. Meadow buttercup; common sorrel; hawkweed; autumn hawkbit; *Dactylis glomerata* and *Festuca rubra* are occasional. Owner reports bats feeding over the area and a little owl.

Ref:SP28P14 Survey Date: 26/08/1998 Grid reference: SP2548489446

Unmanaged grassland and tall herb mosaic with a large stand of creeping thistle; nettle; hogweed; spear thistle and docks. *Arrhenatherum elatius*; *Holcus lanatus* and *Poa trivialis* are abundant with frequent *Phleum pratense* and occasional meadow vetchling. Disturbed areas support *Elytrigia repens* and scentless mayweed.

Ref:SP28P15 Survey Date: 26/08/1998 Grid reference: SP2544188121

Sessile and pedunculate oak woodland with frequent silver birch and occasional rowan. To the south; the understorey is fairly open coppice hazel with frequent hawthorn and occasional field maple. Holly is also present; becoming dominant to the northern part of the wood. Here wood sorrel is abundant in places with bracken; bramble; bluebell and frequent *Dryopteris dilatata*. Other ground flora species include foxglove; *Dryopteris filix-mas*; *Athyrium filix-femina*; ground ivy; greater stitchwort and honeysuckle. The wood contains an alder-fringed pond; almost dry at the time of survey; with much *Callitriche stagnalis* and *Lemna minor*. Much standing and lying wood is present. The wood is separated from Shawbury Wood to the north by a bank.

Ref:SP28P16 Survey Date: 26/08/1998 Grid reference: SP2543288226

Dense young silver birch with occasional rowan and oak on past conifer plantation site. A sparse shrub layer contains hawthorn; hazel; holly and elder. Bramble dominates the ground flora with abundant bluebell; frequent *Dryopteris dilatata* and wood sorrel; and occasional *D. filix-mas*.

Ref:SP28P17 Survey Date:26/08/1998 Grid reference: SP2536988341

Ash and alder over *Carex riparia* and *C. pendula* beds.

Ref:SP28P20 Survey Date:26/08/1998 Grid reference: SP2533389588

Small meadow containing a pot-bellied pig; geese and ducks. A pond has recently been created at one end and apple trees planted. Here the disturbed ground is dock-dominated. The remainder of the pasture is tall and unmanaged with abundant *Festuca rubra*; *Agrostis capillaris*; *Holcus lanatus*; great burnet; meadowsweet; meadow buttercup and meadow vetchling; frequent *Arrhenatherum elatius*; *Anthoxanthum odoratum*; red clover; selfheal; common sorrel and lesser knapweed; and occasional *Juncus conglomeratus*; *J. articulatus*; *Deschampsia cespitosa*; greater birdsfoot trefoil; square-stalked St. John's wort and catsear. Creeping thistle is spreading.

Ref:SP28P21 Survey Date:26/08/1998 Grid reference:SP2537289638

Field edge with *Dactylis glomerata*; *Briza media*; betony; ribwort plantain; tufted vetch; yarrow; lesser stitchwort; hogweed; and hawkweed sp.

Ref:SP28P22 Survey Date:26/08/1998 Grid reference:SP2570289842

Nettle beds with broad-leaved and curled dock; *Arrhenatherum elatius*; *Holcus lanatus*; hogweed; great willowherb; spear and creeping thistle; ragwort and occasional figwort. Red clover; yarrow; lesser knapweed and ribwort plantain are found in short grassland at the edges.

Ref:SP28P30 Survey Date: 26/08/1998 Grid reference:SP2552788843

Three mature small-leaved lime in hedgerow.

Ref:SP28P31 Survey Date:26/08/1998 Grid reference:SP2427488028

Veteran oak in roadside hedge.

Ref:SP28P32 Survey Date:26/08/1998 Grid reference:SP2570988691

Silver birch; oak and rowan woodland with occasional alder and ash overholly; very dense in places; particularly to the north; and coppice hazel with occasional elder and young aspen. Field maple and crab apple are found at the wood edge. The ground flora is dominated by bracken and bramble; dense over much of the wood which is largely impenetrable. Honeysuckle is abundant and bluebells are present; but reported to be much less abundant than in the past. Wood sorrel is abundant in places; *Dryopteris dilatata* frequent and *D. filix-mas* occasional. The centre of the wood contains bracken glades with abundant *Holcus mollis*. *Deschampsia cespitosa*;

Carex pendula and *Brachypodium sylvaticum* are found on ditch sides. The wood has not been managed for many years.

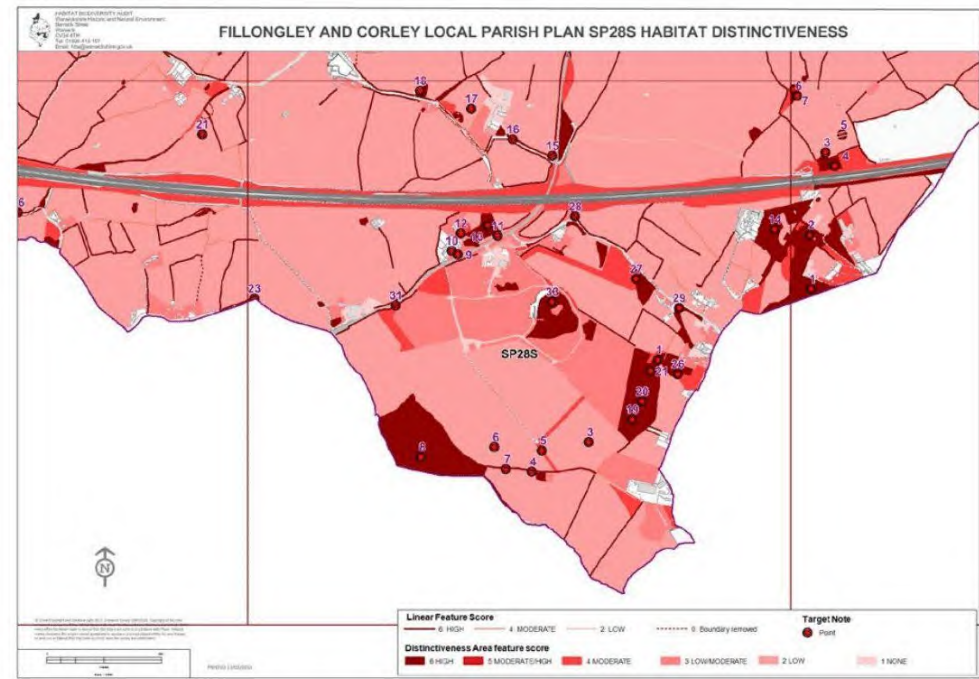
Ref:SP28P33 Survey Date: 26/08/1998 Grid reference: SP2565988764

Fenced wet area at wood edge associated with a ditch. Water mint is abundant with *Holcus la glomerata*; angelica; greater birds foot trefoil; creeping buttercup; marsh thistle; clustered dock and yellow loosestrife.

Ref:SP28P34 Survey Date:26/08/1998 Grid reference SP2597688365

Ash; oak and silver birch woodland with crack willow and alder along stream sides and occasional rowan. Hazel; holly; hawthorn; field rose; elder and young sycamore are dense below with crab apple at the wood edge. The ground flora is diverse; especially close to the stream; with bramble; bracken; ivy; herb robert; dogs mercury; bluebell; yellow archangel; *Dryopteris filix-mas*; *D. dilatata*; *Deschampsia cespitosa*; *Holcus mollis* and *Carex pendula* among the species present.

Tetrad SP28S



Reference	Survey Date	Grid Reference
Ref::SP28S1	Survey Date: 28/07/2014	Grid reference:SP2750884975

Noted 1996 heavily shaded pond with no submerged or emergent vegetation. A second pond to the north-west supports locally abundant *Typha latifolia*. *Juncus inflexus* is abundant on the steep banks. The pond has been dredged in the recent past and there is a dis-used fishing platform on the north side. Updated CFT 28/07/2014 Pond remains heavily shaded by Pedunculate Oak (*Quercus and robur*) Crack Willow (*Salix fragilis*) and Alder (*Alnus glutinosa*). Footpath has been closed off at poolside with WCC notice - temporary closure March 2009 - 23 Sept 2013 continuation of works completed or until Sept 2014. No further access possible at time of visit. This section of footpath is part of Birchley Hays Wood.

Ref:SP28S3	Survey Date:28/07/2014	Grid reference: SP2725484672
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Noted 1996 Conifer plantation of scots pine (approximately 20-30 years old). The open canopy allows a lot of light to penetrate into the plantation. Consequently bramble dominates the ground flora with locally abundant *Pteridium aquilinum*. Frequent throughout are bluebell, *Dryopteris filix-mas*, foxglove, *Holcus mollis* and

Milium effusum. The understorey is almost non-existent, consisting of only occasional, scattered 2.5m high rowan which is very leggy. Occasional throughout the plantation is low holly regeneration and rarely oak seedlings. Updated CFT 28/07/2014 Birchley Hays Wood remains a Scots Pine Plantation now 40 - 50 years old not accessed but appears to remain as described.

Ref:SP28S4 Survey Date:28/07/2014 Grid reference: SP2704584564

Noted 1996 Broadleaved trailing edge to Scots pine plantation with 100-120 year old pedunculated oak at approximately 15-20m intervals. Frequent along its length are tall hawthorn, hazel and holly. This grades into low bramble scrub with frequent creeping thistle, dog rose and occasionally bracken before grading into a 1m wide rough, improved grassland strip used as a public footpath. Updated CFT 28/07/2014 Birchley Hays Wood unimproved grassland edge species poor with American willowherb (*Epilobium ciliatum*), Common Sorrel (*Rumex acetosa*), Rosebay Willowherb (*Chamerion angustifolium*). Pond here is surrounded by mature Ash (*Fraxinus excelsior*), Alder (*Alnus glutinosa*), Pedunculate Oak (*Quercus robur*) and Hawthorn (*Crataegus monogyna*). Also along the plantation edge is Field Maple (*Acer campestre*) and Blackthorn (*Prunus spinosa*).

Ref:SP28S5 Survey Date:28/07/2014 Grid reference: SP2708184642

Noted 1996 10m wide, neutral grassland ride between blocks of Scots pine plantation with species indicative of the surrounding forest. This strip is dominated by *Deschampsia caespitosa* with frequent *Juncus effusus*, meadow vetchling, creeping thistle, *Carex pendula*, *Carex sylvatica*, marsh thistle, marsh and great hairy willowherb with occasional colt's foot, common figwort, selfheal, *Juncus inflexus* and curled dock. Updated CFT 28/07/2014 Birchley Hays Wood no grassland strip noted here now Holly (*Ilex aquifolium*) has created a dense understorey effectively shading everything else out and replacing dominance of Bracken (*Pteridium aquilinum*).

Ref:SP28S6 Survey Date:28/07/2014 Grid reference: SP2690684655

Noted 1996 Heavily thinned plantation of Scots pine (30-35 years old) with *Pteridium aquilinum* and bramble scrub dominant components of the ground flora. Rowan and birch are regenerating where the bramble scrub is less dense. Updated CFT 28/07/2014 Birchley Hays Wood Scots pine plantation section is now 50-60 years old with activities area. Ground flora still dominated by Bracken (*Pteridium aquilinum*) and Bramble (*Rubus fruticosus* agg.) with occasional patches of Pendulous Sedge (*Carex pendula*).

Ref:SP28S7 Survey Date:28/07/2014 Grid reference: SP2694984574

Noted 1996 Path, formerly grassland now grading into an extension of the broad-leaved woodland strip which continues to border the conifer plantation. Here hawthorn and blackthorn scrub, with locally dominant bramble have encroached. Elder is locally abundant. Updated CFT 28/07/2014 Birchley Hays Wood semi-natural woodland fringe alongside Scots Pine (*Pinus sylvestris*) plantation and very mature Holly (*Ilex aquifolium*) trees.

Ref:SP28S8 Survey Date:28/07/2014 Grid reference: SP2663584617

Noted 1998 Broad-leaved, semi-natural coppice woodland dominated by pedunculate oak and frequent ash and birch with locally abundant hazel coppice. There are a number of dry, shallow ditches across the site, perhaps marking boundaries between management blocks. The wood does not appear to have undergone any recent management. The oak and ash now form a high forest canopy. Where coppiced hazel dominates the understorey the ground flora is species poor, leaf litter being the dominant component. Under the tall ash and oak, bracken and bramble dominate. Updated CFT 28/07/2014 Birchley Hayes Wood AWI and plws. Section of semi-natural woodland more varied than previously noted with Silver Birch (*Betula pendula*), Holly (*Ilex aquifolium*), English Elm (*Ulmus procera*) also mature Rowan (*Sorbus aucuparia*). Understorey has Crab-apple (*Malus sylvestris*), Hawthorn (*Crataegus monogyna*) and Blackthorn (*Prunus spinosa*). Ground flora includes Bluebell (*Hyacinthoides non-scripta*), Enchanter's Nightshade (*Circaea lutetiana*), Wood sedge (*Carex sylvatica*), Honeysuckle (*Lonicera periclymenum*) and Bramble (*Rubus fruticosus* agg.)

Ref:SP28S9 Survey Date:28/07/2014 Grid reference:SP2677285363

Poor semi-improved, neutral, tall grassland dominated by *Arrhenatherum elatius*, cow parsley, nettles and creeping thistle. Where the grass is shorter along the edges there is abundant *Festuca rubra*, *Agrostis capillaris*, yarrow, black knapweed, goat's beard, meadowvetchling and ribwort plantain. SP28T1. Ash; oak; alder; sycamore and birch woodland; with occasional aspen; surrounding two ponds. The understorey; dense in places; is made up of elder; hawthorn; hazel and willow. The ground flora is nettle dominated with rosebay-willowherb; *Deschampsia cespitosa*; bramble; red campion; creeping buttercup; hedge woundwort and occasional angelica. *Carex pendula* and occasional *Carex sylvatica* are found near the ponds and lining a boundary ditch. Both ponds have *Sparganium erectum* at the edges and contain *Ceratophyllum demersum* and some watercress. Fed by land drains; they appear enriched; with blanket weed present. Stocked with carp. Heron and moorhen present. Owners plan to encourage ducks by clearing a flight path.

Ref: SP28S10 Survey Date: 28/07/2014 Grid reference: SP2675085375

Narrow strip of semi-improved grassland alongside minor access road, supporting locally abundant goat's beard and frequent harebell.

Ref:SP28S11 Survey Date: 28/07/2014 Grid reference: SP2691885432

Noted 1996 Poor semi-improved grassland with frequent yarrow, common sorrel and common mouseear. Updated CFT 28/07/2014 wide cut grass verge merges into tall ruderal and then scrub, dominated by Bracken (*Pteridium aquilinum*).

Ref:SP28S12 Survey Date:28/07/2014 Grid reference:SP2678485440

Noted 1996 Poor semi-improved grassland, closely grazed by rabbits and sheep. Abundant throughout is tormentil and heath bedstraw. Updated CFT 28/07/2014 closely mown grass in front of house at time of visit.

Ref:SP28S13 Survey Date: 28/07/2014 Grid reference: SP2688385471

Noted 1996 Semi-natural, broad-leaved woodland of oak and birch with thin, regenerating rowan (approximately five years old). The ground flora is species poor with frequent bramble, *Holcus mollis* and bluebell. Updated CFT 28/07/2014 remains an oak woodland with Silver Birch (*Betula pendula*). Understorey Rowan (*Sorbus aucuparia*), Holly (*Ilex aquifolium*) and Sycamore (*Acer pseudoplatanus*). Groundflora Bramble (*Rubus fruticosus* agg.) and Bluebell (*Hyacinthoides non-scripta*).

Ref:SP28S14 Survey Date: 28/07/2014 Grid reference: SP2793885454

Aspen dominated semi-natural woodland with scattered oak and ash standards. Aspen is regenerating in profusion throughout the wood. The ground flora comprises locally frequent nettles with occasional *Deschampsia caespitosa*, *Dryopteris filix-mas*, lords and ladies, *Holcus mollis* and heath bedstraw.

Ref:SP28S15 Survey Date:28/07/2014 Grid reference: SP2711985725

Noted 1996 Poor semi-improved, neutral grassland on road verge. The grassland is tall and rough, dominated by *Arrhenatherum elatius*, *Dactylis glomerata*, with frequent cow parsley, hogweed, low creeping bramble, yarrow, black knapweed and occasional red campion and hairy tare. Updated CFT 28/07/2014 short mown grass tall ruderal behind and scrub merging into hedgerow. Hedgerow is a plws.

Ref:SP28S16 Survey Date:28/07/2014 Grid reference: SP2697585787

Noted 1996 Broadleaved woodland strip alongside lane. Frequent along its length are hawthorn, pedunculate oak, ash, holly, hazel and blackthorn. The grass verge which runs adjacent to the woodland strip supports relict woodland species. Frequent are wood avens, ground ivy and *Holcus mollis* with low, creeping bramble. Updated CFT 28/07/2014 Hedgerow along lane plws. Verge is mown close to edge becomes tall ruderal and scrub as it merges with hedgerow.

Ref:SP28S17 Survey Date: 28/07/2014 Grid reference: SP2682185898

Noted 1996 Improved grassland, heavily grazed but clearly showing remnant ridge and furrow. Updated CFT 28/01/2014 Wet area with pool noted from aerial imagery, possible marshy/grassland area and open scrub.

Ref:SP28S18 Survey Date: 28/07/2014 Grid reference: SP2663485964

Noted 1996 Dry, west facing hollow (possibly the result of a landslip). The slopes support the occasional hawthorn. Beneath these the ground is bare and appears to be used by sheltering stock. Updated CFT 28/07/2014 depression in field partly surrounded by linear trees.

Ref:SP28S19 Survey Date: 28/07/2014 Grid reference: SP2741484755

Semi-natural, broad-leaved woodland of oak with rowan making a significant contribution to the canopy. Ash is occasional throughout. The understorey comprises frequent hazel coppice (neglected for many years) with holly, low rowan and occasionally elder. Where hazel coppice dominates the understorey, little light penetrates. The woodland floor is here bare of vegetation. Where the canopy is less dense the ground flora is dominated by *Pteridium aquilinum* with low bramble scrub. Frequent throughout the wood and locally dominant are *Dryopteris filix-mas* and *Dryopteris dilatata*, with locally abundant *Deschampsia caespitosa* on damper ground. Climbing corydalis is rare, but locally occasional on leaf litter, otherwise largely devoid of vegetation.

Ref:SP28S20 Survey Date:28/07/2014 Grid reference: SP2745284823

Pocket of low lying, damp ground with abundant *Carex pendula*, frequent False Oat grass (*Deschampsia caespitosa*) and occasional hedge woundwort, common hemp-nettle and wood sorrel.

Ref:SP28S21 Survey Date: 28/07/2014 Grid reference: SP2748284935

Damp hollow with locally frequent creeping buttercup, brooklime, bugle and chickweed. There was a strong smell of fox to the immediate south.

Ref:SP28S23 Survey Date:28/07/2014 Grid reference: SP2602385201

Raised earth bank with mature linear trees including Pedunculate Oak (*Quercus robur*), and old coppiced trees Hazel (*Corylus avellana*), Field Maple (*Acer campestre*) and Hawthorn (*Crataegus monogyna*), Hazel and Elder. Ground flora has Bluebell (*Hyacinthoides non-scripta*), Foxglove (*Digitalis purpurea*), Common Sorrel (*Rumex acetosa*) Bramble (*Rubus fruticosus* agg.) , Common Nettle (*Urtica dioica*) with occasional Soft Rush (*Juncus effusus*). Noted as species rich hedgerow. Linear trees and bank is separated from a parallel hedgerow by a wide grass track which was the former road now remains of a green lane from Hayes Hall Farm to Packington Hall (Hayes Farm was part of the estate). The second hedgerow is also

on a raised bank with by mature Oak and Ash (*Fraxinus excelsior*) with shrub layer consisting of Bracken (*Pteridium aquilinum*) and Holly (*Ilex aquifolium*). The hedgerows and track follows the parish boundaries of Fillongley and Meriden. At the end of the track is a veteran oak known as preachers oak where John Wesley is said to have given a sermon in 1782.

Ref:SP28S26 Survey Date: 28/07/2014 Grid reference: SP2758284922

Semi-improved neutral / marshy grassland dominated by Tufted Hair-grass (*Deschampsia caespitosa*) - typical MG9 also with Creeping soft-grass (*Holcus mollis*), Greater Birdsfoot-trefoil (*Lotus pedunculatus*), Compact Rush (*Juncus conglomeratus*), Hard Rush (*Juncus inflexus*), Rosebay Willowherb (*Chamerion angustifolium*), Meadowsweet (*Filipendula ulmaria*), Silverweed (*Potentilla anserina*), Tufted vetch (*Vicia cracca*) and Creeping Thistle (*Cirsium arvense*).

Ref:SP28S27 Survey Date: 28/07/2014 Grid reference: SP2742885273

Small area of semi-natural woodland with mostly Pedunculate Oak (*Quercus robur*) and Crack Willow (*Salix fragilis*). Understorey Holly (*Ilex aquifolium*), Elder (*Sambucus nigra*), Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*). Ground flora Common Male-fern (*Dryopteris filix-mas*), variegated Yellow Archangel (*Lamium galeobdolon* ssp *argenteum*) and Hart's-tongue (*Phyllitis scolopendrium*). Emerges into a young broad-leaved plantation consisting mainly of Aspen (*Populus tremula*) with occasional Alder (*Alnus glutinosa*), Ash (*Fraxinus excelsior*), Rowan (*Sorbus aucuparia*) and pine sp.

Ref:SP28S28 Survey Date: 28/07/2014 Grid reference: SP2720485502

Remnant ancient species rich-hedgerow on raised bank with ditch; with old Pedunculate Oak (*Quercus robur*) and old Hazel (*Corylus avellana*) and Hawthorn (*Crataegus monogyna*) coppice and Hornbeam (*Carpinus betulus*) - evidence of hedge laying in past also Crab-apple (*Malus sylvestris*), Elder (*Sambucus nigra*). Along side remains of a former road now mostly tall ruderal.

Ref:SP28S29 Survey Date: 28/07/2014 Grid reference: SP2758885166

Linear semi-natural woodland with dry ditch running through middle. Species: mature Pedunculate Oak (*Quercus robur*), Ash (*Fraxinus excelsior*) and Beech (*Fagus sylvatica*) understorey Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*) and Hawthorn (*Crataegus monogyna*). Ground flora Bluebell (*Hyacinthoides non-scripta*) and Wood Avens (*Geum urbanum*).

Ref:SP28S31 Survey Date:28/07/2014 Grid reference:SP2654485176

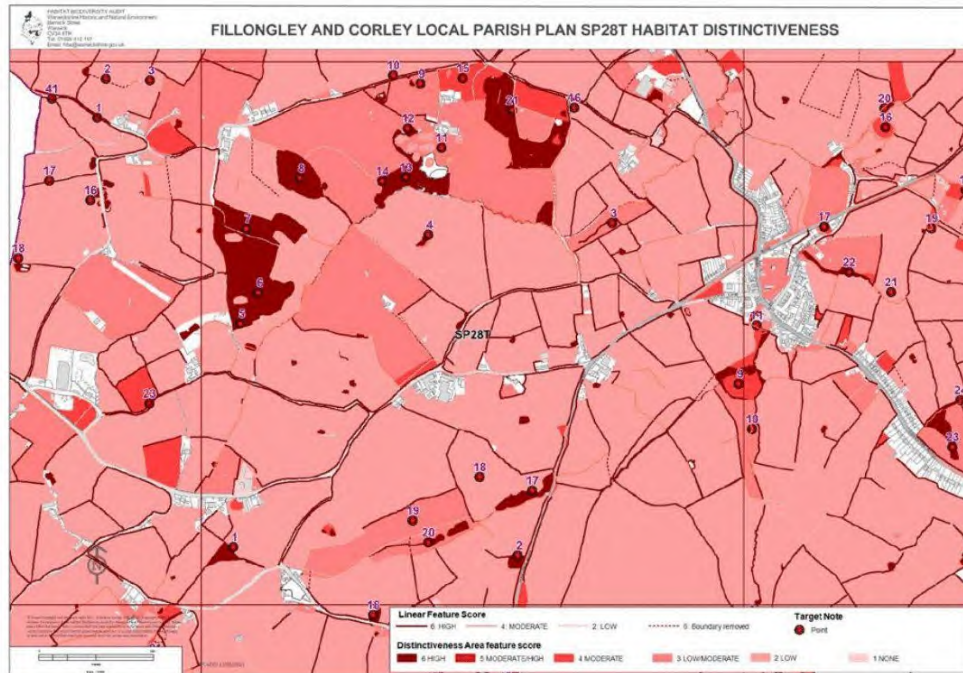
Dense thick Species Rich hedgerow across the road with trees. Steep bank with exposed red sandstone. Mature Pedunculate Oak (*Quercus robur*), Wych Elm

(*Ulmus glabra*), Field Maple (*Acer campestre*), Sycamore (*Acer pseudoplatanus*), Bracken (*Pteridium aquilinum*), Bramble (*Rubus fruticosus* agg.), Holly (*Ilex aquifolium*), Hawthorn (*Crataegus monogyna*), Honeysuckle (*Lonicera periclymenum*), Foxglove (*Digitalis purpurea*), Rosebay Willowherb (*Chamerion angustifolium*), Soft Rush (*Juncus effusus*) and Creeping Bent (*Agrostis stolonifera*)

Ref:: SP28S33 Survey Date: 28/07/2014 Grid reference: SP2712085188

Heart of England Adventure Park former arable fields now replaced with large pool along the western edge is a sandy beach. Much of the remaining land has been converted to amenity grassland and new wood land plantation. Adventure park is also contains Birchley Hays Wood AWI which is now used for amenity and recreation.

Tetrad SP28T



Reference	Survey Date	Grid Reference
Ref: SP28T1	Survey Date: 08/08/2014	Grid reference: SP2611886215
Ash; oak; alder; sycamore and birch woodland; with occasional aspen; surrounding two pond dense in places; is made up of elder; hawthorn; hazel and willow. The ground flora is nettle dominated with rosebay willowherb; Deschampsia cespitosa; bramble; red campion; creeping buttercup; hedge woundwort and occasional angelica. Carex pendula and occasional Carex sylvatica are found near the ponds and lining a boundary ditch. Both ponds have Sparganium erectum at the edges and contain Ceratophyllum demersum and some watercress. Fed by land drains; they appear enriched; with blanket weed present. Stocked with carp. heron and moorhen present. Owners plan to encourage duck by clearing a flight path.UPDATE 4/11/2014 RH Unable to access		
Ref:SP28T2	Survey Date: 08/08/2014	Grid reference: SP2716686184
Ash woodland on hummocky ground with hawthorn and elder scattered below. Dogs mercury and bluebell are found in places; nettle dominating elsewhere. UPDATE 04/11/2014 RH Same as before; ash woodland with additional species Wood avens (Geum urbanum), Lords and ladies (Arum maculatum) and a hollow containing tall ruderal plants.		
Ref:SP28T3	Survey Date: 08/08/2014	Grid reference: SP2751487407

Cattle grazed improved pasture with a central wet area supporting abundant *Juncus effusus* with *Juncus conglomeratus*; *Holcus lanatus*; redshank and occasional *Juncus articulatus*. UPDATE 04/11/2014 RH Same as previous, including meadow sweet (*Filipendula ulmaria*), willowherb spp, betony (*Stachys officinalis*), greater birds foot trefoil (*Lotus pedunculatus*), black knapweed (*Centaurea nigra*), field horsetail (*Equisetum arvense*). Butterflies small skipper; small white and meadow brown were recorded.

Ref: SP28T4 Survey Date: 08/08/2014 Grid reference: SP2683687364

Pond with fringing willow; elder, hawthorn and oak scrub; nettle and docks, and a stand of *Typha latifolia*. Much algae on the surface. Moorhen present. UPDATE 04/11/2014 RH Not accessed

Ref: SP28T5 Survey Date: 08/08/2014 Grid reference: SP2614487037

Damp corner of wood with alder; ash; silver birch and rowan over hawthorn; willow; elder and the occasional guelder rose. The ground flora; with the exception of bracken and bramble; is mainly characteristic of marshy grassland with *Deschampsia cespitosa*; *Holcus lanatus*; *Juncus effusus*; greatwillow herb; marsh thistle; creeping buttercup; water mint and angelica. UPDATE 04/11/2014 RH Area not accessed.

Ref: SP28T6 Survey Date 08/08/2014 Grid reference: SP2621087152

Sessile oak and silver birch woodland with frequent rowan; occasional ash and a large crab apple. Hazel; holly and young birch are found in the understorey which is dense in places. Bracken; bramble; bluebell and *Holcus mollis* are present with abundant *Dicranum scoparium* on areas of bare ground. A glade is bracken dominated. UPDATE 04/11/2014 RH Not accessed appears to be the same from the edge.

Ref: SP28T7 Survey Date: 08/08/2014 Grid reference: SP2616787387

Pedunculate oak woodland with frequent silver birch and an understorey of holly; locally dense; rowan; coppice hazel; hawthorn and occasional elder. Bracken; bramble; bluebell and *Holcus mollis* are abundant with occasional *Dryopteris dilatata*; *D. filix-mas*; *Deschampsia cespitosa* and foxglove. Bracken glades present. Managed for game. UPDATE 04/11/2014 RH Same as previous, plus Beech (*Fagus sylvatica*), Weeping Willow (*Salix alba* x *babylonica*). A ditch runs along the East side.

Ref: SP28T8 Survey Date: 08/08/2014 Grid reference: SP2636287574

Dense silver birch woodland with occasional pedunculate and hybrid oak. The understorey; also dense; is holly and coppice hazel with rowan; elder; young sycamore and blackthorn at the edges. Bracken; bramble; bluebell and *Holcus mollis* are abundant with occasional foxglove. The wood appears unmanaged. UPDATE 04/11/2014 RH Surveyed from the boundary, appears the same previous survey with the addition of Horse chestnut (*Aesculus hippocastanum*), guelder rose (*Viburnum opulus*) and elder (*Sambucus nigra*) at the edge.

Ref:SP28T9 Survey Date: 08/08/2014 Grid reference: SP2680787921

Duck pond in improved parkland pasture. No aquatic vegetation. UPDATE 04/11/2014 RH Aquatic vegetation included branched bur reed (*Sparganium erectum*), soft rush (*Juncus effusus*), hard rush (*Juncus inflexus*) Water plantain (*Alisma plantago-aquatica*), with bittersweet (*Solanum dulcamara*), gypsywort (*Lycopus europaeus*) and grey willow (*Salix cinerea*) around the pond margin.

Ref: SP28T10 Survey Date: 08/08/2014 Grid reference: SP2670787953

Low sandstone walls; lining a lane; supporting ivy; mosses and crustoselichens. UPDATE 04/11/2014 RH No change.

Ref:SP28T11 Survey Date: 08/08/2014 Grid reference: SP2688587686

Neglected gardens with a mix of native and exotic trees including oak; birch; redwood; sweet chestnut; pine; beech; holly; rowan and gean and a good number of magnificent old yews. Shrubbery areas are dominated by rhododendron with bracken in places. Around these; mown grassland is mainly species-poor though foxglove; *Dryopteris filix-mas*; creeping buttercup; ground ivy and bugle are found in places and a small area supports abundant heath speedwell and heath bedstraw. Also present in places are primrose; daffodil sp. And Solomon's seal; probably planted. A badger sett is found beneath rhododendron. UPDATE 04/11/2014 RH Not accessed.

Ref:SP28T12 Survey Date: 08/08/2014 Grid reference: SP2676187758

Turbid pool overhung by yew and oak with no aquatic vegetation. A small marshy area at the edge supports *Juncus effusus*; angelica; great willowherb; yellow flag; bittersweet; nettle; *Dryopteris filix-mas* and red campion. UPDATE 04/11/2014 RH Not accessed.

Ref:SP28T13 Survey Date: 08/08/2014 Grid reference: SP2675387577

Neglected fishing lake surrounded by ash woodland with a stand of *Typhalatifolia* at one end. *Carex pendula*; great willowherb; angelica and *Juncus effusus* are scattered around the edges and white water lily is present. UPDATE 04/11/2014 RH Not accessed.

Ref: SP28T14 Survey Date: 08/08/2014 Grid reference: SP2666687562

Ash woodland with alder; sycamore; silver birch and oak. In places the ground flora is dominated by dense nettle with dog's mercury and ground ivy. Elsewhere; hawthorn and elder are scattered over a sparse cover of bluebell; *Dryopteris filix-mas* and tree seedlings. Yellow archangel is occasional. UPDATE 04/11/2014 RH Not accessed. Larch is also present.

Ref:SP28T15 Survey Date: 08/08/2014 Grid reference: SP2696287942

Mature mixed plantation woodland with many large yew; oak; beech; sycamore; silver birch; holly; sweet chestnut and other species. Young holly and sycamore are also present with abundant rhododendron; bramble; bracken; bluebell; *Holcus mollis* and *Dryopteris filix-mas*. UPDATE 04/11/2014 RH The canopy has hornbeam (*Carpinus*

betulus), sycamore (*Acer pseudoplatanus*), oak (*Quercus robur*), holly (*Ilex aquifolium*), beech (*Fagus sylvatica*), turkey oak (*Quercus cerris*) and mature hawthorns (*Crataegus monogyna*). Ground layer is shaded out by scrub other parts have tall ruderal.

Ref: SP28T16 Survey Date: 08/08/2014 Grid reference: SP2737387832

Green lane; subject to fly-tipping. Lined by oak; ash and unmanaged hedges of holly; hawthorn; hazel and elder with wild clematis sprawling over them in places. Bracken; nettle; rosebay willow herb; dogs mercury; yellow archangel; ivy; red campion and wood avens are found at ride edges and *Melica uniflora* and shining cranesbill at the ride's junction with the lane. The adjacent pond is shaded and turbid with no aquatic vegetation. UPDATE 04/11/2014 RH Same as previous survey. The pond is polluted and is surrounded by scrub, Soft rush (*Juncus effusus*), Brooklime (*Veronica beccabunga*) and greater willowherb (*Epilobium hirsutum*).

Ref: SP28T17 Survey Date: 08/08/2014 Grid reference: SP2721886422

Oak; alder; wych elm; ash and willow with hawthorn below and blackthorn at wood edges. Nettle dominates the ground flora along the stream. Elsewhere are scattered ivy; dogs mercury; bluebell; ground ivy; yellow archangel and lords-and-ladies. UPDATE 04/11/2014 RH As previously surveyed, plus silver birch (*Betula pendula*), coppice hazel (*Corylus avellana*) understorey and wood avens (*Geum urbanum*) in the ground layer. Along the stream there is bracken (*Pteridium aquilinum*), bramble (*Rubus fruticosus*), hogweed (*Heracleum sphondylium*), greater willowherb (*Epilobium hirsutum*), compact rush (*Juncus conglomeratus*), deschampsia cespitosa and marsh thistle (*Cirsium palustre*).

Ref: SP28T18 Survey Date: 08/08/2014 Grid reference: SP2702586472

This cattle grazed field slopes from the center, the majority is improved with cocks foot (*Dactylis glomerata*), perennial rye grass (*Lolium perenne*) and patches of white clover (*Trifolium repens*), nettle (*Urtica dioica*), creeping thistle (*Cirsium arvense*) and marsh thistle (*Cirsium palustre*). However the slopes and particularly the southern slope appears to be MG6, species include, common bent (*Agrostis capillaris*), crested dogs tail (*Cynosurus cristatus*), red clover (*Trifolium pratense*), creeping bent (*Agrostis stolonifera*), timothy (*Phleum pratense*) and yarrow (*Achillea millefolium*).

Ref: SP28T19 Survey Date: 08/08/2014 Grid reference: SP2677986313

This grassland is on a south facing slope and has varied topography. Coarse grasses are dominant species further down the slope. Forbs include clovers, ribwort plantain (*Plantago lanceolata*), mayweed (*Matricaria recutita*), nettle (*Urtica dioica*) and creeping buttercup (*Ranunculus repens*).

Ref: SP28T20 Survey Date : 08/08/2014 Grid reference: SP2683786232

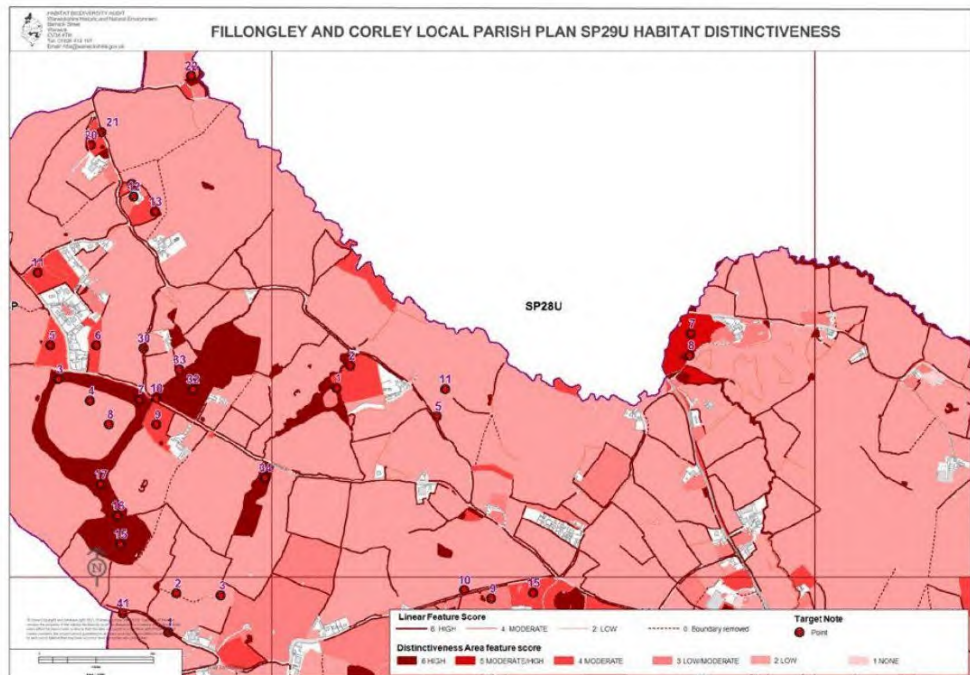
There is a stream, two large created ponds and grassland. The grassland has frequent common bent (*Agrostis capillaris*), Yorkshire fog (*Holcus lanatus*) and locally frequent crested dogs tail (*Cynosurus cristatus*) and smooth cats ear (*Hypochaeris glabra*). The vegetation by the stream has tall ruderal including

rosebay willowherb (*Chamerion angustifolium*), bittersweet (*Solanum dulcamara*) and meadow vetchling (*Lathyrus pratensis*), scrub. The ponds have no submerged vegetation but have *Juncus effusus*, *J. acutiflorus* and *J. conglomeratus* around the edges. Canada geese were present.

Ref:SP28T21 Survey Date: 08/08/2014 Grid reference: SP2737387832

Fillongley Hall remnant section of the broad-leaved parkland with scattered trees which includes a veteran Pedunculate Oak (*Quercus robur*) beside Filongley Cricket Club.

Tetrad SP28U



Reference	Survey Date	Grid Reference
Ref: SP28U1	Survey Date:14/09/1998	Grid reference:SP2623888694
Pedunculate oak and silver birch woodland with an understorey of coppice hazel and hawthorn; young sycamore. Bramble; bluebell and yellow archangel abundant with <i>Holcus mollis</i> and scattered greater stitchwort; <i>Dryopteris dilatata</i>; <i>D. affinis</i>; red campion; wood dock; dogs mercury and ground ivy. Bracken is found at the edges. The wood contains a large glade dominated by rosebay willowherb. A pit in the south east corner (old sand stone quarry?) is surrounded by hazel; Wych elm; hawthorn; sycamore; field maple; holly and elder and covered in nettle with abundant ferns at the edges. Surveyed from the footpath.		
Ref:SP28U2	Survey Date:14/09/1998	Grid reference:SP2628788777
Small area of woodland round a cut-off meander pool. Oak; ash; horse chestnut; Scots pine and yew present with holly at the edges and hawthorn; wychelm; crab apple; elder and young birch and sycamore forming a dense understorey. Scattered ground flora of bramble; bluebell and ferns.		
Ref:SP28U5	Survey Date:14/09/1998	Grid reference:SP2660788592
Sunken lane lined by thick holly hedges with Wych elm; hawthorn; elder; hazel; sycamore and holly. The steep banks; with exposed sandstone in places; support		

woodland species such as bracken; *Holcus mollis*; foxglove; *Dryopteris filix-mas* and red campion. There is a large patch of lesser periwinkle close to the wood.

Ref:SP28U6 Survey Date:14/09/1998 Grid reference:SP2751188985

Sycamore with horse chestnut; ash and beech along a stream course. *Rhododendron* is frequent below with young beech; wych elm and yew. The ground flora is ivy dominated with yellow archangel; *Dryopteris dilatata*; *D. filix-mas*; *Deschampsia cespitosa*; bramble; hairy violet; *Brachypodium sylvaticum*; occasional *Phyllitis scolopendrium*; and abundant mosses including *Plagiothium undulatum*.

Ref:SP28U7 Survey Date:14/09/1998 Grid reference:SP2754188896

Mature mixed woodland with beech; sycamore; Corsican pine; larch and other conifers and a yew avenue. Young sycamore is abundant in the understorey with holly; locally dense; and elder; yew and *Rhododendron*. The ground flora is bramble or ivy dominated in places but elsewhere can be quite rich with *Deschampsia cespitosa*; yellow archangel; wood avens; herb robert; ground ivy; creeping buttercup; red campion; and occasional *Carex pendula*; *Brachypodium sylvaticum*; *Dryopteris dilatata*; wood sorrel and enchanters nightshade.

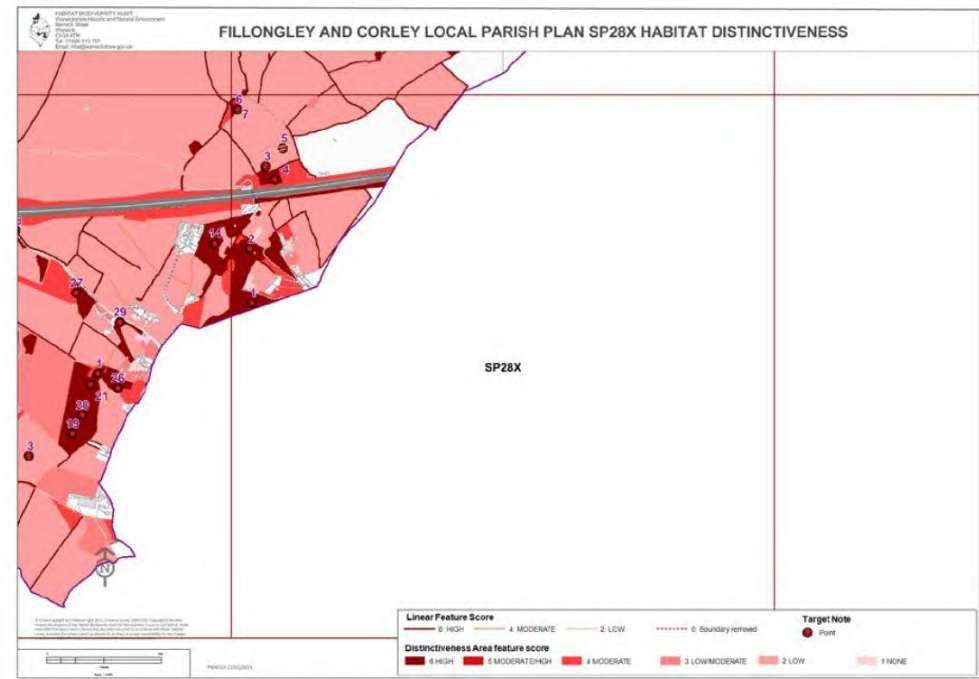
Ref:SP28U8 Survey Date:14/09/1998 Grid reference:SP2753788816

Pond with very little open water; predominately *Glyceria maxima* swamp with yellow flag; great willowherb; nettle; hedge bindweed and occasional purple loosestrife.

Ref:SP28U11 Survey Date:24/10/2008 Grid reference:SP2663888691

Visited on 24/10/08 by KRM. Short stretch (25 m) of hedge remnant. Blackthorn (D), holly, 1 small oak tree, elder, hazel, nettles.

Tetrad SP28X



Reference	Survey Date	Grid Reference
Ref:SP28X1	Survey Date:15/09/2014	Grid reference:SP2807485236
PLWS Semi-improved marshy grassland (common land).The area is locally damp underfoot with scattered tall ruderal and scrub throughout dominated by ash (Fraxinus excelsior) and oak (Quercus robur) with frequent hawthorn (Crataegus monogyna), occasional bramble (Rubus fruticosus) and rarely gorse (Ulex europaeus). Not all areas are mown hence the scattered scrub. The grassland supports frequent and locally abundant Deschampsia cespitosa, Juncus articulatus, Juncus effusus, Alopecurus geniculatus, Festuca rubra, Agrostis stolonifera and Agrostis capillaris, Festuca arundinacea, creeping buttercup (Ranunculus repens), silverweed (Potentilla anserina), common sorrel (Rumex acetosa) and locally creeping soft-grass (Holcus mollis). Locally frequent are sneezewort (Achillea ptarmica), heath bedstraw (Galium saxatile), birds foot trefoil (Lotus corniculatus), bush vetch (Vicia sepium), common knapweed (Centaurea nigra), meadow vetchling (Lathyrus pratensis), greater birds foot trefoil (Lotus pedunculatus) and ribwort plantain (Plantago lanceolata).		
Ref:SP28X2	Survey Date:15/09/2014	Grid reference:SP2806785435
PLWS Mature oak woodland with locally abundant sycamore and scattered Ash, the ground layer has occasional common male fern (Dryopteris filix-mas) and scaly male fern (Dryopteris affinis), bramble (Rubus fruticosus), hogweed (Heracleum sphondylium), wood avens (Geum urbanum) and self heal (Prunella vulgaris). In the		

damp areas there is *Deschampsia cespitosa* and *Juncus articulatus* are locally abundant.

Ref:SP28X3 Survey Date:15/09/2014 Grid reference: SP2812685738

Open water dominated by unbranched bur-reed with frequent broad-leaved water-plantain. There is a 1.5m wide edge on the North side of the pond with the tussocky hard rush (*Juncus inflexus*). The pond is sheltered by scrub such as hawthorn (*Crataegus monogyna*), elder (*Sambucus nigra*) and blackthorn (*Prunus spinosa*).

Ref:SP28X4 Survey Date:15/09/2014 Grid reference:SP2815985689

In 1996 was recorded as a plantation of dense elm (*Ulmus procera*), with only the occasional thin blackthorn (*Prunus spinosa*) and field maple as understorey along the edges. The ground flora is typically species poor with only the occasional nettle (*Urtica dioica*). This was not accessible during the survey, from google images it appears to be scattered scrub.

Ref:SP28X5 Survey Date:15/09/2014 Grid reference:SP2818885803

Recently disturbed bare ground (line of gas pipe) which is now being colonised by redshank. UPDATE 15/9/2014 RH Not present.

Ref:SP28X6 Survey Date:15/09/2014 Grid reference:SP2802285946

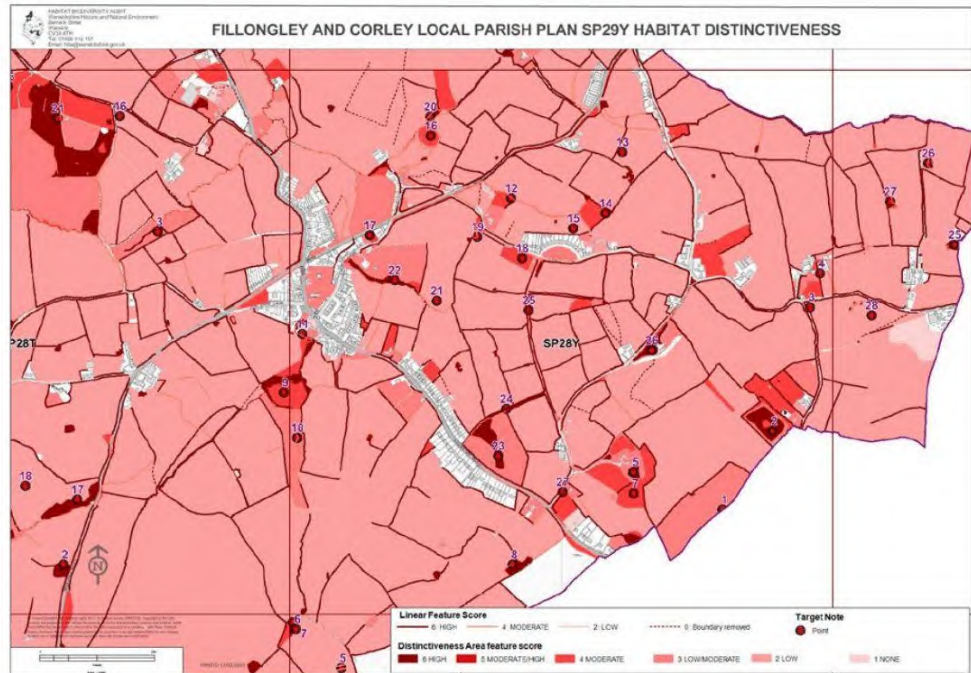
Small stream (<1m wide), barely flowing in 3m wide natural channel. The water table is high across this channel which supports abundant *Glyceria fluitans*, creeping buttercup (*Ranunculus repens*), amphibious bistort (*Persicaria amphibian*) and frequent curled dock (*Rumex crispus*), water-cress (*Nasturtium officinale*) and occasionally common hemp nettle (*Galeopsis tetrahit*) and brooklime (*Veronica beccabunga*) throughout. UPDATE RH 15/09/2014 This stream vegetation is less diverse and appeared more nutrient rich.

Ref:SP28X7 Survey Date:15/09/2014 Grid reference:SP2801085971

Small pocket of south facing, gently sloping un-improved grassland with scattered hawthorn scrub throughout. The sward is dominated by *Holcus lanatus* with frequent *Dactylis glomerata*, *Festuca rubra* and *Agrostis capillaris*. Frequently occurring broad-leaved herbs include harebell (*Campanula rotundifolia*), devil's-bit scabious (*Succisa pratensis*), lesser stitchwort (*Stellaria graminea*), tufted vetch (*Vicia cracca*) and occasional salad burnet (*Sanguisorba minor*), greater bird's-foot trefoil (*Lotus pedunculatus*) and betony (*Stachys officinalis*). Frogs and small copper butterflies were noted. The area appeared rich in invertebrates.

UPDATE RH 15/09/2014 Now improved grassland with hogweed (*Heracleum sphondylium*), dandelion (*Taraxacum officinale*), red clover (*Trifolium pratense*), timothy (*Phleum pratense*), perennial rye grass (*Lolium perenne*) and red fescue (*Festuca rubra*).

Tetrad SP28Y



Reference

Survey Date

Grid Reference

Ref:SP28Y1

Survey Date:18/07/2014: Grid reference: SP2959386386

Noted 1998 Tall hedge; cut occasionally and typical of the more-species-rich hedges of the area. Contains holly blackthorn; hazel; hawthorn; elder; dog and fieldrose; bramble and occasional oak and has a ditch (dry) below. Ground flora species include bluebell; ivy and lords -and-ladies. Updated CFT 23/07/2014 species rich hedgerow LWS SP28Y1 along Square Lane. Typical of the area with dominant Bracken (*Pteridium aquilinum*), Hawthorn (*Crataegus monogyna*) and Holly (*Ilex aquifolium*) shrub layer; ground flora includes, Rosebay Willowherb (*Chamerion angustifolium*), Common Hemp-nettle (*Galeopsis tetrahit*), Tufted vetch (*Vicia cracca*) Birdsfoot-trefoil (*Lotus corniculatus*), Hedge woundwort (*Stachys sylvatica*), Traveller's-joy (*Clematis vitalba*). Occasional trees include mature Pedunculate Oak (*Quercus robur*), Horse Chestnut (*Aesculus hippocastanum*), Ash (*Fraxinus excelsior*), Field Maple (*Acer campestre*) and Hazel (*Corylus avellana*). Hedgerow also marks the end of the parish boundary.

Ref:SP28Y2

Survey Date:18/07/2014

Grid reference:SP2972986716

Noted 1998 Man-made fishing-lake containing a large island with planted crack willow and exotic conifers. Surrounded by amenity grassland and a mix of native and

exotic planted trees and shrubs including ash; Lombardy poplar; willow spp.; and various conifers. The lake margins support scattered *Typha latifolia*; *Carex riparia*; *Juncus acutiflorus*; and butterbur. Ruddy duck and breeding Canada geese present. Updated CFT 23/07/2014 large open pool remains as described surrounded by Crack Willow (*Salix fragilis*) Alder (*Alnus glutinosa*) with occasional Leyland Cypress (*x Cupressocyparis leylandii*) still a private fishing pool well stocked with large fish - carp. Edges closely mown. Emergent and edge vegetation includes Common Bistort (*Persicaria bistorta*), Bulrush or Common Reed mace (*Typha latifolia*), Water mint (*Mentha aquatica*), Marsh marigold (*Caltha palustris*) and Rosebay Willowherb (*Chamerion angustifolium*)

Ref:SP28Y3 Survey Date:18/07/2014 Grid reference: SP2991787060

Noted 1998 Continuation of target note 1 hedge also containing European gorse; hedgerow with trees LWS SP28Y1 Updated CFT 23/07/2014. including Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Field Maple (*Acer campestre*), Goat Sallow (*Salix caprea*), Hawthorn (*Crataegus monogyna*), Ash (*Fraxinus excelsior*) and occasional Pedunculate Oak (*Quercus robur*). Shrub layer also has Bracken (*Pteridium aquilinum*), Blackthorn (*Prunus spinosa*), Bramble (*Rubus fruticosus* agg.) and Elder (*Sambucus nigra*)

Ref:SP28Y4 Survey Date:18/07/2014 Grid reference:SP2995587185

Unmanaged coarse semi-improved grassland; sheep and goat grazed in the past.

Ref:SP28Y5 Survey Date:18/07/2014 Grid reference: SP2928386588

Noted 1998 Two ponds surrounded by amenity grassland with swathes of recently planted native and exotic species. The larger pool has an island and diverse marginaland emergent species including *Typha latifolia*; *Phragmites australis*; *Juncus inflexus*; exotic *Carex* spp.; marsh marigold; water mint and water dock and is partly fringed by oak; alder; willow spp. and exotic shrubs. The smaller pond has marginal *Typha latifolia*; *T. angustifolia*; and *Juncus inflexus*. Updated CFT 23/07/2014 private property. Pools are potential local wildlife sites SP28Y2 Red Hill Farm. Pools are surrounded by dense heavily shaded by young broad leaf plantation wood land with private housing no direct access to ponds. Trees dominated by Ash (*Fraxinus excelsior*) occasional pine sp. And Hazel (*Corylus avellana*). Ponds remain as described with Alder (*Alnus glutinosa*), and occasional Pedunculate Oak (*Quercus robur*). Woodland is on the edge of large area of amenity grassland that was formerly arable.

Ref: SP28Y7 Survey Date:18/07/2014 Grid reference:SP2928086308

Noted 1998 Small spinney surrounding a pond which is silting up and being colonised by *Typha latifolia*, a woodland canopy is of oak and ash with a dense shrub layer of hawthorn; elder; holly and blackthorn and there is a small area of recently planted gean; hazel and grey willow. The field layer is varied and includes bramble; honeysuckle; lesser celandine; lords-and-ladies; ivy; nettle; hedge

woundwort; wood dock; foxglove; red campion; garlic mustard and exotic daffodil and *Primula* species. The owner has erected bird boxes. Much bird activity including singing warblers. Updated CFT 23/07/2014 Pool surrounded by broad-leaf woodland including Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*) and Hornbeam (*Carpinus betulus*) along fence line - private property with no direct access. Ponds at Red Hill Farm are potential LWS - SP28Y2

Ref:SP28Y8 Survey Date:18/07/2014 Grid reference:SP2886386157

Noted 1998 Field ponds surrounded by alder; oak; ash; goat willow and hawthorn and a Black Poplar (*Populus nigra*); possibly native. Edges partly cattle-poached but supporting marginal species in parts; including *Typha latifolia*; *Juncus* and *Glyceria* spp. Updated 25/07/2014 CFT. Pond remains as described emergent vegetation on south side of larger pool with Bulrush or Common Reed mace (*Typha latifolia*), Water-plantain (*Alisma plantago-aquatica*), unbranched Bur-reed (*Sparganium emersum*), Jointed Rush (*Juncus articulatus*), Water forget-me-not (*Myosotis scorpioides*). Eastern edge of pond has mature Pedunculate Oak (*Quercus robur*), White willow (*Salix alba*), Alder (*Alnus glutinosa*) and Ash (*Fraxinus excelsior*) creating shading over pond which is also covered in duck weed. Black Poplar not recorded near but should be re-checked in case.

Ref:SP28Y9 Survey Date:18/07/2014 Grid reference:SP2806586817

Noted 1998 Species-rich semi-improved grassland on the site of castle motte and bailey remains which form a varied terrain including dry banks and wet hollows;resulting in a diversity of communities. *Alopecurus pratensis* is the most abundant grass species; other grasses including *Dactylis glomerata*; *Poa trivialis*; *Cynosurus cristatus*; *Lolium perenne*; and occasional *Deschampsia caespitosa*. A varied flora includes locally abundant mouse-ear hawkweed (on dry south-facing banks); *Luzula campestris*; pignut; yarrow; catsear; birds-foot-trefoil; lesser celandine; common sorrel; bulbous; meadow and creeping buttercup. Mosses; notably *Rhytidiadelphus squarrosus*; are abundant in places. The wet ditches and hollows support *Juncus effusus*; *J. inflexus*; *J. articulatus*; *Glyceria fluitans*; *G. plicata*; ladysmock and nettle-beds. A stream curves round the grassland area and is bordered by woodland made up of alder; ash; holly; hawthorn and crab apple with an understorey containing bluebell; dogs mercury; foxglove and occasional wood anemone. Updated CFT 23/07/2014 Fillongley Castle and jousting field
SP28Y5 selected 28/1/1999 Additional species noted: Betony (*Stachys officinalis*), Common Knotgrass (*Polygonum aviculare*), Greater Birdsfoot-trefoil (*Lotus pedunculatus*), Meadowsweet (*Filipendula ulmaria*), Tormential (*Potentilla erecta*), Wild Angelica (*Angelica sylvestris*), Lady's Bedstraw (*Galium verum*), Common Knapweed (*Centaurea nigra*), Watted Thistle (*Carduus crispus*), American willowherb (*Epilobium ciliatum*), Compact Rush (*Juncus conglomeratus*) and Jointed Rush (*Juncus articulatus*),recommended for re-survey.

Ref:SP28Y10 Survey Date:18/07/2014 Grid reference: SP2803086580

Noted 1998 Meadow Foxtail (*Alopecurus pratensis*) dominated grassland on the site of the castle jousting field. Great Burnet (*Sanguisorba officinalis*) frequent to

occasional and scattered Wood Anemone (*Anemone nemorosa*) at edges but generally species poor. Red Fescue ssp. (*Festuca rubra*) is locally abundant and other species present include Yorkshire Fog (*Holcus lanatus*); Cock's-foot (*Dactylis glomerata*); Common Bent (*Agrostis capillaris*); and occasional Hogweed (*Heracleum sphondylium*); Common Sorrel (*Rumex acetosa*); Lady's Smock (*Cardamine pratensis*) and Field Wood-rush (*Luzula campestris*). Updated CFT 23/07/2014 Fillongley Castle and Jousting Fields LWS SP28Y5 reported that grassland has been sprayed, This part of the lws has no access, likely that part of the site is no longer lws quality, however to the NE area of marsh and marshy grassland extends beyond current lws boundary so should be reviewed/re-surveyed. A stream runs through middle of the jousting field section lined with Alder (*Alnus glutinosa*) and intact species rich hedgerows with trees on either side with mature Pedunculate Oak (*Quercus robur*), Hawthorn (*Crataegus monogyna*), Field Maple (*Acer campestre*), Elder (*Sambucus nigra*), Blackthorn (*Prunus spinosa*), Hazel (*Corylus avellana*) Crab-apple (*Malus sylvestris*) and so remains an important wildlife corridor through the site. Castle Mound requires a management plan rank grasses Establishing on high section and possible grassland restoration opportunity and LNR?

Ref:SP28Y11 Survey Date:18/07/2014 Grid reference: SP2804786962

Noted 1998 Stream fringed by alder with occasional holly; hawthorn; blackthorn;Common nettle (*Urtica dioica*) beds and occasional *Juncus* sp.; Water mint (*Mentha aquatica*) and lesser celandine (*Ranunculus ficaria*).Updated CFT 23/07/2014 Remains as described add: Osier (*Salix viminalis*), Rosebay Willowherb (*Chamerion angustifolium*), Meadowsweet (*Filipendula ulmaria*) and occasional Yellow Iris (*Iris pseudacorus*).

Ref:SP28Y12 Survey Date:18/07/2014 Grid reference: SP2880887523

Largely improved; lightly grazed pony paddock with abundant pignut, occasional lesser knapweed; common sorrel and *Luzula campestris* and locally frequent meadow buttercup. Grasses include *Alopecurus pratensis*; *Dactylis glomerata* and Hogweed.

Ref:SP28Y13 Survey Date:18/07/2014 Grid reference: SP2922587631

Noted 1998 Fenced pond surrounded by Pedunculate Oak (*Quercus robur*); Alder (*Alnus glutinosa*) and Hawthorn (*Crataegus monogyna*) with scattered Bluebell (*Hyacinthoides non-scripta*); Honeysuckle (*Lonicera periclymenum*); Common Nettle (*Urtica dioica*); Yorkshire Fog (*Holcus lanatus*); Foxglove (*Digitalis purpurea*) and ivy-leaved speedwell (*Veronica hederifolia*). Heavily shaded and containing much leaf litter. Updated CFT 23/7/2014 large pool remains as described.

Ref:SP28Y14 Survey Date :18/07/2014 Grid reference: SP2912787503

Noted 1998 Mosaic of dense scrub and tall herb with hawthorn; bramble; blackthorn;nettle and rose-bay willowherb.Surveyed from footpath. Updated CFT

23/07/2014 improved grassland with small pond heavily vegetated and open scrub surrounding it. Part way along hedgerow here which borders houses is a single Japanese Knotweed (*Fallopia japonica*) plant.

Ref:SP28Y15 Survey Date:18/07/2014 Grid reference: SP2898887442

Noted 1998 Heavily horse-grazed and poached pasture with much bare ground. Updated CFT 23/07/2014 species poor grassland appears to be a pool in the field close to the brook. Checked on Aerial imagery.

Ref:SP28Y16 Survey Date:18/07/2014 Grid reference: SP2851987761

Noted 1998 Improved grassland on site of castle earthworks Updated CFT 18/07/2014 semi-improved grassland at Castle Hills motte and bailey. Mainly grasses including Sweet vernal-grass (*Anthoxanthum odoratum*), Common Bent (*Agrostis capillaris*), Cock's-foot (*Dactylis glomerata*), Quaking-grass (*Briza media*) and Crested Dogstail (*Cynosurus cristatus*). Forbs occurring mainly on south facing banks including Birdsfoot-trefoil (*Lotus corniculatus*), Field scabious (*Knautia arvensis*), Creeping cinquefoil (*Potentilla reptans*), Ribwort Plantain (*Plantago lanceolata*), Meadow Buttercup (*Ranunculus acris*), Autumn Hawkbit (*Leontodon autumnalis*), Common catsear (*Hypochaeris radicata*), Red Clover (*Trifolium pratense*) and White Clover (*Trifolium repens*) - Woolly Thistle (*Cirsium eriophorum*) WN check. Numbers of butterflies preset including Marbled White, Skipper and Ringlet. Worth noting as a potential lws.

Ref:SP28Y17 Survey Date:18/07/2014 Grid reference:SP2830587402

Noted 1998 Remnant orchard over nettle beds and abandoned allotments. Remains as described mostly tall ruderal, old apple trees still present with mature Hornbeam (*Carpinus betulus*), Beech (*Fagus sylvatica*), Sycamore (*Acer pseudoplatanus*), Goat Sallow (*Salix caprea*) and hawthorn (*Crataegus monogyna*) linear scrub boundary along road.

Ref:SP28Y18 Survey Date:18/07/2014 Grid reference:SP2881787327

Noted 1998 Young plantation woodland along Sandy Lane with a varied mix of species including Ash (*Fraxinus excelsior*); Pedunculate Oak (*Quercus robur*); Sycamore (*Acer pseudoplatanus*); suckering English Elm (*Ulmus procera*); Hawthorn (*Crataegus monogyna*); Gean (*Prunus avium*); and Blackthorn (*Prunus spinosa*) over Dog-rose (*Rosa canina* agg.); Cow Parsley (*Anthriscus sylvestris*); Hogweed (*Heracleum sphondylium*); Common nettle (*Urtica dioica*); Rosebay Willowherb (*Chamerion angustifolium*) and coarse grasses including False oat-grass (*Arrhenatherum elatius*). Signs of past coppicing. Updated CFT 23/01/2014 maturing plantation additional species Elder (*Sambucus nigra*), coppiced Hazel (*Corylus avellana*)

Ref:SP28Y19 Survey Date:18/07/2014 Grid reference: SP2866787405

Noted 1998 Small pond; heavily shaded and containing much dead wood. Surrounded by Crack Willow (*Salix fragilis*), Updated by CFT 23/07/2013 small pond remains covered in pond weed surrounded by willow, Blackthorn (*Prunus spinosa*), Honeysuckle (*Lonicera periclymenum*) single Oak tree.

Ref:SP28Y20 Survey Date:18/07/2014 Grid reference: SP2851987761

Linear woodland along stream with deep sided banks., with large mature Pedunculate Oak (*Quercus robur*) coppiced Hazel (*Corylus avellana*), Holly (*Ilex aquifolium*), Ash (*Fraxinus excelsior*) and Field Maple (*Acer campestre*). Ground flora has Dog's Mercury (*Mercurialis perennis*), Bluebell (*Hyacinthoides non-scripta*), Bramble (*Rubus fruticosus* agg.), Hedge woundwort (*Stachys sylvatica*), Hogweed (*Heracleum sphondylium*), Rosebay Willowherb (*Chamerion angustifolium*), Nipplewort (*Lapsana communis*), Honeysuckle (*Lonicera periclymenum*) and Pendulous Sedge (*Carex pendula*). Woodland runs alongside western edge of Castle Hill motte and bailey – see target note sp28y16

Ref:SP28Y21 Survey Date:18/07/2014 Grid reference:SP2851987761

Small area of semi-improved wet grassland on the edge of sports field, with Common Bent (*Agrostis capillaris*), Compact Rush (*Juncus conglomeratus*), Common Knapweed (*Centaurea nigra*), Red Clover (*Trifolium pratense*), Glaucous Sedge (*Carex flacca*), Greater Birdsfoot-trefoil (*Lotus pedunculatus*), Sweet vernal-grass (*Anthoxanthum odoratum*), Ribwort Plantain (*Plantago lanceolata*), Timothy (*Phleum pratense*) and Creeping cinquefoil (*Potentilla reptans*).

Ref:SP28Y22 Survey Date:18/07/2014 Grid reference:SP2851987761

Small broadleaved plantation alongside stream southern edge of sports field with Guelder-rose (*Viburnum opulus*), Wild Cherry (*Prunus avium*), Hawthorn (*Crataegus monogyna*), Yew (*Taxus baccata*), Ash (*Fraxinus excelsior*), Hazel (*Corylus avellana*), Rowan (*Sorbus aucuparia*), Horse Chestnut (*Aesculus hippocastanum*), Silver Birch (*Betula pendula*), Goat Sallow (*Salix caprea*) and Pedunculate Oak (*Quercus robur*).

Ref:SP28Y23 Survey Date:18/07/2014 Grid reference:SP2851987761

Area of wet marshy grassland in natural depression surrounded by species poor grassland grazing pasture. Spring feeds into brook which runs out into Hobgoblin Lane. Frequent Hard Rush (*Juncus inflexus*). Field was viewed from footpath and additional drain has been put into the field here which drains into footpath.

Ref:SP28Y24 Survey Date:18/07/2014 Grid reference:SP2851987761

Hobgoblin Lane wide track and linear woodland with Pedunculate Oak (*Quercus robur*), Ash (*Fraxinus excelsior*), Wild Cherry (*Prunus avium*), Hazel (*Corylus avellana*), Rowan (*Sorbus aucuparia*) and Silver Birch (*Betula pendula*). Understorey Elder (*Sambucus nigra*), Dogwood (*Cornus sanguinea*), Bracken (*Pteridium*

aquilinum), Bramble (*Rubus fruticosus* agg.), Holly (*Ilex aquifolium*) and Blackthorn (*Prunus spinosa*). Ground flora includes Hedge woundwort (*Stachys sylvatica*), Dog's Mercury (*Mercurialis perennis*), Red Campion (*Silene dioica*), Bluebell (*Hyacinthoides non-scripta*), Common nettle (*Urtica dioica*), Wood Avens (*Geum urbanum*), Hogweed (*Heracleum sphondylium*), Raspberry (*Rubus idaeus*) (cultivar), Common Sorrel (*Rumex acetosa*), Meadowsweet (*Filipendula ulmaria*), Creeping buttercup (*Ranunculus repens*), Common Hemp-nettle (*Galeopsis tetrahit*) and Foxglove (*Digitalis purpurea*).

Ref:SP28Y25 Survey Date:18/07/2014 Grid reference: SP2851987761

Green Lane wide track with hedgerows and tree on either side dominated by Bracken (*Pteridium aquilinum*) with frequent Rosebay Willowherb (*Chamerion angustifolium*), Great willowherb (*Epilobium hirsutum*), Common Knapweed (*Centaurea nigra*) occasional Soft Rush (*Juncus effusus*), Tufted Vetch (*Vicia cracca*), Redshank (*Persicaria maculosa*), Creeping thistle (*Cirsium arvense*), Common Sorrel (*Rumex acetosa*), Bramble (*Rubus fruticosus* agg.), Common sorrel (*Rumex acetosa*), Meadowsweet (*Filipendula ulmaria*) and Field Horsetail (*Equisetum arvense*). Grasses include Timothy (*Phleum pratense*), False oat-grass (*Arrhenatherum elatius*) and Creeping soft-grass (*Holcus mollis*) Trees noted along here are Ash (*Fraxinus excelsior*), Silver Birch (*Betula pendula*), Pedunculate Oak (*Quercus robur*), Hazel (*Corylus avellana*), Alder (*Alnus glutinosa*), Sycamore (*Acer pseudoplatanus*) and Apple (*Malus domestica*)

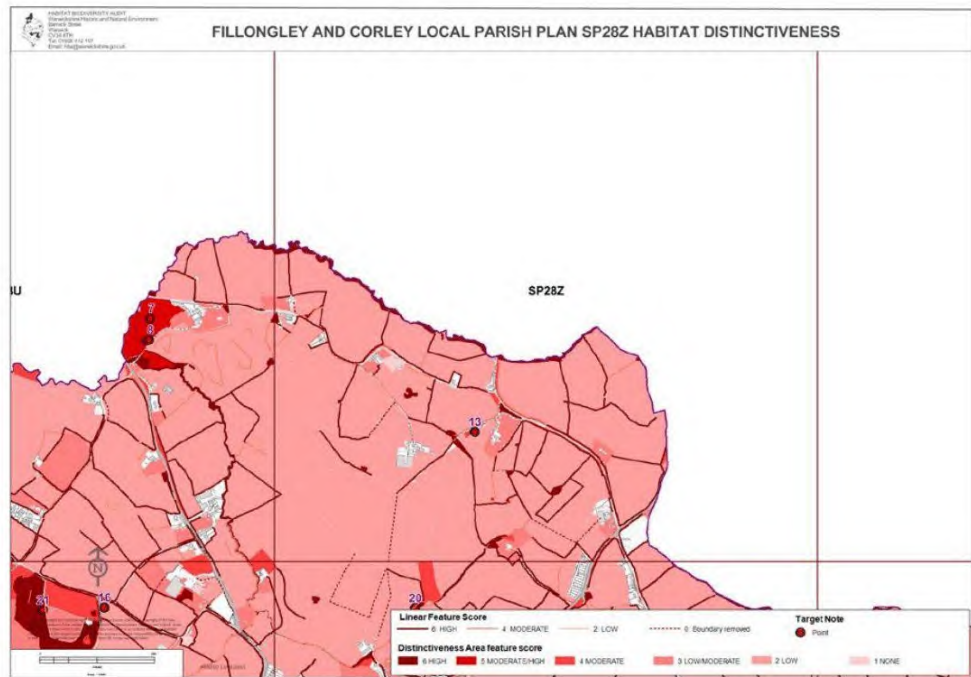
Ref:SP28Y26 Survey Date 18/07/2014 Grid reference:
SP2851987761

Fillongley Grange small broad-leaved woodland with Sweet Chestnut (*Castanea sativa*), Ash (*Fraxinus excelsior*) Sycamore (*Acer pseudoplatanus*), Pedunculate Oak (*Quercus robur*), Silver Birch (*Betula pendula*), Horse Chestnut (*Aesculus hippocastanum*) under storey Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*), Cherry Laurel (*Prunus laurocerasus*),. Deep ditch and bank viewed from roadside. Linear trees Wellingtonia along drive way to house and Cedar of Lebanon (*Cedrus libani*).

Ref:SP28Y27 Survey Date:18/07/2014 Grid reference: SP2851987761

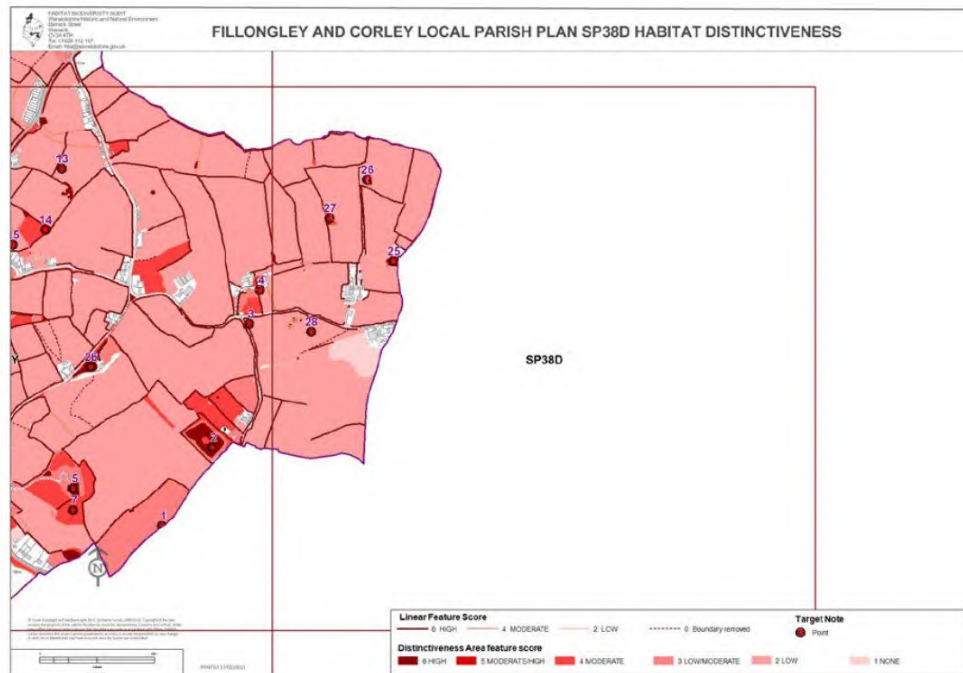
Wood End Lane linear trees consisting mainly of Turkey Oak (*Quercus cerris*) and Crab-apple Hawthorn (*Crataegus monogyna*), Holly (*Ilex aquifolium*), Ash (*Fraxinus excelsior*) becomes shrubbier towards Coventry Road.

Tetrad SP28Z



Reference	Survey Date	Grid Reference
Ref:SP28Z13	Survey Date:05/12/2007	Grid reference:SP2873688478
Visited on 05/12/07 by ALA, AM. Barn owl regularly roosts nests here in summer.		

Tetrad SP38D



Reference

Survey Date

Grid Reference

Ref:SP38D25

Survey:Date:01/10/1997

Grid reference:SP3044687359

Sizeable manmade pool used for fishing. Little vegetation apart from some small stands of pool has steep banks and is lined with willow.

Ref:SP38D26

Survey Date:01/10/1997

Grid reference:SP3034987660

Pool used as a drinking hole for cattle. Water level quite low and has been taken over by *Typha latifolia*. Waterplantain, nodding bur marigold, celery leaved crowfoot, brooklime, Callitriche sp. are all frequent within the small area of remaining water with some areas becoming grassed over surrounded by dense hawthorn, elder, honeysuckle, dog rose with occasional oak.

Ref:SP38D27

Survey Date:01/10/1997

Grid reference:SP3021087517

Large over shaded pool in which the water level is very low. Dense scrub has taken over the site with some oak. These include abundant hawthorn with elder, willow and hazel.

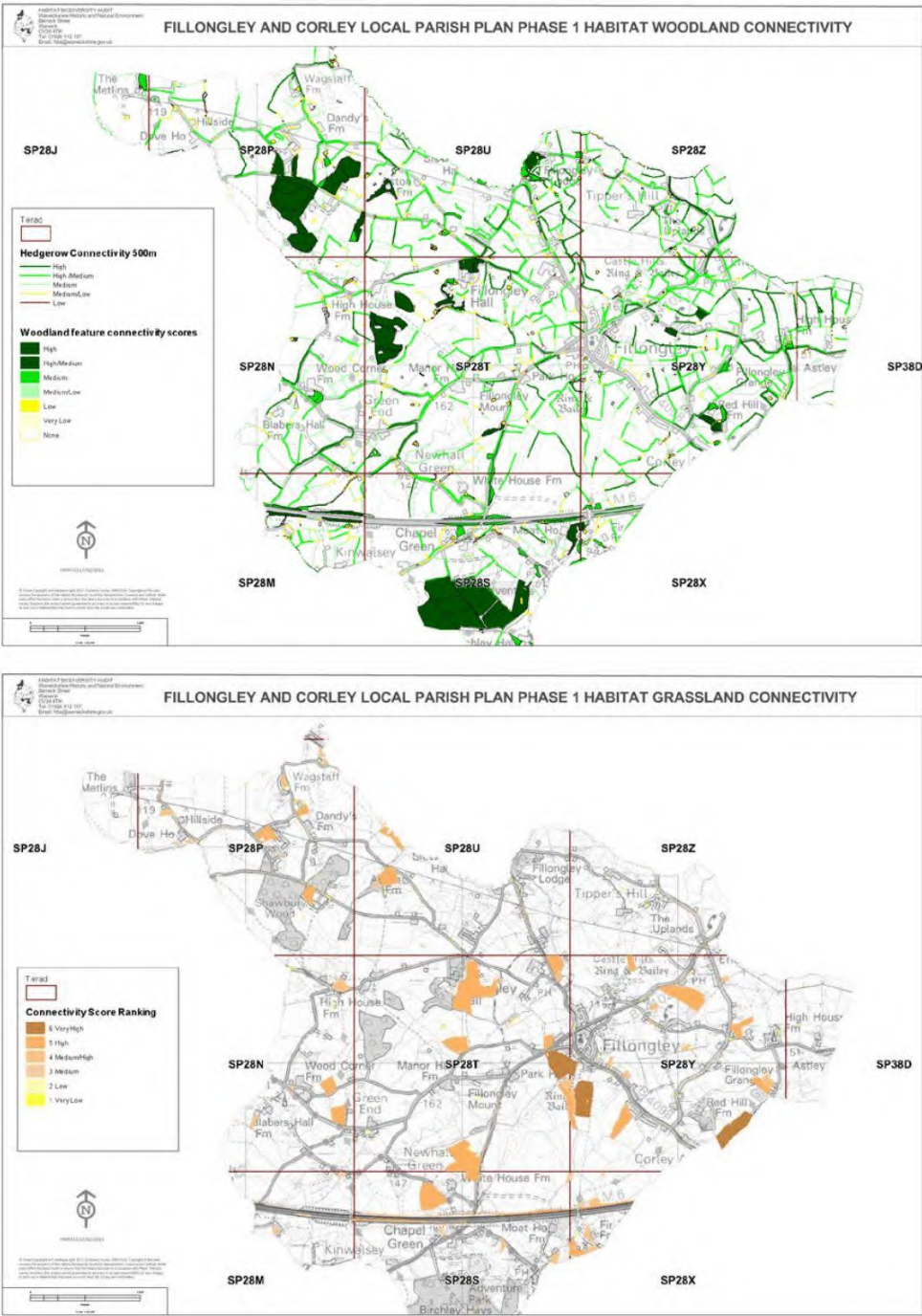
Ref:SP38D28

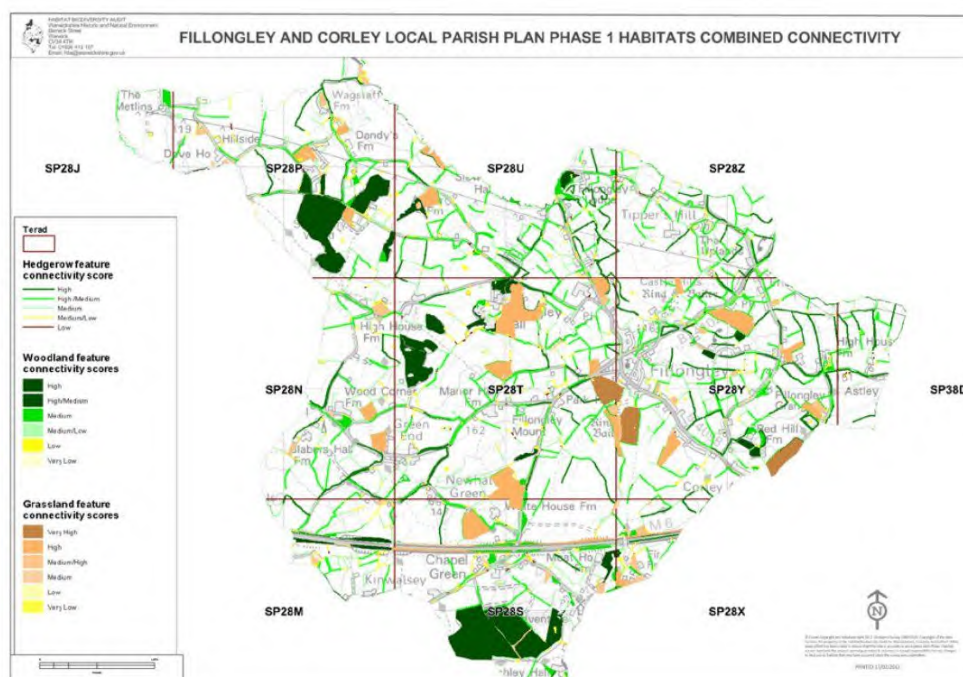
Survey Date:01/10/1997

Grid reference:SP3014287100

Large area of rough but improved grassland containing pill boxes and some scattered scrub.

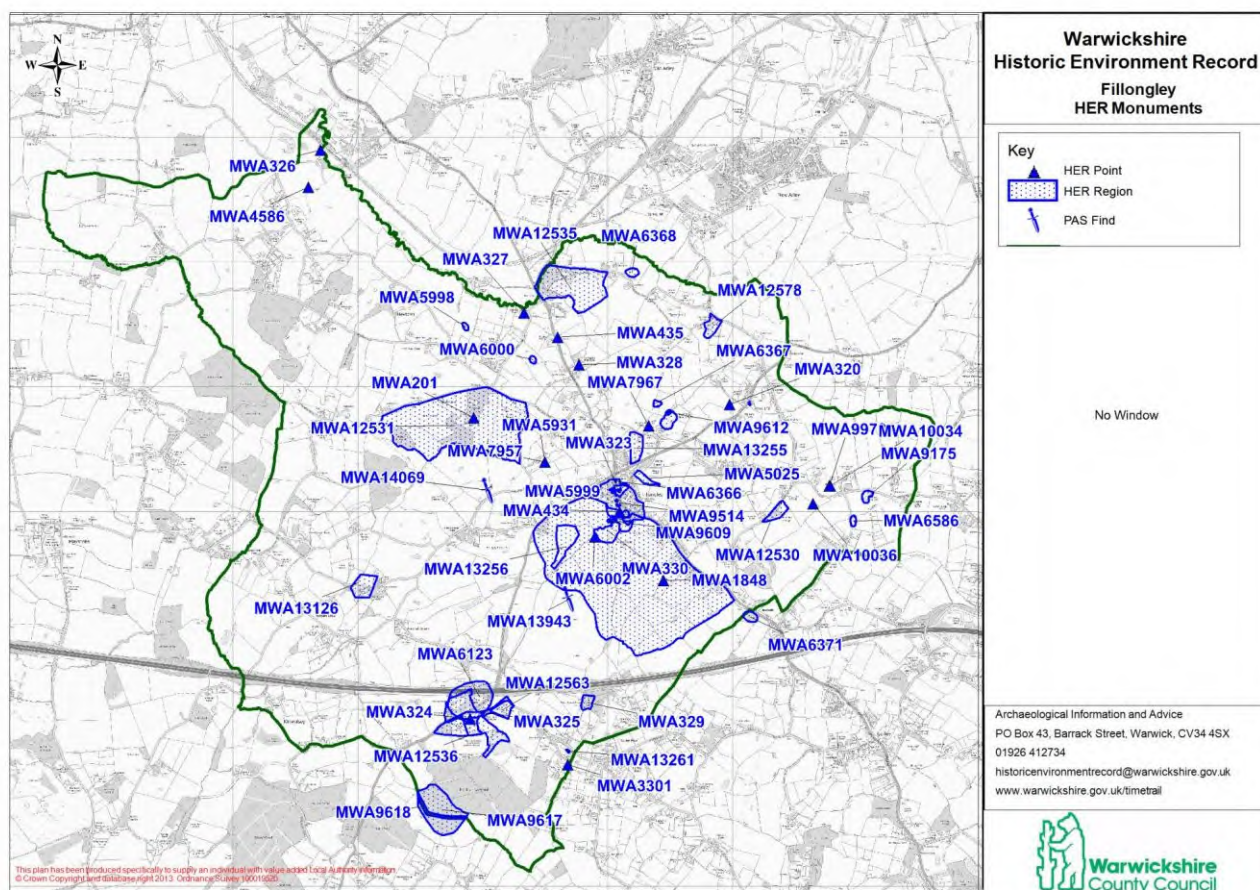
PHASE 1 HABITAT CONNECTIVITY





Appendix 5

Fillongley Parish Historic EnvirRecord Monuments (EB06/04)



Appendix 6

Monument Records (EB06/04a Monument_Records)

04/12/2014

Number of records: 61

SMR Number

Site Name

Record Type

[MWA10034](#)

[Find of medieval jewellery in Fillongley](#)

[Find Spot](#)

Find of a ring and two brooches from the medieval period, 100m southwest of High House Farm, Fillongley.

Type and Date

FINDSPOT (Medieval - 1066 AD to 1539 AD)

Evidence

FIND

Location

National Grid Reference

SP 29785 87206 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Find of a ring and two brooches from the medieval period which were reported to the Museum in 1997. The grid reference was marked as SP29788720, but the method of recovery was not included in the description. All three items were examined and identified by the British Museum. All three objects are likely to be linked with a coin hoard previously recovered from the site.

Sources

(1) Unpublished document: P.Wise, Warwick Museum. 1997. Medieval jewellery found in Fillongley.

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 10034

Active

Associated Finds

FWA4444 RING (Medieval - 1066 AD to 1539 AD)

SILVER

FWA4445 BROOCH (Medieval - 1066 AD to 1539 AD)

SILVER

FWA4446 BROOCH (Medieval - 1066 AD to 1539 AD)

SILVER

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA10036	Site Name	Find of Roman items in Fillongley
SMR Number	Site Name	Record Type	
MWA10036	Find of Roman items in Fillongley	Find Spot	
Find of a Roman coin and brooch south of Fir Tree Farm, Fillongley			
Type and Date			
FINDSPOT (Romano-British - 43 AD to 409 AD)			
Evidence		FIND	
Location			
National Grid Reference		Civil Parish	
SP 29647 87063 (point)		Fillongley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> Find of a Roman denarius and brooch fragment in October 1997. The grid reference given was SP296870, but the method of recovery was unrecorded.			
Sources			
(1) Museum Enquiry Form: P. Wise. 1997. WMEF 4021.			
Status and other references			
SHINE Candidate (Unlikely)		Active	
Old SMR PrefRef - 10036		Active	
Associated Finds			
FWA4448	COIN (Romano-British - 43 AD to 409 AD)	SILVER	
FWA4449	BROOCH (Romano-British - 43 AD to 409 AD)		
Associated Events/Activities			
Associated Individuals			
Associated Organisations			

SMR Number MWA12136 **Site Name** Churchyard of St Mary and All Saints Church, Fillongley

SMR Number	Site Name	Record Type
MWA12136	Churchyard of St Mary and All Saints Church, Fillongley	Monument

The churchyard of St Mary and All Saints Church, Fillongley

Type and Date

LYCH GATE (Undated)

CHURCHYARD (Medieval to Modern - 1066 AD to 2050 AD)

VAULT (Post-medieval to Imperial - 1700 AD to 1799 AD)

Main Building BRICK
Material

Location

National Grid Reference

Centred SP 28114 87173 (119m by 107m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> An 18th century brick built vault revealed after collapse at SP28128717 (see EWA9019), probably as the result of inserting marble monuments and associated cremation urns. Vault measured 2.44 x 2.13 x 2.10m and constructed with double thickness walls. Suggestions of another vault to the east. Vault contained two coffin shaped compartments.

Sources

(1) Watching Brief Report: Rob Jones. 2006. St Mary and All Saints Church, Fillongley, Warwickshire.

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 12136

Active

Associated Finds

Associated Events/Activities

EWA9019 St Mary and All Saints Church, Fillongley, Warwickshire (Salvage Recording)

Associated Individuals

Associated Organisations

SMR Number	MWA12530	Site Name	Fillongley Grange garden, Fillongley
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SMR Number	Site Name	Record Type
MWA12530	Fillongley Grange garden, Fillongley	Monument

Pleasure grounds, kitchen garden, carriage sweep (blocked to north).
Recommended for inclusion on Local List by Lovie

Type and Date
GARDEN (Imperial to Modern - 1751 AD to 2050 AD)

Location

National Grid Reference	Civil Parish
Centred SP 2931 8693 (209m by 170m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description
<1> <2> Fillongley Grange garden, Fillongley
Villa of about 1840 set among extensive early 19th century shrubbery and tree planting overlooking an area of paddock to the south east. Lovie also reports a kitchen garden and a carriage sweep, and that the northern half of the latter has recently been stopped up as part of work in the grounds.

Sources

- (1) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Data Tables (North Warwickshire, Nuneaton & Bedworth, Rugby). Item 21
- (2) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Report & Recommendations. I. p 23-24

Status and other references

Old SMR PrefRef - 12530	Active
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Associated Finds

Associated Events/Activities
EWA9543 Site visit to Fillongley Grange garden, Fillongley by J Lovie c1996 (Field Observation)

Associated Individuals

Associated Organisations

SMR Number	MWA12531	Site Name	Fillongley Hall Park and garden, Fillongley
SMR Number	Site Name	Record Type	
MWA12531	Fillongley Hall Park and garden, Fillongley	Monument	

Parkland, 2 lakes, extensive pleasure grounds with walks, kitchen garden, folly.
Recommended for inclusion on Register by Lovie

Type and Date

GARDEN (Imperial to Modern - 1751 AD to 2050 AD)

Location

National Grid Reference

Centred SP 2677 8768 (1176m by 609m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> <2> <3> Fillongley Hall park and gardens, Fillongley

Parkland, 2 lakes, extensive pleasure grounds with walks, kitchen garden.

Lovie reports that this early 19th century villa site remains unchanged. The serpentine drive remains well-planted with shrubbery and specimen trees. To the west of the house and pleasure grounds, parkland with scattered tree planting remains, as does the parkland to the east of the house.

<4> Grove cottage, Broad Lane, within parkland. Late C18th brick eye-catcher with attached C19th house.

Lovie was unable to gain access to the grounds, so he surveyed the land from surrounding public roads. He was therefore unable to comment on the state of the large, irregularly-shaped kitchen garden.

Sources

- (1) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Data Tables (North Warwickshire, Nuneaton & Bedworth, Rugby). Item 22
- (2) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Report & Recommendations. I. p 23
- (3) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Report & Recommendations. II. p 208-209
- (4) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Data Tables (North Warwickshire, Nuneaton & Bedworth, Rugby). Item 28

Status and other references

Old SMR PrefRef - 12531

Active

Associated Finds

Associated Events/Activities

EWA9548 Site visit to Fillongley Hall Park/garden, Fillongley by J Lovie c1996 (Field Observation)

Associated Individuals

Associated Organisations

SMR Number	MWA12535	Site Name	Fillongley Lodge garden, Fillongley
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SMR Number	Site Name	Record Type
MWA12535	Fillongley Lodge garden, Fillongley	Monument

Park, pleasure grounds and kitchen garden.
Recommended for inclusion on Local List by Lovie

Type and Date
GARDEN (Imperial to Modern - 1751 AD to 2050 AD)

Location

National Grid Reference	Civil Parish
Centred SP 2771 8878 (585m by 388m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description
<1> <2> Fillongley Lodge garden, Fillongley.
Lovie reports a park, 2 drives, woodland, pleasure grounds around the house and a kitchen garden.
The site appears to have survived in good condition.

Sources

- (1) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Data Tables (North Warwickshire, Nuneaton & Bedworth, Rugby). Item 23
- (2) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Report & Recommendations. I. p23

Status and other references

Old SMR PrefRef - 12535	Active
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Associated Finds

Associated Events/Activities
EWA9549 Site visit to Fillongley Lodge, Fillongley by J. Lovie in c.1996 (Field Observation)

Associated Individuals

Associated Organisations

SMR Number	MWA12536	Site Name	Fillongley Old Hall Garden, Fillongley
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SMR Number	Site Name	Record Type
MWA12536	Fillongley Old Hall Garden, Fillongley	Monument

Lake, orchard.

Type and Date

GARDEN ((between) Post-medieval to Modern - 1540 AD to 2050 AD)

Location

National Grid Reference	Civil Parish
Centred SP 2690 8521 (603m by 368m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Fillongley Old Hall garden, Fillongley
 Lovie's report of the garden states a lake and orchard but nothing else.
 <2> A number of features of Fillongley Old Hall Garden are visible on the Fillongley Tithe Map and apportionment; this includes details of the layout of Old Fillongley Hall itself and a system of ponds around SP2696 8524.

Sources

(1) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Data Tables (North Warwickshire, Nuneaton & Bedworth, Rugby). Item 24
 (2) Map: R.Stelfox. 1846. Fillongley Tithe Map and Apportionment.

Status and other references

Old SMR PrefRef - 12536	Active
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Associated Finds

Associated Events/Activities

EWA9504 Review of Warwickshire's historic parks and gardens by Jonathan Lovie (Documentary Research)

Associated Individuals

Associated Organisations

SMR Number	MWA12563	Site Name	Moor House garden, Fillongley
SMR Number	Site Name	Record Type	
MWA12563	Moor House garden, Fillongley	Monument	
Small site with pleasure grounds and kitchen garden			
Type and Date			
GARDEN (Imperial to Modern - 1751 AD to 2050 AD)			
Location			
National Grid Reference		Civil Parish	
Centred SP 2715 8541 (188m by 146m)		Fillongley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> Moor House garden, Fillongley Lovie did not visit. Reports a small site with pleasure grounds and kitchen garden.			
Sources			
(1) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Data Tables (North Warwickshire, Nuneaton & Bedworth, Rugby). Item 47			
Status and other references			
Old SMR PrefRef - 12563		Active	
Associated Finds			
Associated Events/Activities			
EWA9504 Review of Warwickshire's historic parks and gardens by Jonathan Lovie (Documentary Research)			
Associated Individuals			
Associated Organisations			

SMR Number	MWA12578	Site Name	The Uplands garden, Fillongley
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SMR Number	Site Name	Record Type
MWA12578	The Uplands garden, Fillongley	Monument

Pleasure grounds, pond; kitchen garden. Villa to NE of village.

Type and Date
GARDEN (Post-medieval to Modern - 1540 AD to 2050 AD)

Location

National Grid Reference	Civil Parish
Centred SP 2884 8849 (145m by 203m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description
<1>The Uplands garden, The Uplands, Fillongley
villa NE of village. Pleasure grounds, pond; kitchen garden

Sources
(1) Bibliographic reference: Lovie, Jonathan. 1997. Warwickshire Register Review Data Tables (North Warwickshire, Nuneaton & Bedworth, Rugby). 12578

Status and other references
Old SMR PrefRef - 12578 Active

Associated Finds

Associated Events/Activities
EWA9578 Site visit to The Uplands garden, The Uplands, Fillongley by J Lovie c1996 (Field Observation)

Associated Individuals

Associated Organisations

SMR Number	MWA13126	Site Name	Former moated site at Green End, Fillongley
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SMR Number	Site Name	Record Type
MWA13126	Former moated site at Green End, Fillongley	Monument

A moated site is shown on the one inch to one mile ordnance survey map. The road running past the site has been moved northwards.

Type and Date

MOAT (Medieval to Post-medieval - 1066 AD to 1750 AD)

Location

National Grid Reference

Centred SP 2600 8643 (214m by 185m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> A moat is shown on the first edition one inch to one mile Ordnance Survey map.

Sources

(1) Map: Ordnance Survey. 1830s. Map 1830s One inch to one mile.

Status and other references

SHINE Candidate (Probable)

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA13254 **Site Name** Medieval deer park associated with Castle Yard, Fillon

SMR Number	Site Name	Record Type
MWA13254	Medieval deer park associated with Castle Yard, Fillongley	Monument

Medieval deer park.

Type and Date

DEER PARK (Early medieval to Medieval - 801 AD to 1539 AD)

Location

National Grid Reference

Centred SP 2818 8648 (1611m by 1274m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Medieval deer park associated with Castle Yard, Fillongley.

Medieval parkland associated with Castle Yard. Boundary of parkland worked out using place names referring to parkland on the 1844 tithe map.

<2> Portable Antiquities Scheme find provenance information:

Date found: 2003-09-13T23:00:00Z

Methods of discovery: Metal detector

Sources

Internet Data: British Museum. Portable Antiquities Scheme (PAS) Database. <http://finds.org.uk/>. PAS downloaded on 21/11/13

(1) Unpublished document: B Morton. 2011. Warwickshire Extensive Urban Survey Fillongley Assessment.

Status and other references

Associated Finds

FWA6553 BUCKLE (1) (Medieval to Imperial - 1500 AD to 1800 AD)

COPPER ALLOY

Associated Events/Activities

EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)

Associated Individuals

Associated Organisations

SMR Number	MWA13255	Site Name	Site of possible fish pond/mill pond, Fillongley
SMR Number	Site Name	Record Type	
MWA13255	Site of possible fish pond/mill pond, Fillongley	Monument	

Possible fish pond or mill pond situated to the north of Fillongley.

Type and Date

FISHPOND? (Undated)

MILL POND? (Undated)

Location

National Grid Reference

Centred SP 2823 8751 (108m by 256m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Site of possible fish pond/mill pond, Fillongley.

Boggy area with stream through centre. Possible fish/mill pond from the damming of the stream.

There is a similar area to the south.

Sources

(1) Unpublished document: B Morton. 2011. Warwickshire Extensive Urban Survey Fillongley Assessment.

Status and other references

Associated Finds

Associated Events/Activities

EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)

Associated Individuals

Associated Organisations

SMR Number MWA13256 **Site Name** Site of earthworks, Fillongley

SMR Number	Site Name	Record Type
MWA13256	Site of earthworks, Fillongley	Monument

Site of earthworks possibly a fish pond/mill/settlement within the parkland associated with Castle Yard.

Type and Date

FISHPOND? (Undated)

MILL POND? (Undated)

Location

National Grid Reference

Centred SP 2766 8671 (224m by 350m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Site of earthworks, Fillongley.

Large area delineated by earthworks in the parkland surrounding Castle Yard, to the south west of the castle. Earthworks associated with a stream

Possible fish pond/mill/settlement.

Sources

(1) Unpublished document: B Morton. 2011. Warwickshire Extensive Urban Survey Fillongley Assessment.

Status and other references

Associated Finds

Associated Events/Activities

EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)

Associated Individuals

Associated Organisations

SMR Number	MWA13257	Site Name	Site of Butcher's Arms, Coventry road, Fillongley
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SMR Number	Site Name	Record Type
MWA13257	Site of Butcher's Arms, Coventry road, Fillongley	Monument

Site of historic public house situated on west side of Coventry road.

Type and Date

PUBLIC HOUSE (Undated)

Location

National Grid Reference

Centred SP 2858 8752 (1130m by 714m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Site of Butcher's Arms, Coventry road, Fillongley.

Site of historic public house situated on west side of Coventry road, 20 metres south of the site of the butcher's shop.

Recorded on F. White & Co.'s database, which shows it in existence in 1874.

Listed building (DWA423) gives date of Late C16.

Sources

(1) Internet Data: F. White and Co.. F. White and Co.'s Warwickshire Directory 1874.

Status and other references

Associated Finds

Associated Events/Activities

EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)

Associated Individuals

Associated Organisations

SMR Number MWA13261 **Site Name** Red Lion public house, Wall Hill road, Corley Moor, Fill

SMR Number	Site Name	Record Type
MWA13261	Red Lion public house, Wall Hill road, Corley Moor, Fillongley	Monument

Historic public house situated on the south side of Wall Hill road, Corley Moor, close to a cross-road.

Type and Date

PUBLIC HOUSE (Undated)

Location

National Grid Reference

Centred SP 2768 8508 (31m by 28m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> <2> Red Lion, Wall Hill road, Corley Moor, Fillongley.

Historic public house, recorded on F. White & Co.'s and the Vicutaller's databases. The latter shows it in existence in 1802. Situated on the south side of Wall Hill road.

Sources

- (1) Internet Data: F. White and Co.. F. White and Co.'s Warwickshire Directory 1874.
- (2) Internet Data: Warwickshire County Record Office. 1801 - 1828. Victuallers Database 1801 - 1828
Victuallers Database, 1801 to 1828. <http://www.warwickshire.gov.uk/corporate/victuall.nsf>.

Status and other references

Associated Finds

Associated Events/Activities

EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)

Associated Individuals

Associated Organisations

SMR Number	MWA13263	Site Name	Site of Cock Inn, Coventry road Fillongley
SMR Number	Site Name	Record Type	
MWA13263	Site of Cock Inn, Coventry road Fillongley	Monument	
Historic inn situated on west side of Coventry road, now Alpha House.			
Type and Date			
PUBLIC HOUSE (Undated)			
Location			
National Grid Reference		Civil Parish	
Centred SP 2803 8715 (20m by 19m)		Fillongley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> <2> Site of Cock Inn, Coventry road, Fillongley. Historic inn, recorded on F. White & Co.'s and the Vicutaller's databases. The latter shows it in existence in 1801. Situated on west side of Coventry road, at junction with Mill Lane. Listed building date (DWA424) 1612 (deeds) and late C18. Now called Alpha house.			
Sources			
(1) Internet Data: F. White and Co.. F. White and Co.'s Warwickshire Directory 1874. (2) Internet Data: Warwickshire County Record Office. 1801 - 1828. Victuallers Database 1801 - 1828 Victuallers Database, 1801 to 1828. http://www.warwickshire.gov.uk/corporate/victuall.nsf.			
Status and other references			
Associated Finds			
Associated Events/Activities			
EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)			
Associated Individuals			
Associated Organisations			

SMR Number MWA13265 **Site Name** The Manor House public house, Coventry road, Fillongl

SMR Number	Site Name	Record Type
MWA13265	The Manor House public house, Coventry road, Fillongley	Monument

Historic public house situated on east side of Coventry road.

Type and Date

PUBLIC HOUSE (Undated)

Location

National Grid Reference

Centred SP 2807 8709 (23m by 23m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> The Manor House public house, Coventry road, Fillongley.
Historic public house situated on west side of Coventry road.
Listed building date (DWA733) LC18/EC19.

Sources

Status and other references

Associated Finds

Associated Events/Activities

EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)

Associated Individuals

Associated Organisations

SMR Number	MWA13266	Site Name	Site of the Bell Inn, Coventry road, Fillongley
SMR Number	Site Name	Record Type	
MWA13266	Site of the Bell Inn, Coventry road, Fillongley	Monument	

Historic inn situated on west side of Coventry road.

Type and Date

INN (Undated)

Location

National Grid Reference

Centred SP 2808 8705 (32m by 17m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> <2> Site of the Bell Inn, Coventry road, Fillongley.

Historic inn situated on west side of Coventry road.

Recorded on F. White & Co.'s and the Victuallers databases. The latter shows it in existence in 1804.

Sources

- (1) Internet Data: F. White and Co.. F. White and Co.'s Warwickshire Directory 1874.
- (2) Internet Data: Warwickshire County Record Office. 1801 - 1828. Victuallers Database 1801 - 1828
Victuallers Database, 1801 to 1828. <http://www.warwickshire.gov.uk/corporate/victuall.nsf>.

Status and other references

Associated Finds

Associated Events/Activities

EWA10046 Warwickshire Extensive Urban Survey Fillongley Assessment (Archaeological Assessment)

Associated Individuals

Associated Organisations

SMR Number MWA13943 **Site Name** FILLONGLEY (Fields 296/298) Post Mediaeval finds

SMR Number	Site Name	Record Type
MWA13943	FILLONGLEY (Fields 296/298) Post Mediaeval finds	Find Spot

A series of Post Mediaeval artifacts found during metal detecting.

Type and Date

FINDSPOT (Post-medieval - 1696 AD)

Evidence FIND

Location

National Grid Reference

SP 27 86 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Portable Antiquities Scheme find provenance information:

Date found: 2003-10-04T23:00:00Z

Date found: 2004-03-28T00:00:00Z

Date found: 2005-07-19T23:00:00Z

Methods of discovery: Metal detector

Sources

- (1) Internet Data: British Museum. Portable Antiquities Scheme (PAS) Database. <http://finds.org.uk/>. PAS data downloaded on 21/11/2013

Status and other references

PAS FindspotCode - WMID-9FB394

Active

Associated Finds

FWA6503	BELL (1) (Post-medieval to Imperial - 1600 AD to 1800 AD)	COPPER ALLOY
FWA6505	BUCKLE (1) (Post-medieval to Imperial - 1600 AD to 1800 AD)	COPPER ALLOY
FWA6506	COIN (1) (Post-medieval - 1696 AD)	SILVER
FWA6551	BELL (1) (Post-medieval to Imperial - 1700 AD to 1900 AD)	COPPER ALLOY
FWA6554	COIN (1) (Post-medieval - 1697 AD)	SILVER

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA14069	Site Name	FILLONGLEY (Field 810) Post Mediaeval finds
SMR Number	Site Name	Record Type	
MWA14069	FILLONGLEY (Field 810) Post Mediaeval finds	Find Spot	

A series of Post Mediaeval artifacts found during metal detecting.

Type and Date

FINDSPOT (Post-medieval - 1540 AD to 1750 AD)

Evidence FIND

Location

National Grid Reference

SP 2704 8716 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

WARWICKSHIRE FILLONGLEY (known as)

Historic Names

Description

<1> Portable Antiquities Scheme find provenance information:

Date found: 1998-12-01T00:00:00Z

Methods of discovery: Metal detector

Sources

- (1) Internet Data: British Museum. Portable Antiquities Scheme (PAS) Database. <http://finds.org.uk/>. PAS data downloaded on 21/11/2013

Status and other references

PAS FindspotCode - WMID112

Active

Associated Finds

FWA6833	UNIDENTIFIED OBJECT (1) (Medieval to Unknown - 1485 AD)	LEAD
FWA6834	TOKEN (1) (Post-medieval to Imperial - 1750 AD to 1900 AD)	COPPER ALLOY
FWA6845	WEIGHT (1) (Post-medieval to Imperial - 1600 AD to 1834 AD)	LEAD
FWA6846	WEIGHT (1)	LEAD
FWA6847	COIN (1) (Post-medieval - 1591 AD to 1594 AD)	SILVER
FWA6848	COIN (1) (Post-medieval - 1560 AD to 1561 AD)	SILVER

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA1848	Site Name	Findspot - Medieval wrought iron dagger
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SMR Number	Site Name	Record Type
MWA1848	Findspot - Medieval wrought iron dagger	Find Spot

Findspot - a dagger of Medieval date was found 800m north west of Red Hill.

Type and Date

FINDSPOT (Medieval - 1066 AD to 1539 AD)

Evidence FIND

Location

National Grid Reference	Civil Parish
SP 2845 8645 (point)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> From the above grid reference. A wrought iron guillon dagger found in an uprooted hedgerow, February 1987. Blade 390 mm, handle and guillon 522 mm. Date 14th or 15th century.

<3> The dagger is of wrought iron and complete. The blade length is exceptional for a dagger but still falls short of a true sword. The date is probably 15th century.

Sources

(1) Note: Pickin J. Medieval dagger found in Fillongley.

(2) Drawing: Pickin J. Dagger from Fillongley.

(3) Serial: Pickin J. 1987. WMA vol 30. Volume - 30, Page Ref - 44-5

Status and other references

SHINE Candidate (No)	Active
Old SMR PrefRef - 1848	Active

Associated Finds

FWA316	DAGGER (Medieval - 1066 AD to 1539 AD)	IRON
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Associated Events/Activities

EWA4507	Casual find of Medieval dagger (Stray Find)
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Associated Individuals

Associated Organisations

SMR Number MWA201 **Site Name** Fillongley Hall

SMR Number	Site Name	Record Type
MWA201	Fillongley Hall	Building

A lodge built during the Imperial period. It is associated with Fillongley Hall and lies 300m north east of it.

Type and Date

LODGE (Imperial - 1751 AD to 1913 AD)
Evidence EXTANT BUILDING

Location

National Grid Reference	Civil Parish
SP 2692 8775 (point)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Mid or late 18th century. Single storied ashlar. The front has a roman doric arcade of three bays. Balustrade parapet.

Sources

(1) Descriptive Text: DoE. LBL.

Status and other references

SHINE Candidate (Unlikely)	Active
Old SMR PrefRef - 201	Active
Listed Building (II)	Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA320	Site Name	Findspot - Neolithic stone axe, Fillongley
SMR Number	Site Name	Record Type	
MWA320	Findspot - Neolithic stone axe, Fillongley	Find Spot	

Findspot - a Neolithic stone axe was found 200m west of Wood End.

Type and Date

FINDSPOT (Early Neolithic to Late Neolithic - 4000 BC to 2351 BC)

Evidence UNSTRATIFIED FIND

Location

National Grid Reference	Civil Parish
SP 2898 8786 (point)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Catalogued as Wa 30/c. Of Great Langdale epidotized tuff.
 <2> According to the vicar it was found at harvest time either in 1971 or 1972.
 <3> The find spot was provided by the finder.
 <4> Neolithic date confirmed.

Sources

(1) Correspondence: Saville A. 1972. Find of a Neolithic axe in Fillongley.
 (2) Unpublished document: Morris J M. Unpublished document.
 (3) Record Card/Form: JMG. SMR card : text. PRN 320
 (4) Verbal communication: Stuart Palmer. 2006. Aggregates Assessment.

Status and other references

SHINE Candidate (Unlikely)	Active
Old SMR PrefRef - 320	Active

Associated Finds

FWA36	AXE (Early Neolithic to Late Neolithic - 4000 BC to 2351 BC)	STONE
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Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA321 **Site Name** Castle Hills, Fillongley.

SMR Number	Site Name	Record Type
MWA321	Castle Hills, Fillongley.	Monument

Castle Hills, a Medieval motte and bailey castle. It is situated 200m north east of Berryfields Farm.

Type and Date

CASTLE (Medieval - 1066 AD to 1539 AD)

Evidence CONJECTURAL EVIDENCE

EARTHWORK (Medieval - 1066 AD to 1539 AD)

Evidence EARTHWORK

MOTTE AND BAILEY (Medieval - 1066 AD to 1539 AD)

Evidence EARTHWORK

Location

National Grid Reference

Centred SP 2849 8774 (135m by 147m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Narn - 3, Mapsheet - SP28NE

Historic Names

Description

<1> A well-preserved entrenchment, nearly oval in form and situated on low-lying ground. Its defences consist of a strong rampart running round a raised internal plateau with a deep ditch beyond. The ditch was probably once filled with water from the stream which still runs through it on the SW side. There are remains of further artificial banks in the field to the S, but they are now worn and indistinct in plan. The site was called 'Old Fillongley' in Henry III's time.

<2> A simple earthwork formed of a bank and ditch, oval in shape, about 56m by 39m. If there were ever any buildings within the enclosed area there is nothing now to be seen. It may be a castle in its first stage of development, before the construction of the motte.

<3> Scheduled as Warwickshire Monument No 35.

<4> A Medieval ring-work castle with a weak bailey on its SW side.

<5> A circular mound rising 3.6m to 6m high out of a surrounding ditch, 0.9 to 1.8m below ground level outside ditch. Top of mound comprises a bank 0.9 to 2.4m above level top (slight hollow). Signs of entrance NNW and SSW. Lowest part with little visible ditch on W side along stream.

<6> Rescheduled as SM21546.

Sources

- (1) Bibliographic reference: Doubleday H A & Page W (eds). 1904. Victoria County History, vol 1, Warwickshire. Warwickshire. Page Ref - 375
- (2) Serial: Chatwin P B. 1947. TBAS vol 67. Volume - 67, Page Ref - 22-3
- (3) Scheduling record: Ministry of Works/DoE. Castle Hills Castle, Fillongley.
- (4) Record Card/Form: Ordnance Survey. 1967. OS Card 29NE1. Volume - 28NE3
- (5) Scheduling record: DoE. 1985. SAM list 1985.
- (6) Scheduling record: EH. 1994. Castle Hills, Fillongley. SAM 21546

Status and other references

SHINE Candidate (No)

Active

Old SMR PrefRef - 321

Active

Associated Finds

SMR Number MWA321 **Site Name** Castle Hills, Fillongley.

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA322	Site Name	Church of St Mary and All Saints, Fillongley
SMR Number	Site Name	Record Type	
MWA322	Church of St Mary and All Saints, Fillongley	Building	

The Parish Church of St. Mary and All Saints which has its origins in the Medieval period. It is situated on Coventry Road, Fillongley.

Type and Date

CHURCH (Medieval - 1066 AD to 1539 AD)
Evidence EXTANT BUILDING

Location

National Grid Reference

Centred SP 2809 8717 (39m by 18m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Narn - 6, Mapsheet - SP28NE

Historic Names

Description

<1> C12-C15 chancel, C15 N chapel, C14 nave, C13 W tower, the upper portion rebuilt C15 and modern S porch. Restored by Bodley and Garner.
<2> A priest is recorded in 1086.
<3> Photographed in 1977.

Sources

- (1) Desk Top Study: DoE. 1951. LBL. Volume - Meriden Rural, Page Ref - 30
- (2) Bibliographic reference: Salzman L F (ed). 1947. Victoria County History, vol 4, Warwickshire. Warwickshire. Page Ref - p 72-74
- (3) Record Card/Form: 2005. SMR card: photograph. PRN 322

Status and other references

SHINE Candidate (Unlikely)	Active
Old SMR PrefRef - 322	Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA323	Site Name	Cross in Fillongley Churchyard
SMR Number	Site Name	Record Type	
MWA323	Cross in Fillongley Churchyard	Monument	
A cross of Medieval date which is situated in the churchyard of Church St. Mary and All Saints on Coventry Road, Fillongley.			
Type and Date			
CROSS (Medieval - 1066 AD to 1539 AD)			
Evidence		STRUCTURE	
Location			
National Grid Reference		Civil Parish	
Centred SP 2809 8715 (5m by 4m)		Fillongley, North Warwickshire, Warwickshire	
Address			
Narn - 1, Mapsheet - SP28NE			
Historic Names			
Description			
<1> Situated on S side of church opposite chancel. Modern octagonal shaft let into square socket stone which has four worked corners, the whole standing on four steps. <2> In the churchyard is a cross with a medieval graduated base, and a shaft restored 1895. <3> A large pedestal base of four steps, 3.5m square and 1m high with a socket-stone into which has been morticed a modern cross. The whole is constructed of sandstone and stands approx. 4m high. <4> Photographed in 1977.			
Sources			
(1) Descriptive Text: Nelson J. 1952. TBAS vol 68. Volume - 68, Page Ref - 85 (2) Desk Top Study: DoE. 1951. LBL. Volume - Meriden Rural, Page Ref - 30 (3) Record Card/Form: Ordnance Survey. 1967. OS Card 29NE1. Volume - 28NE1 (4) Record Card/Form: 2005. SMR card: photograph. PRN 323			
Status and other references			
SHINE Candidate (Possible)		Active	
Old SMR PrefRef - 323		Active	
Associated Finds			
Associated Events/Activities			
Associated Individuals			
Associated Organisations			

SMR Number MWA324 **Site Name** Fillongley Old Hall

SMR Number	Site Name	Record Type
MWA324	Fillongley Old Hall	Building

Fillongley Old Hall, a house which was built during the Imperial period. It is situated 100m south of Chapel Green.

Type and Date

HOUSE (Imperial - 1751 AD to 1913 AD)
Evidence EXTANT BUILDING

Location

National Grid Reference	Civil Parish
SP 2690 8534 (point)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Mid 18th c. A large regular 2-storeyed house in Ashlar. Central recessed portico with twin giant Ionic columns.
<2> This building is not in a good state of repair.
<3> Facade: 1824-5, has been likened to the fronts of Dobson house in the north.
<4> Correspondence relating to a visit to the Hall.
<5><6> Layout shown on Tithe Map, as can be seen on the 1st edition mapping. Layout substantially altered to present arrangement.

Sources

- (1) Descriptive Text: DoE. LBL.
- (2) Record Card/Form: JMG. SMR card : text. PRN 324
- (3) Bibliographic reference: Pevsner N and Wedgwood A. 1966. The Buildings of England: Warwickshire. Page 294
- (4) Correspondence: Miss S Williams. 1977. Fillongley Hall.
- (5) Map: R.Stelfox. 1846. Fillongley Tithe Map and Apportionment.
- (6) Map: Ordnance Survey. 1886. First Edition.

Status and other references

Listed Building	Active
SHINE Candidate (Unlikely)	Active
Old SMR PrefRef - 324	Active
Listed Building (II) - 307627	Active

Associated Finds

Associated Events/Activities

EWA2195 (Field Observation)

Associated Individuals

Williams, Sian - Warwickshire Museum	Study By
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Associated Organisations

SMR Number MWA325 **Site Name** Possible Deserted Medieval Village at Chapel Green

SMR Number	Site Name	Record Type
MWA325	Possible Deserted Medieval Village at Chapel Green	Monument

The possible site of a deserted settlement of Medieval date. The site was located at Chapel Green, 500m north of Birchley Hays Wood.

Type and Date

DESERTED SETTLEMENT (Medieval - 1066 AD to 1539 AD)

Evidence DOCUMENTARY EVIDENCE

Location

National Grid Reference

Centred SP 2697 8539 (554m by 375m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> 1595: 'the Chappell green'.

<2> Possibility that this was once a village with a chapel and a green. There are no surface indications of desertion.

Sources

- (1) Bibliographic reference: Mawer, A. and Stenton, F.M. (eds). 1936. The Place-Names of Warwickshire (EPNS). Volume - Warwicks, Page Ref - 83
- (2) Record Card/Form: JMG. SMR card : text. PRN 325

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 325

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA326 **Site Name** Daw Mill, Fillongley

SMR Number	Site Name	Record Type
MWA326	Daw Mill, Fillongley	Building

Daw Mill, a watermill which was built during the Post Medieval period. It is situated 400m north east of Wagstaff Farm.

Type and Date

WATERMILL (Mill-Water, Post-medieval to Imperial - 1540 AD to 1900 AD)

Evidence EXTANT BUILDING

Location

National Grid Reference

SP 2570 8990 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Marked on Beighton's map of 1725, but its early history is not known. Information on ownership exists for the 19th century, and milling continued until the early 1940s. Conversion to a dwelling started c1960 and was still being carried out in 1971. The mill is a three storey brick structure with an external waterwheel. Most of the machinery has been removed. The wheel was fed by a long leat from the river, and the section nearest the mill is now completely dry.

Sources

(1) Bibliographic reference: Thomas N. 1978. Warwickshire Watermills. Page Ref - 52

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 326

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA327 **Site Name** Fillongley Mill

SMR Number	Site Name	Record Type
MWA327	Fillongley Mill	Building

Fillongley Mill, a watermill which was built during the Post Medieval period. It is situated 200m south east of New Bridge.

Type and Date

WATERMILL (Mill-Water, Post-medieval to Imperial - 1540 AD to 1900 AD)

Evidence EXTANT BUILDING

Location

National Grid Reference

SP 2733 8859 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> There was a mill here in 1725 and information on ownership exists for the C19. The mill closed in the early 1900's. It was then converted into a dwelling but was condemned as unfit for habitation many years ago, and now stands derelict. The head race which fed the wheel can still be traced.

<2> The mill has now been converted into a cottage. It is built partly of stone rubble and has been extended in brick. The wheelhouse has been filled in with brick and is used as a kitchen. The site is now called Mill Farm.

<3> Photographed in 1977.

Sources

- (1) Bibliographic reference: Booth D T N. 1978. Warwickshire Watermills. Page Ref - 52
- (2) Record Card/Form: JMG. SMR card : text. PRN 327
- (3) Record Card/Form: 2005. SMR card: photograph. PRN 327

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 327

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA328 **Site Name** Lower Mill, Fillongley

SMR Number	Site Name	Record Type
MWA328	Lower Mill, Fillongley	Building

Lower Mill, a watermill which was built during the Imperial period. It has now been converted into a dwelling and is situated 100m east of Tamworth Road.

Type and Date

WATERMILL (Mill-Water, Imperial - 1751 AD to 1913 AD)
Evidence EXTANT BUILDING

Location

National Grid Reference	Civil Parish
SP 2777 8817 (point)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> A mill, mentioned in a deed of 1703, probably stood on this site, but nothing is known of its early history. It was known as Lovell's Mill by the 1780's. Information on ownership exists for C19 and C20. The mill closed in c1946. The mill was then used for cattle and the corn grinding machinery was removed. The waterwheel was broken up in 1968. In 1973 planning permission was given to convert the mill into a dwelling. The mill is a small three storey brick structure. The iron overshot waterwheel, measuring c4.6m diameter and 1.96m wide, was mounted externally, but enclosed in a brick wheelhouse. This drove two pairs of stones via an upright shaft and spur wheel. Some of the stones remain outside the building. The long leat from the river can still be traced for part of its length.

<2> Renovation has changed the building almost beyond recognition.

Sources

- (1) Bibliographic reference: Booth D T N. 1978. Warwicks Watermills. Page Ref - 52
- (2) Record Card/Form: JMG. SMR card : text. PRN 328

Status and other references

SHINE Candidate (Unlikely)	Active
Old SMR PrefRef - 328	Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA329 **Site Name** Moat at Moat House Farm, Fillongley.

SMR Number	Site Name	Record Type
MWA329	Moat at Moat House Farm, Fillongley.	Monument

A moat, a wide ditch surrounding a building. It is Medieval in date and is visible as an earthwork. The moat is located at Moat House Farm, 700m north west of Corley Moor.

Type and Date

MOAT (Medieval - 1066 AD to 1539 AD)
Evidence EARTHWORK

Location

National Grid Reference	Civil Parish
Centred SP 2784 8547 (113m by 122m)	Fillongley, North Warwickshire, Warwickshire

Address

Narn - 5, Mapsheet - SP28NE

Historic Names

Description

<1> Remains of a moat to NW of farmhouse.
<2> 'Considerable remains' of an ancient moat survive at Moat House Farm.
<3> No moat can now be recognised, though some fragments of overgrown ditch survive. The farmhouse is of no interest.
<4> Approx 70 x 40m with the moat perhaps 5-10m wide.

Sources

- (1) Map: Ordnance Survey. 1926. 1:10560 1926 22SE. Volume - 10560, Page Ref - 16SW
 - (2) Bibliographic reference: Salzman L F (ed). 1947. Victoria County History, vol 4, Warwickshire. Warwickshire. Page Ref - 69 column 2
 - (3) Record Card/Form: Ordnance Survey. 1967. OS Card 29NE1. Volume - 28NE5
 - (4) Bibliographic reference: 1985. Moated Sites Research Group. Volume - Card
-

Status and other references

SHINE Candidate (Yes)	Active
Old SMR PrefRef - 329	Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA330 **Site Name** Medieval Castle at Castle Yard, Fillongley.

SMR Number	Site Name	Record Type
MWA330	Medieval Castle at Castle Yard, Fillongley.	Monument

The remains of a Medieval castle survive as an earthwork with traces of a masonry building. The site is known as Castle Yard and is situated 300m south west of Fillongley.

Type and Date

CASTLE (Medieval - 1066 AD to 1539 AD)

Evidence EARTHWORK

EARTHWORK (Medieval - 1066 AD to 1539 AD)

Evidence EARTHWORK

RINGWORK (Medieval - 1066 AD to 1539 AD)

Evidence EARTHWORK

TOWER HOUSE (Towerhouse, Medieval - 1066 AD to 1539 AD)

Evidence EARTHWORK

Location

National Grid Reference

Centred SP 2799 8685 (208m by 203m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Narn - 2, Mapsheet - SP28NE

Historic Names

Description

<2> Earthworks on a site known as the 'Castle Yard' comprising a low mount (or keep) with a courtyard to the S; the whole being surrounded by a moat. On the S of the 'court' are the remains of a rampart, and on the summit of the mount are masonry fragments. The castle was occupied by the Hastings family in the reign of Henry I and afterwards became their chief residence in Warwickshire.

<3> Banks and ditches are well marked. More or less in the centre is a patch of higher ground on which is a block of masonry about 2.6 by 1.96m standing about 1.96m out of the ground. This was obviously the corner of a rectangular building. Against this but under the ground remains of a circular staircase have been found. Other traces of fallen masonry are scattered about. To the NE is a triangular area, with a ditch, probably the moat proper. Traces of paving and a well have been found. It is known that licence to crenellate was given in 1300.

<4> Remains of a ring castle with outer bailey. The work itself must have been quite strong but its marshy, waterlogged area is definitely weak.

<5> Ministry of Works/DoE AM 7

<6> SAM County Index.

<7> In 1987 when the site was visited, preservation of the monument was fairly good other than some soil slippage and erosion from water channels.

<8> Rescheduled as SAM 21573.

<9> Market charter granted for Mondays to John de Hastings on 2nd February 1301 by Edward I. To be held at Manor Fair charter vigil feast morrow +2 Nativity of John the Baptist (24th June) granted 2nd February by Edward I to John de Hastings. To be held at manor.

<10> The moat was observed to be water logged, and the upstanding masonry clearly visible.

<11> Correspondence from 1977 relating to the additional area.

<12> Correspondence relating to a planning application.

<13> An extension of the area scheduled in 1950, to include earthworks more numerous and complex than those marked by the Ordnance Survey.

<14> Plan from 1976.

<15> Letter from 1997 about coal extraction in the vicinity.

<16> Covering letter from the DoE.

Sources

(1) Bibliographic reference: Dugdale W. 1730. Antiquities of Warwickshire. Page Ref - 725

www.warwickshire.gov.uk/timetrail

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SMR Number	MWA330	Site Name	Medieval Castle at Castle Yard, Fillongley.
(2)	Bibliographic reference: Doubleday H A & Page W (eds). 1904. Victoria County History, vol 1, Warwickshire. Warwickshire. Page Ref - 376		
(3)	Bibliographic reference: Chatwin P B. 1947. TBAS vol 67. Volume - 67, Page Ref - 25-6		
(4)	Record Card/Form: Ordnance Survey. 1981. OS Card 05NE29. Volume - 28NE2		
(5)	Scheduling record: Ministry of Works/DoE. Fillongley Castle Yard.		
(6)	Scheduling record: DoE. 1985. Fillongley Castle Yard (additional area).		
(7)	Descriptive Text: Baker H. 1987. Warwickshire Monuments Evaluation and Presentation Project. Volume - Field Survey		
(8)	Scheduling record: English Heritage. 1995. SAM list 1995.		
(9)	Internet Data: Institute of Historical Research (CMH). 2005. Gazetteer of Markets and Fairs to 1516 (Warwickshire). http://www.history.ac.uk/cmh/gaz/warws.html .		
(10)	Site Visit: Ed Wilson. 2003. Visit to the motte and bailey castles at Fillongley.		
(11)	Correspondence: DoE. 1977. Fillongley Castle Yard.		
(12)	Correspondence: Dr Martine ?. 2002. Fillongley, Castle Farm Ancient Steps.		
(13)	Scheduling record: DoE. 1977. Fillongley Castle Yard (Additional Area).		
(14)	Plan: 1976. Fillongley Castle Yard.		
(15)	Correspondence: EH. 1997. Fillongley Castle.		
(16)	Correspondence: DoE. 1982. Fillongley Castle.		
Status and other references			
SHINE Candidate (Yes)			Active
Old SMR PrefRef - 330			Active
Associated Finds			
Associated Events/Activities			
EWA1197 (Field Observation)			
Associated Individuals			
Baker, Heather - Warwickshire Museum			Study By
Associated Organisations			

SMR Number	MWA3301	Site Name	Windmill at Windmill Farm, Fillongley
SMR Number	Site Name	Record Type	
MWA3301	Windmill at Windmill Farm, Fillongley	Building	

A windmill which was built during the Post Medieval period, and which went out of use in the late 19th century. The brick tower is now part of a house. It is situated 100m east of Windmill Farm.

Type and Date

WINDMILL (Mill-Wind, Post-medieval to Imperial - 1540 AD to 1900 AD)

Evidence STRUCTURE

TOWER MILL (Post-medieval to Imperial - 1540 AD to 1913 AD)

Evidence STRUCTURE

Location

National Grid Reference

SP 2768 8497 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Early C19 windmill. Ceased working about 1880s. Had four common sails. Was subsequently used as a cattle shelter and store. Now under conversion into wing of house. Red brick tower (tarred) with stone base, of slight ogee outline, low octagonal/pyramidal roof, iron-sheeted with acorn finial, empty except for main upper floor timbers. Small, three-storey.

<2> Derelict tower mill.

<3> A round tapering tower of brick with conical cap. Sails missing. A windmill on this site is recorded in 1650.

Sources

- (1) Bibliographic reference: Seaby W A and Smith A C. 1977. Windmills in Warwicks. Page Ref - 5
- (2) Bibliographic reference: Pevsner N and Wedgwood A. 1966. The Buildings of England: Warwickshire. Page 295
- (3) Desk Top Study: DoE. 1951. LBL. Volume - Meriden Rural

Status and other references

SHINE Candidate (Yes)

Active

Old SMR PrefRef - 3301

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA434	Site Name	Findspot - Medieval quern stone, Fillongley.
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SMR Number	Site Name	Record Type
MWA434	Findspot - Medieval quern stone, Fillongley.	Find Spot

Findspot - a quern stone used for grinding grain, possibly of Medieval date, was found near Coventry Road, Fillongley.

Type and Date

FINDSPOT (Medieval - 1066 AD to 1539 AD)

Evidence UNSTRATIFIED FIND

Location

National Grid Reference	Civil Parish
SP 2810 8700 (point)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> A quern, possibly Medieval, found when digging a hole for a gate post.

Sources

(1) Record Card/Form: 1951. WM. Volume - Accession card, Page Ref - 139

Status and other references

SHINE Candidate (Unlikely)	Active
Old SMR PrefRef - 434	Active

Associated Finds

FWA52	QUERN (Medieval - 1066 AD to 1539 AD)	STONE
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Associated Events/Activities

EWA4228 Casual find of Medieval quern stone (Stray Find)

Associated Individuals

Associated Organisations

SMR Number MWA435 **Site Name** Findspot - Neolithic to Bronze Age flint flake, Fillongley

SMR Number	Site Name	Record Type
MWA435	Findspot - Neolithic to Bronze Age flint flake, Fillongley.	Find Spot

Findspot - a flint flake of Prehistoric date was found in the gardens of Arley House.

Type and Date

FINDSPOT (Early Neolithic to Early Iron Age - 4000 BC to 701 BC)

Evidence UNSTRATIFIED FIND

Location

National Grid Reference

SP 2760 8840 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Worked flint flake found in the garden of Arley House.

Sources

(1) Record Card/Form: WM. Volume - Accession Card, Page Ref - 1731

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 435

Active

Associated Finds

FWA53 FLAKE (Early Neolithic to Early Iron Age - 4000 BC to 701 BC) FLINT

Associated Events/Activities

EWA4229 Casual find of Neolithic/Bronze Age flake (Stray Find)

Associated Individuals

Associated Organisations

SMR Number MWA4586 **Site Name** Mesolithic flint scatter

SMR Number	Site Name	Record Type
MWA4586	Mesolithic flint scatter	Monument

A flint scatter of Mesolithic date, made up of various types of flint artefacts, was found 300m north east of Wagstaff Farm.

Type and Date

FINDSPOT (Mesolithic - 10000 BC to 4001 BC)

FLINT SCATTER (Mesolithic - 10000 BC to 4001 BC)

Location

National Grid Reference

SP 2560 8960 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Mesolithic. Field survey in 1978 revealed waste cores from which artefacts had been flaked until the core was too small to facilitate further striking, waste flakes, microliths, wasters of the micro-burin type, blades and scrapers concentrated in this area. Part of the immediate area has been destroyed by industrial developments and pasture fields in the area prevented a full survey.

<2> Listed. No further details.

Sources

- (1) Serial: Fretwell L and Wykes G. 1978. WMANS no 21. Volume - 21, Page Ref - 37
- (2) Note: Hingley, Dr R., WM. Finds from Mr Fretwell.

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 4586

Active

Associated Finds

FWA636	CORE (Mesolithic - 10000 BC to 4001 BC)	FLINT
FWA3234	FLAKE (Mesolithic - 10000 BC to 4001 BC)	FLINT
FWA3235	MICROLITH (Mesolithic - 10000 BC to 4001 BC)	FLINT
FWA3236	MICROBURIN (Mesolithic - 10000 BC to 4001 BC)	FLINT
FWA3237	BLADE (Mesolithic - 10000 BC to 4001 BC)	FLINT
FWA3238	SCRAPER (TOOL) (Mesolithic - 10000 BC to 4001 BC)	FLINT

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA5025 **Site Name** Fishponds at 'Little London'

SMR Number	Site Name	Record Type
MWA5025	Fishponds at 'Little London'	Monument

The site of two fishponds of unknown date survive as earthworks and are situated at Little London, 200m north east of Fillongley.

Type and Date

FISHPOND (Unknown date)

Location

National Grid Reference

Centred SP 2831 8726 (207m by 121m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Two fishponds are marked.

Sources

(1) Map: Ordnance Survey. 1903. 2500 1903. Volume - 16:6

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 5025

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA5931	Site Name	Findspot - Roman coins
SMR Number	Site Name	Record Type	
MWA5931	Findspot - Roman coins	Find Spot	
Findspot - several coins of Roman date were found 600m north west of Fillongley.			
Type and Date			
FINDSPOT (Romano-British - 43 AD to 409 AD)			
Evidence		FIND	
Location			
National Grid Reference		Civil Parish	
SP 2750 8740 (point)		Fillongley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> Roman coins found by metal detectorists.			
<2> Thirteen coins recovered by metal detectorists in the area of Didgley Brook, of which three were of later 3rd century, and the remainder of 4th century date. The condition of the coins was poor. They were scattered separately over a number of metres of the stream bed, and it seems probable that they had been washed down-stream.			
Sources			
(1) Museum Enquiry Form: Seaby W A. 1990. WMEF 1098.			
(2) Serial: Baddeley C J. 1995. TBAS vol 99. Volume - 99, Page Ref - 121-123			
Status and other references			
SHINE Candidate (Unlikely)		Active	
Old SMR PrefRef - 5931		Active	
Associated Finds			
FWA1336 COIN (Romano-British - 43 AD to 409 AD)			
Associated Events/Activities			
EWA5579 (Metal Detector)			
Associated Individuals			
Seaby, Bill - Warwickshire Museum		Study By	
Associated Organisations			

SMR Number	MWA5998	Site Name	Site of Quarry N of Shawlane House
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SMR Number	Site Name	Record Type
MWA5998	Site of Quarry N of Shawlane House	Monument

The site of a quarry which was in use during the Imperial period. It was situated 500m south east of Newtown.

Type and Date
 QUARRY (Imperial - 1751 AD to 1913 AD)

Location

National Grid Reference	Civil Parish
Centred SP 2686 8848 (51m by 67m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description
 <1> Site of quarry marked on OS map of 1887.

Sources
 (1) Map: Ordnance Survey. 1887. Map 2500 1887. Volume - 2500

Status and other references

SHINE Candidate (Possible)	Active
Old SMR PrefRef - 5998	Active

Associated Finds

Associated Events/Activities
 EWA3672 (Documentary Research)

Associated Individuals

Hicks, David - Warwickshire Museum	Study By
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Associated Organisations

SMR Number MWA5999 **Site Name** Site of Smithy at Fillongley

SMR Number	Site Name	Record Type
MWA5999	Site of Smithy at Fillongley	Monument

The site of a blacksmiths workshop which was in use during the Imperial period. It was situated on the south side of Ousterne Lane, Fillongley.

Type and Date

BLACKSMITHS WORKSHOP (Imperial - 1751 AD to 1913 AD)

Location

National Grid Reference

Centred SP 2782 8711 (9m by 8m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Site of smithy marked on OS map of 1887.

Sources

(1) Map: Ordnance Survey. 1887. Map 2500 1887. Volume - 2500

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 5999

Active

Associated Finds

Associated Events/Activities

EWA3673 (Documentary Research)

Associated Individuals

Hicks, David - Warwickshire Museum

Study By

Associated Organisations

SMR Number MWA6000 **Site Name** Site of Quarry SW of Arley House

SMR Number	Site Name	Record Type
MWA6000	Site of Quarry SW of Arley House	Monument

The site of a quarry which dates to the Imperial period. It was situated 200m south west of Arley House and is marked on the Ordnance Survey map of 1887.

Type and Date

QUARRY (Imperial - 1751 AD to 1913 AD)

Location

National Grid Reference

Centred SP 2740 8821 (52m by 59m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Site of quarry marked on OS map of 1887.

Sources

(1) Map: Ordnance Survey. 1887. Map 2500 1887. Volume - 2500

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 6000

Active

Associated Finds

Associated Events/Activities

EWA3674 (Documentary Research)

Associated Individuals

Hicks, David - Warwickshire Museum

Study By

Associated Organisations

SMR Number MWA6002 **Site Name** Findspot - Bronze Age spearhead

SMR Number	Site Name	Record Type
MWA6002	Findspot - Bronze Age spearhead	Find Spot

Findspot - a Bronze Age spearhead was found at Fillongley Castle Yard, 400m south east of Fillongley.

Type and Date

FINDSPOT (Middle Bronze Age to Early Iron Age - 1600 BC to 301 BC)

Evidence FIND

Location

National Grid Reference

SP 2790 8680 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Old_Prn - 330

Historic Names

Description

<1> Small socketed spearhead with loops. (See J.Evans, Ancient British Implements, p.322). Found about 1961 on Medieval earthwork known locally as 'The Butts'. Loops were 'squashed' in antiquity and the butt-end blunted by the finder, a small boy.

Sources

(1) Bibliographic reference: Woodfield P. 1965. TBAS vol 82. Volume - 82, Page Ref - 93

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 6002

Active

Associated Finds

FWA947	SPEARHEAD (Middle Bronze Age to Early Iron Age - 1600 BC to 301 BC)	BRONZE
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Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA6123

Site Name Possible Chapel at Chapel Green

SMR Number

MWA6123

Site Name

Possible Chapel at Chapel Green

Record Type

Monument

The possible site of a Medieval chapel situated 200m north of Old Fillongley Hall.

Type and Date

CHAPEL (Medieval - 1066 AD to 1539 AD)

Location

National Grid Reference

Centred SP 2697 8551 (362m by 310m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Old_Prn - 325

Historic Names

Description

<1> The name Chapel Green can be traced back to 1595.

<2> This could suggest a shrunken settlement with a chapel and green. There are no traces of the exact location of a chapel on this site.

<3> Documentary and place name evidence suggest that Chapel Green was the site of a medieval village. A considerable amount of 18th and 19th century pottery, a couple of Roman sherds, three medieval sherds and a 15th/16th century key have been found on the site. There is possible evidence of settlement in the field to the NW of Chapel Green including several platforms.

Sources

- (1) Bibliographic reference: EPNS. Volume - Warwickshire, Page Ref - 83
- (2) Unpublished document: Willams S E. 1977. SMR Card. Volume - PRN 325
- (3) Correspondence: Marshall D. 1997. Chapel at Fillongley.

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 6123

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA6366	Site Name	Site of Smithy at Fillongley
SMR Number	Site Name	Record Type	
MWA6366	Site of Smithy at Fillongley	Monument	
The site of a blacksmiths workshop which was in use during the Imperial period. It was situated on Tamworth Road, Fillongley.			
Type and Date			
BLACKSMITHS WORKSHOP (Imperial - 1751 AD to 1913 AD)			
Location			
National Grid Reference		Civil Parish	
Centred SP 2806 8724 (7m by 16m)		Fillongley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> Site of smithy marked on OS map of 1887.			
Sources			
(1) Map: Ordnance Survey. 1887. Map 2500 1887. Volume - 2500			
Status and other references			
SHINE Candidate (Possible)		Active	
Old SMR PrefRef - 6366		Active	
Associated Finds			
Associated Events/Activities			
EWA3677 (Documentary Research)			
Associated Individuals			
Hicks, David - Warwickshire Museum		Study By	
Associated Organisations			

SMR Number	MWA6367	Site Name	Site of Quarry N of Berryfields Farm
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SMR Number	Site Name	Record Type
MWA6367	Site of Quarry N of Berryfields Farm	Monument

The site of a quarry dating to the Imperial period. It was situated 500m north of Little London.

Type and Date
 QUARRY (Imperial - 1751 AD to 1913 AD)

Location

National Grid Reference	Civil Parish
Centred SP 2837 8786 (67m by 56m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description
 <1> Site of quarry marked on OS map of 1887.

Sources
 (1) Map: Ordnance Survey. 1887. Map 2500 1887. Volume - 2500

Status and other references

SHINE Candidate (Possible)	Active
Old SMR PrefRef - 6367	Active

Associated Finds

Associated Events/Activities
 EWA3678 (Documentary Research)

Associated Individuals

Hicks, David - Warwickshire Museum	Study By
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Associated Organisations

SMR Number	MWA6368	Site Name	Site of Stone Pit NW of Tipper's Hill Farm
SMR Number	Site Name	Record Type	
MWA6368	Site of Stone Pit NW of Tipper's Hill Farm	Monument	

The site of a quarry which was in use during the Imperial period. It was situated 500m north west of Tipper's Hill.

Type and Date
 QUARRY (Imperial - 1751 AD to 1913 AD)

Location

National Grid Reference	Civil Parish
Centred SP 2819 8891 (113m by 77m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description
 <1> Site of stone pit marked on OS map of 1887.

Sources
 (1) Map: Ordnance Survey. 1887. Map 2500 1887. Volume - 2500

Status and other references

SHINE Candidate (Possible)	Active
Old SMR PrefRef - 6368	Active

Associated Finds

Associated Events/Activities
 EWA3679 (Documentary Research)

Associated Individuals

Hicks, David - Warwickshire Museum	Study By
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Associated Organisations

SMR Number	MWA6371	Site Name	Site of Brickworks NW of Corley Ash
SMR Number	Site Name	Record Type	
MWA6371	Site of Brickworks NW of Corley Ash	Monument	

The site of a brickworks, where bricks were manufactured during the Imperial period. It was situated 200m north west of Corley Ash, and was marked on the Ordnance Survey map of 1887.

Type and Date

BRICKWORKS (Imperial - 1751 AD to 1913 AD)

Location

National Grid Reference

Centred SP 2914 8615 (114m by 86m)

Civil Parish

Corley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Site of brickworks marked on OS map of 1887.

Sources

(1) Map: Ordnance Survey. 1887. Map 2500 1887. Volume - 2500

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 6371

Active

Associated Finds

Associated Events/Activities

EWA3682 (Documentary Research)

Associated Individuals

Hicks, David - Warwickshire Museum

Study By

Associated Organisations

SMR Number	MWA6586	Site Name	Site of Stone Pit E of Square Lane
SMR Number	Site Name	Record Type	
MWA6586	Site of Stone Pit E of Square Lane	Monument	
The site of a quarry which was in use during the Imperial period. It was situated on Square Lane, 1km north east of Red Hill.			
Type and Date			
QUARRY (Imperial - 1751 AD to 1913 AD)			
Location			
National Grid Reference		Civil Parish	
Centred SP 2997 8692 (50m by 88m)		Corley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> Site of stone pit marked on OS map of 1887.			
Sources			
(1) Map: Ordnance Survey. 1887. 2500 1887.			
Status and other references			
SHINE Candidate (Possible)		Active	
Old SMR PrefRef - 6586		Active	
Associated Finds			
Associated Events/Activities			
EWA3683 (Documentary Research)			
Associated Individuals			
Hicks, David - Warwickshire Museum		Study By	
Associated Organisations			

SMR Number	MWA7957	Site Name	Cast Lead Medallion from Fillongley
SMR Number	Site Name	Record Type	
MWA7957	Cast Lead Medallion from Fillongley	Find Spot	

Findspot - a lead medallion of Post Medieval date was found 600m north west of Fillongley.

Type and Date

FINDSPOT (Post-medieval - 1540 AD to 1750 AD)

Evidence FIND

Location

National Grid Reference	Civil Parish
SP 2750 8740 (point)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Found by metal detectorist in the area of Didgley Brook. The piece is discoid, and some 47mm in diameter; there is no evidence for any suspension hole. The reverse has a series of wavy lines in low relief over the hole surface and it is possible that this was intended to represent water. Equally this may have been the result of the casting process. The medallion front is of the greatest interest. The scene is undoubtedly Abraham about to slay his son Isaac upon the wood set for firing a burnt offering to God. Abraham appears to be dressed in Neo-Classical garb which suggests this work is not later than the 17th century and might possibly be late Elizabethan. Its exact purpose or relevance is obscure.

Sources

(1) Serial: Baddeley C J. 1995. TBAS vol 99. Volume - 99, Page Ref - 121-2

Status and other references

SHINE Candidate (Unlikely)	Active
Old SMR PrefRef - 7957	Active

Associated Finds

FWA1615 UNIDENTIFIED OBJECT (Post-medieval - 1540 AD to 1750 AD) LEAD

Associated Events/Activities

EWA5720 (Metal Detector)

Associated Individuals

Seaby, Bill - Warwickshire Museum	Study By
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Associated Organisations

SMR Number	MWA7967	Site Name	Berryfields Farmhhouse, Fillongley
SMR Number	Site Name	Record Type	
MWA7967	Berryfields Farmhhouse, Fillongley	Building	
Berryfields Farmhouse which has its origins in the Post Medieval period and later additions to the building during the Imperial period. It is situated 500m north of Fillongley.			
Type and Date			
BUILDING (Post-medieval to Imperial - 1540 AD to 1900 AD)			
Evidence		STRUCTURE	
Location			
National Grid Reference		Civil Parish	
SP 2833 8769 (point)		Fillongley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> A survey undertaken during building renovation at Berryfields Farmhouse, Fillongley, identified three phases of construction, the earliest perhaps dating from the later C17 or early C18. It was originally a brick-built, three-unit baffle-entry farmhouse of one and a half storeys. The NE end of the building was partially demolished in the C18 and rebuilt as a two-storey cross wing. An outshut was added in the late C18 or early C19 but was removed by the later C19.			
<2> WMA summary of building survey.			
Sources			
(1) Bibliographic reference: Palmer S. 1997. Berryfields Farm, Fillongley: Building Survey.			
(2) Serial: Mould, C & White, R (eds). 1997. WMA vol 39 (1996).			
Status and other references			
SHINE Candidate (Unlikely)		Active	
Old SMR PrefRef - 7967		Active	
Associated Finds			
Associated Events/Activities			
EWA976	Building Survey, Berryfields farm (Building Survey. Ref: PFILFV/0297/96/LBC)		
Associated Individuals			
, WM - Warwickshire Museum		Study By	
Associated Organisations			

SMR Number MWA9175 **Site Name** Second World War Anti-Aircraft Battery, Beckfield Lod

SMR Number	Site Name	Record Type
MWA9175	Second World War Anti-Aircraft Battery, Beckfield Lodge Farm, Fillongley	Monument

The site of a Second World War anti aircraft battery, west of Beckfield Lodge Farm, Fillongley.

Type and Date

ANTI AIRCRAFT BATTERY (Modern - 1939 AD to 1945 AD)

Location

National Grid Reference

Centred SP 30088 87119 (90m by 102m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Beckfield Lodge Farm,, Breach Oak Lane, Fillongley, Warwickshire

Historic Names

Description

<1> Recording of the anti aircraft battery prior to conversion to stables. The site survey included recording the surviving features, entrance gateway, gun pits and visible earthworks. A photographic survey was also conducted to record the structures and any internal details.

<2> Four circular concrete gunpits with ammunition lockers and shelters outside the gun floor. The command post is shown on the map but could not be seen from the gateway to the field, which was not entered due to the foot and mouth restrictions. The gateway has concrete block gateposts which look contemporary with the battery.

<3> A series of huts are visible to the east on 1945 aerial imagery held by Google Earth, presumably a camp associated with the battery.

Sources

- (1) Archaeological Report: Gethin B & Thompson P. 2002. Archaeological Recording of a WWII Heavy Anti-Aircraft Gun Battery, Beckfield Lodge Farm, Fillongley, Warwickshire.
- (2) Defence of Britain Project Record Form: Armishaw, A.. 2001. H27 Fillongley.
- (3) Internet Data: Google Earth. 1945-present. Google Earth Aerial and Street View.

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 9175

Active

Associated Finds

Associated Events/Activities

EWA7509 Defence of Britain Project (Recorded Observation)

EWA7105 Archaeological Recording of a WWII Heavy Anti-Aircraft Gun Battery, Beckfield Lodge Farm, Fillongley, Warwickshire (Full Survey. Ref: 0987/2001)

Associated Individuals

Gethin, Bryn - Warwickshire Museum

Author

Associated Organisations

Warwickshire Museum

Contractor

SMR Number MWA9438

Site Name Steps and Cliff at Castle Close Fillongley

SMR Number

MWA9438

Site Name

Steps and Cliff at Castle Close Fillongley

Record Type

Monument

The site of a cliff thought to have been formed by the quarrying of stone for the medieval castle at Castle Yard, Fillongley. Steps, which predate the Imperial period but have not yet been more accurately dated, can be seen cut into the cliff face.

Type and Date

STEPS ((pre) Imperial - 1751 AD to 1913 AD)

Main Building Material
BRICK

Main Building Material
SANDSTONE

Location

National Grid Reference

Centred SP 2814 8698 (55m by 55m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> On private land known as Castle Yard which formed part of complex of Victorian farm buildings of Castle Farm. Steps to the right of the Old Granary and on land belonging to the Old Granary. Steps are cut of sandstone pieces set into the sandstone cliff and appear on plans of the Victorian farm buildings. Brick supports are 18th and 19th century brick. Records indicate that the cliff face was formed as a result of quarrying for stone for the Norman Castle and Church and / or were removed from the castle itself.

<2> Source SWA18440 cannot be located. It is not clear where exactly the steps were located.

Sources

- (1) Correspondence: Dr Martine ?. 2002. Fillongley, Castle Farm Ancient Steps.
- (2) Verbal communication: Ben Wallace. Personal Comment. 24/09/2014

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 9438

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA9514

Site Name Fillongley Medieval Settlement

SMR Number

MWA9514

Site Name

Fillongley Medieval Settlement

Record Type

Monument

The probable extent of the medieval settlement at Fillongley based on the Ordnance Survey map of 1887.

Type and Date

FAIR (Medieval - 1066 AD to 1539 AD)

MARKET (Medieval - 1066 AD to 1539 AD)

SETTLEMENT (Medieval - 1066 AD to 1539 AD)

Location

National Grid Reference

Centred SP 28062 87076 (468m by 366m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> The probable extent of the medieval settlement of Fillongley based on the OS first edition map of 1887, 16NW.

<2> Domesday has 4 entries under Fillongley in Coleshill Hundred. The Phillimore edition has a grid ref of 2887.

Ref 5,1 The Bishop of Coutances holds 1/2 hide in Fillongley. Land for 2 ploughs. In lordship 1 with 2 slaves. 5 villagers with 2 smallholders have 1 plough. Meadow 2 acres; woodland 2 furlongs long and 1 furlong wide. Value now 30s.

Ref 6,1 Coventry Abbey holds 1/2 hide in Fillongley. Land for 2 ploughs. 8 villagers and 6 smallholders with 2 ploughs. Woodland, the fourth part of a league. Value now 30s.

Ref 23,2 Robert (the Bursar) also holds 1/2 hide in Fillongley. Land for 2 ploughs. 4 villagers with a priest and 1 smallholder who have 2 ploughs. Meadow 1 acre; woodland 2 leagues long and 1 league wide. Value now 20s.

Ref 44,10 Alfsi holds 1/2 hide in Fillongley from the King. Land for 1 plough. It is in lordship, with 1 slave. 7 villagers with 1 smallholder have 1 plough. Woodland at 10s, when exploited. Value 30s.

<3> The 1887 map shows a small compact village north of the castle. Given that Domesday indicates quite a large and valuable village in multi-ownership, it is surprising that there is no evidence of any shrunken settlement. The church [WA322] dates from the medieval period, as does the castle WA321 and SAM 21546.

<4> In 1334 Subsidy valued at £73.13. Market (Charter) Mon; gr 2 Feb 1301, by K Edw I to John de Hastings. To be held at the manor. Fair (Charter) vfm+2, Nativity of John the Baptist (24 Jun); gr 2 Feb 1301, by K Edw I to John de Hastings. To be held at the manor.

Sources

- (1) Map: Ordnance Survey. 1887. 16NW 1:10560 1887.
- (1) Map: Ordnance Survey. 1880s. 1st edition 6" maps. Medieval settlement evaluation..
- (2) Bibliographic reference: Phillimore and Co Ltd. 1976. Domesday Book Warwickshire incl Birmingham.
- (3) Desk Top Study: Hester Hawkes.. 2002/3. Comments on villages and towns in the Medieval Settlement study..
- (4) Internet Data: Institute of Historical Research (CMH). 2005. Gazetteer of Markets and Fairs to 1516 (Warwickshire). <http://www.history.ac.uk/cmh/gaz/warws.html>.

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 9514

Active

Associated Finds

Associated Events/Activities

SMR Number MWA9514

Site Name Fillongley Medieval Settlement

Associated Individuals

Associated Organisations

SMR Number	MWA9609	Site Name	Building Material north of Castle Yard
-------------------	---------	------------------	--

SMR Number	Site Name	Record Type
MWA9609	Building Material north of Castle Yard	Monument

A spread of post medieval building material located to the north of Castle Yard Fillongley

Type and Date

BUILDING? (Post-medieval - 1540 AD to 1750 AD)

Evidence SUB SURFACE DEPOSIT

Location

National Grid Reference	Civil Parish
Centred SP 28014 86926 (26m by 24m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> A spread of building material from the post medieval period which was identified during a site visit.

Sources

(1) Site Visit: Ed Wilson. 2003. Visit to the motte and bailey castles at Fillongley.

Status and other references

SHINE Candidate (Possible)	Active
Old SMR PrefRef - 9609	Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA9610	Site Name	The remains of a bridge at Fillongley
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SMR Number	Site Name	Record Type
MWA9610	The remains of a bridge at Fillongley	Monument

The masonry of a bridge exposed in the bank, just to the north of Castle Yard Fillongley.

Type and Date
BRIDGE (Unknown date)

Location

National Grid Reference	Civil Parish
Centred SP 28048 86938 (47m by 48m)	Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description
<1> The remains of a bridge exposed in the bank, which was identified during a site visit.

Sources
(1) Site Visit: Ed Wilson. 2003. Visit to the motte and bailey castles at Fillongley.

Status and other references

SHINE Candidate (Possible)	Active
Old SMR PrefRef - 9610	Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number MWA9611 **Site Name** Possible deserted medieval settlement at Fillongley

SMR Number	Site Name	Record Type
MWA9611	Possible deserted medieval settlement at Fillongley	Monument

The possible site of a deserted medieval settlement to the north of Castle Yard Fillongley identified during a site visit. The earthworks may or may not be associated.

Type and Date

EARTHWORK (Unknown date)

SETTLEMENT (Medieval - 1066 AD to 1539 AD)

Location

National Grid Reference

Centred SP 28136 86915 (133m by 156m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> The possible site of deserted medieval settlement identified on a site visit.

Sources

(1) Site Visit: Ed Wilson. 2003. Visit to the motte and bailey castles at Fillongley.

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 9611

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA9612	Site Name	The site of a possible brick bridge at Fillongley	
SMR Number	Site Name			Record Type
MWA9612	The site of a possible brick bridge at Fillongley			Monument
The possible remains of a brick bridge, together with modern building material, located in a hedge on the north west side of Castle Hills, Fillongley.				
Type and Date				
BRIDGE (Unknown date)				
Location				
National Grid Reference		Civil Parish		
Centred SP 28489 87795 (47m by 38m)		Fillongley, North Warwickshire, Warwickshire		
Address				
Historic Names				
Description				
<1> The possible remains of a brick bridge , together with modern building material, observed in a hedge at this location during a site visit.				
Sources				
(1) Site Visit: Ed Wilson. 2003. Visit to the motte and bailey castles at Fillongley.				
Status and other references				
SHINE Candidate (No)			Active	
Old SMR PrefRef - 9612			Active	
Associated Finds				
Associated Events/Activities				
Associated Individuals				
Associated Organisations				

SMR Number	MWA9617	Site Name	Managed Woodland within Birchley Hays Wood
SMR Number	Site Name	Record Type	
MWA9617	Managed Woodland within Birchley Hays Wood	Monument	

An area of managed woodland which contains a series of earthworks, and is bounded by a thick holly hedge. It is situated within Birchley Hays Wood.

Type and Date

EARTHWORK (Post-medieval - 1540 AD to 1750 AD)
MANAGED WOODLAND (Post-medieval - 1540 AD to 1750 AD)

Location

National Grid Reference

Centred SP 26682 84610 (401m by 408m)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address

Historic Names

Description

<1> Managed woodland containing a series of earthworks including some linear. The earthworks may pre-date the wood. It is bounded on the western and southern sides by a thick holly hedge designed to be stockproof.

Sources

(1) Site Visit: Ed Wilson. 2003. Birchley Hays Wood.

Status and other references

SHINE Candidate (Possible)

Active

Old SMR PrefRef - 9617

Active

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

SMR Number	MWA9618	Site Name	Boundary feature
SMR Number	Site Name	Record Type	
MWA9618	Boundary feature	Monument	
A bank and ditch boundary feature, originally a parish boundary and now a county boundary, which is situated within Birchley Hays Wood, Fillongley. It dates from the post medieval period.			
Type and Date			
BOUNDARY BANK (Post-medieval to Modern - 1540 AD to 2050 AD)			
BOUNDARY DITCH (Post-medieval to Modern - 1540 AD to 2050 AD)			
Location			
National Grid Reference		Civil Parish	
Centred SP 26524 84632 (390m by 203m)		Fillongley, North Warwickshire, Warwickshire	
Address			
Historic Names			
Description			
<1> A boundary feature consisting of bank, ditch and bank. The bank lies on the south and west sides and the ditch to the north and east. The boundary has survived because it has never been under the plough.			
Sources			
(1) Site Visit: Ed Wilson. 2003. Birchley Hays Wood.			
Status and other references			
SHINE Candidate (Possible)		Active	
Old SMR PrefRef - 9618		Active	
Associated Finds			
Associated Events/Activities			
Associated Individuals			
Associated Organisations			

SMR Number MWA9979 **Site Name** Find of medieval and post medieval coins in Fillongley

SMR Number	Site Name	Record Type
MWA9979	Find of medieval and post medieval coins in Fillongley	Find Spot

Find of medieval and post medieval coins in the Fir Tree Farm area of Fillongley

Type and Date

FINDSPOT (Medieval to Post-medieval - 1066 AD to 1750 AD)

Evidence FIND

Location**National Grid Reference**

SP 29780 87206 (point)

Civil Parish

Fillongley, North Warwickshire, Warwickshire

Address**Historic Names**

Description

<1> Find of three coins in January - February 1997. Method of recovery unrecorded. Grid reference given of SP29788720.

Sources

(1) Museum Enquiry Form: WM. WMEF 3802.

Status and other references

SHINE Candidate (Unlikely)

Active

Old SMR PrefRef - 9979

Active

Associated Finds

FWA4322 COIN (Medieval - 1066 AD to 1539 AD)

FWA4323 COIN (Medieval to Post-medieval - 1066 AD to 1750 AD)

FWA4324 COIN (Post-medieval - 1540 AD to 1750 AD)

Associated Events/Activities

Associated Individuals

Associated Organisations

Appendix 7

Statement of Case - Keystone Heritage 2024

Heritage Report



Planning Appeal APP/R3705/W/24/3349391

Land 800 metres south of Park House Farm,
Meriden Road, Fillongley, Warwickshire, CV7 8BP

November 2024

Keystone Heritage



Keystone Heritage



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Cover image: Grade II listed early-17th century threshing barn at Park House Farm.

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Executive Summary

This heritage report has been commissioned by Fillongley Parish Council in response to planning appeal APP/R3705/W/24/3349391. It is submitted following the recent refusal by North Warwickshire Borough Council of planning permission for the proposed development of the appeal site referred to as Land 800 Metres South of Park House Farm, Meriden Road, Fillongley, Warwickshire, CV7 8BP.

The proposal, by Enviromena Project Management UK Ltd., is for the development of a solar farm including the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure on a site comprising approximately 61 hectares of arable farmland.

This document examines the heritage values, setting and significance of the heritage assets potentially affected by development and offers an assessment of the potential impact from the proposed solar farm on those heritage assets. A professional appraisal is also provided of the Heritage and Archaeology Assessment submitted in support of the development.

It has been found that impact from the solar farm on the historic environment will be universally adverse, in degrees ranging from slight to large adverse. Development will result in harm to the settings of a number of highly designated heritage assets, including the scheduled monument of Castle Yard and grade II* listed Church of St Mary and All Saints.

No evidence has been put forward that the same public benefits cannot be achieved in a location of lower historic sensitivity that does not incur the same degree of harm to the historic environment. As such, the proposal is not deemed to comply with paragraphs 205, 208 or 209 of the NPPF, or with Policy LP15 of the North Warwickshire Local Plan and Policy FNP06 of the Fillongley Neighbourhood Plan.

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1 Introduction

Circumstances of this Report

- 1.1 This heritage report has been commissioned by Fillongley Parish Council in response to planning appeal APP/R3705/W/24/3349391. It is submitted following the recent refusal by North Warwickshire Borough Council of planning permission for the proposed development of the appeal site referred to as Land 800 Metres South of Park House Farm, Meriden Road, Fillongley, Warwickshire, CV7 8BP.¹
- 1.2 The proposal, by Enviromena Project Management UK Ltd., is for the development of a solar farm including the installation of ground-mounted solar panels together with associated works, equipment and necessary infrastructure.
- 1.3 The site comprises approximately 61 hectares of arable farmland. It does not contain any designated heritage assets, but it lies just south of a 12th century medieval ringwork designated as a scheduled monument, as well as the designated Fillongley Conservation Area. The site also lies in proximity to a number of historic properties that are included on the National Heritage List for England. Several heritage assets recorded in the Historic Environment Record both within the site itself and in its vicinity may be regarded as non-designated heritage assets (NDHAs); further additional NDHAs are identified in this report.
- 1.4 This document examines the heritage values, setting and significance of the heritage assets potentially affected by development and offers an assessment of the potential impact from the proposed solar farm on those heritage assets. A professional appraisal is also provided of the Heritage and Archaeology Assessment submitted in support of the development.²
- 1.5 This information is intended to assist the appointed Inspector to reach an informed decision regarding whether the proposed solar farm would cause harm to the historic environment, and, if so, whether that harm is acceptable in regard to relevant legislation and planning policy.

¹ Decision by North Warwickshire Borough Council 10 July 2023, application no. PAP/2023/0071.

² Heritage and Archaeology Assessment, BWB Consulting, December 2023.

Site Location

- 1.6 The site is located south-west of the village of Fillongley in Warwickshire, in an area of rural farmland currently under arable cultivation and designated as Greenbelt.



Figure 1 Approximate location of the site (red dot) to the south-west of the village of Fillongley in Warwickshire. Source: Google Earth.



Figure 2 Red line boundary of the application site, from plan submitted by Enviromena Project Management UK Ltd. reproduced from NWBC planning website.

- 1.7 The site, centred on National Grid Reference SP 2762 8601, lies on the watershed of the Meriden Ridge. It is bounded to west by the B4102 (Meriden Road) and to the south by the M6 motorway. To the east of the site is farmland, the settlement of Corely Ash and the B4098; to the north lie the earthwork remains of a 12th century medieval ringwork and the historic village of Fillongley. The site falls within the administrative area of North Warwickshire Borough Council.

Author

- 1.8 This heritage report has been prepared by Catherine Tuck, principal heritage consultant at the *Keystone Heritage* consultancy. With over 30 years' experience gained as an historic landscape surveyor in the Royal Commission on the Historical Monuments of England (RCHME), as an Inspector of historic buildings in Historic England's planning section, and latterly as a heritage consultant, the author contributed to the drafting of government guidance on the setting of heritage assets, the second edition of which is referred to in this document. The author is an affiliate member of the Institute of Historic Building Conservation (IHBC).

2 The Site and Environs

- 2.1 The countryside south of Fillongley village, formerly part of the ancient Forest of Arden, today is predominantly farmland. Characterised by a pattern of irregular fields, field boundaries are edged with historic hedgerows and remnant mature trees indicating the former presence of hedgerows.



Figure 3 Looking south-west within the site from public footpath.



Figure 4 Grade II listed early 17th century threshing barn at Park House Farm, looking east.

- 2.2 The landscape here contains numerous components dating to the Middle Ages. A rare example of 12th century ringwork is located just south of Fillongley village and the another a short distance to the north-east. The site itself contains part of a former medieval deer park associated with the ringwork and there are fields of surviving ridge and furrow adjacent to the site boundary. These neighbouring elements, which are visible from the site, form a legible but fragile layer of remnant medieval landscape.
- 2.3 Post-medieval elements have woven organically into this landscape framework. Dispersed historic farmsteads, dating to the 16th and 17th centuries, stand in prominent locations around the site. They overlook a pattern of early fields that today are rolling fields in arable cultivation or left to pasture. These farmsteads are accessed via narrow, hedgerow-lined roads, that themselves are routes of some antiquity.

Historic Landscape Characterisation

- 2.4 The present-day historic character of the Warwickshire landscape has been digitally mapped as part of a national programme to provide better understanding of the historic landscape resource and its capacity for change and to establish an integrated approach to sustainable land management in partnership with other organisations.
- 2.5 The Warwickshire Historic Landscape Characterisation (HLC) project identifies groups of land parcels exhibiting broadly similar characteristics. The majority of the site lies within areas HWA3843 and HWA3844 described as fieldscapes formed from small irregular fields that are much older in origin.
- 2.6 A former field barn, or 'outfarm'³ stood within the appeal site east of White House Farm; it is marked on the 1846 Tithe Map and on the Ordnance Survey 1st edition map but is no longer visible above ground.
- 2.7 A public footpath runs through the appeal site on a north-east to south-west alignment. This is likely to be a route of some antiquity connecting the historic settlements Fillongley and Chapel Green; the north end of it is shown on the Tithe Map passing to the north of the scheduled ringwork. The route south has now been severed by the M6 motorway.

³ Historic Environment Record MWA31907.

Site Topography

- 2.8 The site has an undulating topography with a prominent hump-back ridge running on a roughly north-south alignment through the site. The highest point of the ridge rises to 148m above OD with land sloping down to the east and west and at either end of the ridge. The lowest parts of the site lie at 122m above OD giving a marked height differentiation within the site of 26m (85ft). The site forms part of the larger Meriden Ridge from which water drains north-east towards Fillongley and south-west towards Meriden.

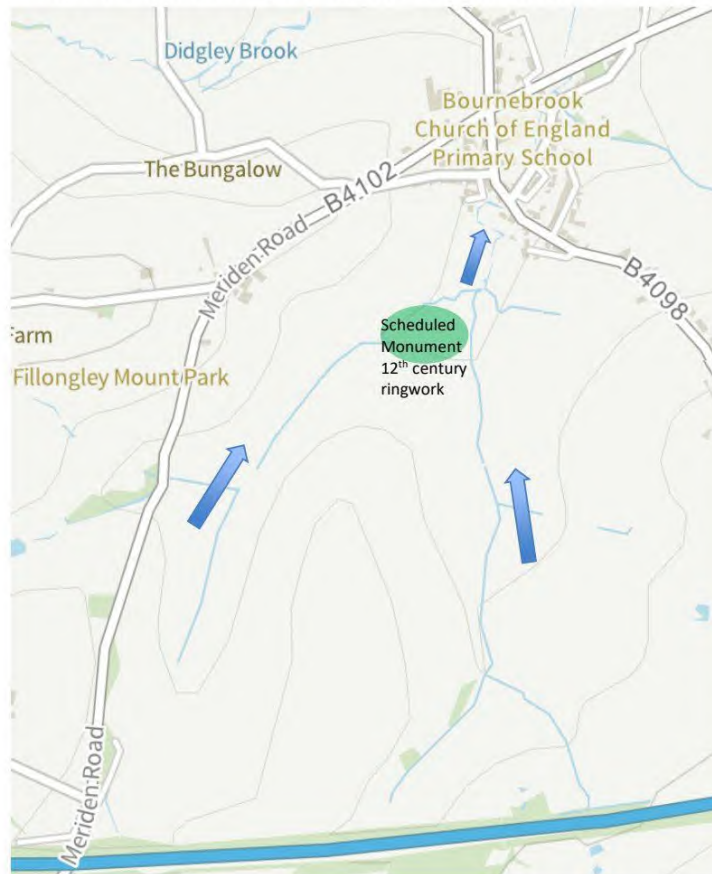


Figure 5 Two streams flow along the base of the ridge within the site into the ditch of the medieval ringwork (indicated by green dot).

- 2.9 The west side of the hump-back ridge within the site itself is flanked by a stream, largely canalised as a drainage ditch, that flows north towards a scheduled monument known as Castle Yard - a rare example of a 12th century type of defensive ringwork. A second stream runs in the same direction along the east side of the ridge; together these two streams flow into the ditch of the medieval ringwork.

- 2.10 From the ringwork, the stream flows north through the centre of Fillongley village as the Bourne Brook. The low-lying historic core of the village, which includes numerous listed buildings, is historically prone to flooding by the Bourne Brook.



Figure 6 From the medieval ringwork ditch water flows north into the centre of Fillongley village as the Bourne Brook.



Figure 7 View across the site looking east from Meriden Road.

- 2.11 Meriden Road (the B4102) defines the western extent of the appeal site. The line of the road has been altered at its south end, presumably to accommodate the M6 motorway and embankment, but the northern section survives as an historic route linking farmsteads west of the ridge with Fillongley village to the north and Chapel Green to the south. This route is a relatively busy one that provides users with dynamic views east across the neighbouring countryside and the appeal site.

Geology and Soils

- 2.12 The site has a bedrock geology of sedimentary sandstone (Keresley Member) interbedded towards the north-east with Argillaceous rocks and conglomerate. The central ridge running through the site is formed of a sedimentary superficial deposit of Thrussington Member diamicton.⁴ The distinctively rich red soil of the area is reflected in the predominant use of local red bricks in the construction of vernacular buildings.

⁴ <https://geologyviewer.bgs.ac.uk/>

3 Proposed Development

- 3.1 The proposed development that is the subject of appeal APP/R3705/W/24/3349391 involves the construction of a solar farm of ground-mounted panels covering the 61 hectare site together with associated works, equipment and necessary infrastructure. The development is detailed in plans and documents submitted in support of planning application PAP/2023/0071 and planning appeal APP/R3705/W/24/3349391 and is summarised here.



Figure 8 Proposed solar farm south-west of Fillongley village, Warwickshire. Plan submitted by Enviromena Project Management Ltd. reproduced from NWBC planning website.

- 3.2 The solar panels, which stand to a height of c.2.3m, will extend to the edges of the site in all directions, oriented facing towards the south. Linear gaps will provide access to areas of panels and additional hedging and trees will be introduced to the site.

- 3.3 The proposed planting scheme was submitted as part of the application. Existing trees and hedgerows are shaded dark green and additional planting is shown in lighter green. The scheme includes overall grassland cover, clumps of new trees and new lines of hedging flanking new fences running north-south and east-west through the site.



Figure 9 Proposed solar farm planting. Plan submitted by Enviromena Project Management Ltd. reproduced from NWBC planning website.

4 Methodology

- 4.1 The general methodology used in the production of this Heritage Statement follows an approach to the assessment of the historic built environment that is widely adopted as heritage industry standard. The process follows that set out by Historic England⁵, by the Chartered Institute for Archaeologists⁶ and in guidance contained within the NPPF on conserving and enhancing the historic environment.⁷ The levels and tables used to quantify significance and impact are taken from the ICOMOS 'Guidance on Heritage Impact Assessments for Cultural World Heritage properties' (2011).
- 4.2 The starting point for assessing capacity for change in the built environment is an understanding of heritage assets in terms of their heritage, or cultural, significance. This concept was first established by English Heritage in the 2008 guidance '*Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*'. This significance of heritage assets is described using a combination of four 'heritage values': evidential, historical, aesthetic and communal.
- 4.3 A similar approach to understanding significance is still advocated today, although the NPPF uses a slightly different set of heritage values: historic, archaeological, architectural and artistic. Current Historic England advice and guidance has been updated to align with the definition of heritage values used in the NPPF; *Conservation Principles* is also being revised by Historic England in line with this.

Heritage Values defined in the NPPF

- 4.4 **Historic value** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. This broadly equates with *Conservation Principle's*

⁵ Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, Historic England, 2019.

⁶ Chartered Institute for Archaeologists: '*Standard and Guidance: Historic Environment Desk-based Assessments*' 2017.

⁷ National Planning Policy Framework, Planning Practice Guidance, Department of Communities and Local Government, Paragraph: 009 Reference ID: 18a-009-20190723 and Paragraph: 013 Reference ID: 18a-013-20190723.

‘Historical value’. It tends to be illustrative (i.e. illustrating aspects of history or prehistory) or associative (i.e. having association with a notable family, person, event or movement).

4.5 **Archaeological value** is derived from physical remains embodied in the asset and their potential to yield evidence about past human activity. These can be above ground (i.e. standing structures) or below (i.e. buried archaeological remains). The ability to interpret and understand evidence tends to be diminished in proportion to the extent of its removal or replacement. This equates with the previously used ‘Evidential value’.

4.6 **Architectural value** is defined by the NPPF as how an asset demonstrates building type, form or style including traditional, innovative or unusual techniques or materials. It has no direct correlation in *Conservation Principles* but most closely equates to Historical Illustrative value.

4.7 **Artistic value** is derived from the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of conscious design or can be seemingly fortuitous. This equates with ‘Aesthetic value’ in *Conservation Principles*.

Level of Significance	Description of Criteria
Very High	- Heritage Assets identified as having Outstanding Universal Value, such as World Heritage Sites - Other structures or sites of recognised international importance
High	- Scheduled Monuments with standing remains - Grade I and II* Listed Buildings - Grade I and II* Registered Parks and Gardens - Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the grade of listing. - Conservation Areas containing high grade or very important listed buildings/historic parks and gardens - Non-designated structures of clear national importance
Medium	- Grade II Listed Buildings - Grade II Registered Parks and Gardens - Non-designated heritage assets that can be shown to have exceptional qualities in their fabric or important historical associations - Conservation Areas - Non-designated historic townscapes or built-up areas with important historic integrity in their buildings, or in their settings (including surviving street furniture or other structures)
Low	- Non-designated heritage assets such as Locally Listed Buildings, with modest quality in their historic fabric or historical associations - Historic townscapes or built up areas of limited historic integrity in their structures or setting
Neutral	A building, feature, or area which has no cultural significance but is also not considered intrusive to heritage value
Unknown	Structures or features with some hidden or inaccessible potential for heritage significance
Intrusive	A building, structure or area which detracts from heritage significance

Figure 10 Overall level of significance attributed to a heritage asset.

- 4.8 Taking into account individual heritage values, the overall significance of a heritage asset can be assessed using a scale from intrusive to very high (figure 10).
- 4.9 The second stage in assessing change affecting the historic environment is to understand the magnitude of impact, taking into account how a proposal would change an asset or its setting. While some level of visual change is usually inevitable, the nature and magnitude of that change can be evaluated using a scale ranging from neutral to major adverse/beneficial:

Magnitude of Impact	Description
Major Beneficial	The proposed changes will significantly improve the overall setting and character of heritage assets, revealing and/or enhancing important characteristics which were previously unknown or inaccessible. There would be a substantial improvement to important elements of the asset.
Moderate Beneficial	The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the characteristics of the asset.
Minor Beneficial	The proposed changes may cause a minor improvement to the setting or overall character of a heritage asset.
Negligible	The proposed changes will have a minimal positive or negative impact on the heritage asset or its setting.
Neutral	The proposed changes will have no impact on the heritage asset or its setting.
Minor Adverse	The proposed changes will have minor impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.
Moderate Adverse	The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised or neutralised through positive mitigation.
Major Adverse	The proposed changes will significantly damage the overall setting and/or character of heritage assets. They will cause a notable disruption to, or in some cases, complete destruction of, important features. Change of this magnitude should be avoided.

Figure 11 Overall magnitude of impact arising from proposed change.

- 4.10 The final step in evaluating impact on the historic environment is to quantify how much that magnitude of impact matters, given the particular significance of the affected asset. This is the 'significance of effect' which determines the weight that should be attributed to change.
- 4.11 It recognises that a minor adverse change, for example, may be more acceptable in relation to a non-designated heritage asset of local interest than it might be in relation to a grade I listed building or scheduled monument.

- 4.12 The resulting outcome, or 'significance of effect', can be evaluated using a matrix:

Criteria		Sensitivity/ Value				
		Neutral	Low	Medium	High	Very High
Magnitude of Impact	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large

Figure 12 Matrix of resulting 'significance of effect'.

- 4.13 In addition to individual heritage values, a further aspect – that of an asset's context, or **setting** - should also be taken into account when assessing significance.
- 4.14 The NPPF Glossary explains that '*Significance derives not only from a heritage asset's physical presence, but also from its setting.*' This states that '*the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*'.⁸
- 4.15 This confirms the way in which an asset is experienced in its setting is influenced by understanding of the historic relationship between places and does not rely on visibility between them, as they may have a historic connection important to experiencing their significance. This does not depend on public rights of access. Historic England notes that the setting of a heritage asset may be considered to include only the area immediately surrounding the asset or it may be extensive.⁹

⁸ NPPF Annex 2: Glossary, Department of Communities and Local Government, 2023.

⁹ The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3, 2017 p2.

- 4.16 This importance of setting is underlined in legislation on listed buildings and conservation areas¹⁰ as well as guidance on scheduled monuments.¹¹
- 4.17 Historic England guidance states that **views** can also play an important part in contributing to heritage significance. These can be intentionally designed or serendipitous and can comprise views towards, or out from, an asset, as well as vistas taking in a particular heritage asset. The way in which an asset is experienced in its setting is influenced by an understanding of the historic relationship between places and does not rely on intervisibility.¹²
- 4.18 Collectively, the heritage values, setting and associated views all contribute to the overall significance of a heritage asset.
- 4.19 A visit to the application site was made on 3rd November 2024 under dry but very dull conditions. The visit was undertaken in order to verify details of the proposal, to assess the likely impact of the proposed redevelopment on the historic environment and to record the site and its surroundings photographically.
- 4.20 A desk-top search of relevant background information has been made using publicly available online resources. A list of published, unpublished and online sources is included as Appendix 4. The principal relevant entries on the National Heritage List for England in terms of relevance are included as Appendix 1. Details of two similar cases involving applications for solar farms in the vicinity of scheduled monument are included in section 5. For convenience, the decision notices for these cases are provide as Appendix 2 and Appendix 3 of this report.
- 4.21 Relevant guidance consulted in the production of this document includes:-
- Commercial Renewable Energy Development and the Historic Environment, Advice Note 15, Historic England, 2021;

¹⁰ Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

¹¹ Annex 1: Principles of Selection for Scheduled Monuments, Department for Culture, Media & Sport Scheduled Monuments.

¹² *Guidelines for Landscape and Visual Impact Assessment*, the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England), 3rd Edition, 2013.

- Guidelines for Landscape and Visual Impact Assessment, the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England), 3rd Edition, 2013;
- Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, Historic England, 2019;
- Managing Significance in Decision-Taking in the Historic Environment, Historic Environment Good Practice Advice in Planning:2, Historic England, 2015;
- Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 (Second Edition) 2019;
- The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), Historic England, 2017.

Limitations

- 4.22 Every effort has been made to ensure that the information contained within this Heritage Impact Assessment is correct, however, the accuracy of the document is dependent upon the reliability of the information used in its compilation. The accuracy of primary sources (such as Ordnance Survey mapping and aerial photographs) is presumed to be high, however, information presented by third parties cannot be guaranteed; this should be considered when using this report.
- 4.23 Due to time constraints in producing this report, the Tithe Map has not been individually recovered or reproduced from the local Records Office. The tithe Map as included in the Heritage & Archaeology Assessment by BWB Consulting, submitted in support of the proposed development is presumed to be accurate and has been used and accredited here. Relevant information that is publicly accessible has been collated in the writing of this report. Information that may be contained within private collections has not been accessed.
- 4.24 The site and its environs have been visually inspected from the public highway and from public rights of way. Views into, out of and within the site have been assessed with particular attention paid to nearby heritage assets. The exteriors only of listed buildings have been inspected, again only from the public highway or from public rights of way.

5 Planning Context

Legislation

Planning (Listed Buildings and Conservation Areas) Act, 1990

- 5.1 In addition to the normal planning framework set out in the Town and Country Planning Act, 1990, the Planning (Listed Buildings and Conservation Areas) Act, 1990, places upon local planning authorities additional statutory duties in terms of preserving the special character of heritage assets, including their setting.
- 5.2 Section 66(1) of the 1990 Act states that in considering applications affecting designated heritage assets, Local Planning Authorities should refer to the principal act in their decisions: *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'* This identifies the need to give considerable weight and importance to that duty and to the presumption in favour of the preservation of listed buildings and their settings.
- 5.3 Section 72(1) of the 1990 Act refers to designated conservation areas. It states that *'with respect to any buildings or other land in a conservation area,....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'*

Ancient Monuments and Archaeological Areas Act, 1979

- 5.4 The Ancient Monuments and Areas Act, 1979, is the legal framework for the protection of scheduled monuments. It outlines the provisions for designation, control of works and enforcement measures in relation to scheduled monuments or *'any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it.'*¹³

¹³ Ancient Monuments and Areas Act, 1979, s61(12).

- 5.5 Guidance accompanying this legislation advises that *‘The significance of ancient monuments derives not only from their physical presence, but also from their setting’*¹⁴ and that *‘The significance of Scheduled Monuments may be affected by direct physical changes or by change in their setting (the surroundings in which they are experienced)’*.¹⁵

National Planning Policy

- 5.6 National policy relating to heritage protection is given in the National Planning Policy Framework (NPPF).¹⁶ Chapter 16 of the NPPF refers to ‘Conserving and Enhancing the Historic Environment’.
- 5.7 The underlying premise of the NPPF in regard to the historic environment is that *‘These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’*.¹⁷ It sets out the government’s planning policies for England and how these should be applied in decision-making in relation to the historic environment. The NPPF was most recently amended in December 2023.
- 5.8 Paragraph 205 of the NPPF reminds decision makers that *‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’*
- 5.9 Paragraph 206 demands that *‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’*

¹⁴ Scheduled Monuments & nationally important but non-scheduled monuments, DCMS, October 2023, p.10.

¹⁵ Ibid. p.15.

¹⁶ National Planning Policy Framework, 2012 (amended December 2023).

¹⁷ National Planning Policy Framework paragraph, 2012 (updated December 2023), para 195.

- 5.10 Subsequent paragraphs 208 and 209 respectively relate to less than substantial harm to the significance of designated assets and the effect of an application on the significance of non-designated heritage assets.
- 5.11 The associated National Planning Practice Guidance on Conserving and Enhancing the Historic Environment provides additional detail on the application of the NPPF.¹⁸

Local Planning Policy

- 5.12 The North Warwickshire Local Plan, adopted in September 2021, sets out the spatial planning strategy and vision for the Borough. Policy LP15 relates to the conservation of the historic built environment.
- 5.13 The Local Plan explains that *'North Warwickshire has been shaped by human activity over many thousands of years, and the distinctiveness of its present landscapes and settlements reflects this historic character....the entire landscape has intrinsic historic interest which contributes to the local sense of place and is valued by residents and visitors.'*
- 5.14 It recognises that *'The Historic Environment is a finite and non-renewable resource.... The Borough recognises the role of the Historic Environment in shaping the distinctiveness of the Borough and in contributing to quality of life and quality of place. It is committed to protecting and where possible, enhancing its historic assets including identification of areas where development might need to be limited in order to conserve heritage assets or would be inappropriate due to its impact upon the historic environment'*¹⁹[author's emphasis].
- Policy LP15 undertakes that *'The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced'* and that *'Within identified historic landscape character areas development will conserve...landscape character'*. To this end, *'development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site'*.²⁰

¹⁸ Ministry of Housing, Communities & Local Government, Historic Environment PPG, April 2014, updated July 2019.

¹⁹ North Warwickshire Local Plan, 2021, paras 10.7-10.10, p.48-49.

²⁰ North Warwickshire Local Plan, 2021, LP15, p.50.

- 5.15 Policy LP15 closely reflects the NPPF in its approach to designated and non-designated heritage assets.

Supplementary Planning Documents and Guidance

- 5.16 There are no supplementary planning documents or guidance associated with the North Warwickshire Local Plan in relation to the historic environment.

Fillongley Neighbourhood Plan

- 5.17 The Fillongley Neighbourhood Plan (2018-2034) was adopted in August 2019. The Neighbourhood Plan Vision Statement outlines the importance of preserving Fillongley's historic setting and character and aims that *'Rural setting and character will be preserved and enhanced for residents and visitors alike.'*
- 5.18 The Neighbourhood Plan acknowledges that *'The Green Belt has the purposes of safeguarding the countryside from encroachment and also protecting the setting of historic towns. It is an important planning policy designation and has huge impact on Fillongley.'*²¹
- 5.19 Policy FNP06 of the Neighbourhood Plan relates to heritage. In recognising the importance of Fillongley's local distinctiveness, character, and historic context to the local community,²² the aim of this policy is to ensure that any development will *'enhance and respect the local built, historic and natural heritage assets'* and states that *'Applications for development that will harm designated and non-designated heritage assets will be refused'*.
- 5.20 Public consultation found that protection of the historic environment, including the castle remains and areas of ridge and furrow, was a high priority for residents.

Fillongley Conservation Area

- 5.21 The historic core of Fillongley village, designated in February 1970, was among the earliest places to be formally recognised under the Civic Amenities Act (1967). The designated area

²¹ Fillongley Neighbourhood Plan 2019, p.14.

²² Fillongley Neighbourhood Plan 2019, Heritage Objectives, p.20.

includes the scheduled earthwork remains of the 12th century ringwork castle, known as Castle Yard, to the south of the village.

- 5.22 The 1967 Act was intended to identify areas of ‘*special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*’. Policies contained within the very early Fillongley Conservation Area Appraisal (1970) are limited in referring specifically to development within the designated area. However, current national policy and guidance recognises the important contribution that setting makes to the special interest (or significance) of designated areas, and how that significance can be appreciated.

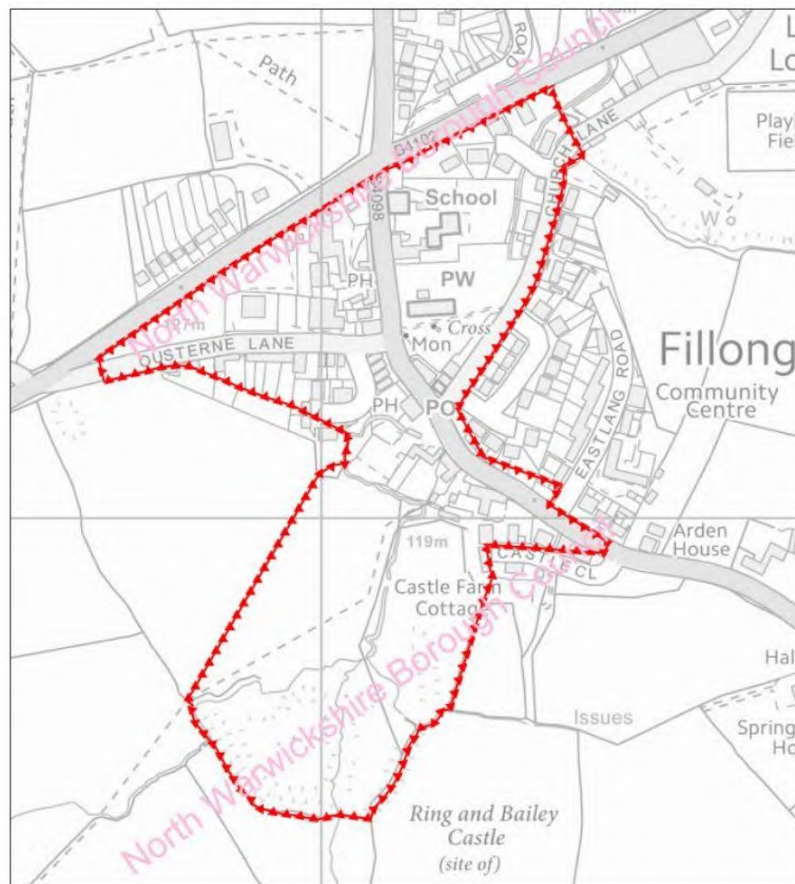


Figure 13 Boundary of the Fillongley Conservation Area. Source: North Warwickshire Borough Council.

Recent Planning History

- 5.23 The proposed development (Application number PAP/2023/0071) was refused planning permission in July 2024 as it was not considered to preserve the openness of the Green Belt as required by Policy LP3 of the North Warwickshire Local Plan 2021 and the National Planning Policy Framework (NPPF) 2023.
- 5.24 The proposal was also refused because it would cause landscape and visual harm contrary to Policies LP1, LP14 and LP30 of the North Warwickshire Local Plan 2021, or Policies FNP01 and FNP02 of the Fillongley Neighbourhood Plan 2019.
- 5.25 The Decision Notice stated that *'The Local and Neighbourhood Plan policies require new development to conserve and enhance the landscape; to integrate appropriately into the natural environment, harmonise with its immediate and wider settings, as well as to protect the rural landscape of the Parish, the scenic aspects of the village and the setting of the Church. The cumulative harms caused are considered to be substantial because of the development's proposed size, its siting on higher land, there being no surrounding higher land and its public visibility over a wide area. It is not considered that this substantial harm is clearly outweighed by any benefits that the proposal might give rise to'.²³*

Other Relevant Appeal Decisions

- 5.26 Recent precedents have also been set elsewhere by the Planning Inspectorate, the outcomes of which are relevant to this appeal, one at appeal and one as a s62(A) application.

1. Appeal Ref: APP/W3005/W/23/3323952

- 5.27 The recent appeal, at Hamilton Hill Farm, Cauldwell Road, Sutton in Ashfield relates to the proposed development of a solar farm with ancillary infrastructure, security fence, access, landscaping and continued agriculture, to generate power to feed into the local distribution network.
- 5.28 The appeal site is next to Hamilton Hill on which is located the scheduled monument referred to as 'Mound on Hamilton Hill'. The Inspector's findings in relation to the scheduled monument and proposed solar farm development are summarised as:-

²³ North Warwickshire Borough Council Decision Notice, 10 July 2024.

- The list entry suggests that moot mounds are comparatively rare, which underlines the national importance of the Mound on Hamilton Hill. In the context of paragraphs 206 and 205 of the Framework, it is a designated heritage asset of the highest significance and the greatest of weight should be given to its conservation.
- The definition of setting contained in the Framework refers to the surroundings in which a heritage asset is experienced and Historic England guidance states views of or from an asset will play an important part in this. This also confirms the way in which an asset is experienced in its setting is influenced by understanding of the historic relationship between places and does not rely on visibility between them, as they may have a historic connection important to experiencing their significance. This does not depend on public rights of access.
- The hill, and the Mound atop it, are experienced as being separated from Sutton-in-Ashfield by undeveloped agricultural land....this physical separation is important to understanding its likely origins as a moot. The open and undeveloped nature of the appeal site makes an important positive contribution to the setting and, thereby, the understanding of the overall significance of the Mound.
- The proposal would bring development closer to the Mound away from Sutton-in-Ashfield and erode the open and undeveloped qualities of the agricultural land within the site. Where the Mound would be visible across the site, this would unacceptably harm the contribution made by the land to its setting. Similarly, given the expansive views available from the edge of the scheduled area, the development would be a significant detractor and distraction within the views out over land within its setting to the west.
- The proposed development would be harmful to the understanding and, thereby, significance of the Mound as a designated heritage asset, through development within its setting; and through development in the countryside, having regard to the effect on its landscape character and appearance, including its openness. These harms bring conflict with the Local Plan.
- The appeal scheme would not accord with the development plan and the material considerations, including the provisions of the Framework. The stated benefits do not indicate the proposal should be determined other than in accordance with the development plan. Accordingly, the appeal was dismissed.

2. Section 62A Planning Application s62A/2022/0011

- 5.29 The second case relates to a planning application made directly to the Secretary of State under section 62(A) of the Town and Country Planning Act, 1990, in relation to a site at Land East of Pelham Substation, Maggots End, Manude.
- 5.30 This site was also in proximity to a scheduled monument. The outcome of the application is summarised as follows:-
- The earthwork comprised a rare example of a fortification dating to Anglo-Saxon and Norman times which, together with other scheduled monuments, was located within a strongly defined rural context which contributed positively to their significance.
 - The inspector decided that the scheme would involve highly contrasting industrial infrastructure that would be present for an extended period of around 40 years, over an 80ha site. This extended chronological span, together with the scale and size of the proposal, would be perceived as permanent rather than temporary features within the landscape.
 - The introduction of rows of solar panels and associated infrastructure would drastically alter this relationship and the experience of those seeking to appreciate it. Instead of open agricultural fields the proposal would form an expansive industrial 'tech-scape', severing the monuments from the rural context in which they were experienced.
 - In addition, the applicant had not fully investigated underground archaeology and imposing a planning condition would not provide adequate mitigation. Nor had the applicant adequately investigated whether land of lower agricultural value could accommodate the scheme.
 - The inspector held that the benefits did not outweigh the harm to the landscape and setting of the heritage assets.
 - The case was subsequently dismissed at the High Court (reference AC-2023-LON-001889).

6 Background History to the Site and Environs

Prehistory

- 6.1 Prehistoric activity in Warwickshire is evidenced by scattered finds of polished stone axes, flint arrowheads and flint flaked tools throughout the county. A small bronze socketed spearhead dating to the Bronze Age was recovered from just outside the medieval ringwork of Castle Yard in Fillongley, suggesting the presence here of early travellers or settlers.²⁴

Roman Period

- 6.2 Activity here in the Roman period is evidenced by two finds²⁵ recovered from within the site itself - Roman coins and a vessel, both of which were found during metal detecting.

Medieval



Figure 14 Remains of medieval ringwork, known as Castle Yard, at Fillongley (now a scheduled monument). The manor was the seat of the de Hastings family.

- 6.3 That settlement in the area continued into the medieval period is clear from the large number of earthwork sites locally dating from this period. The medieval ringwork of Castle Yard at Fillongley (the former fortified house of the de Hastings family²⁶) is a rare example of Anglo-

²⁴ Historic Environment Record ref.MWA6002.

²⁵ Historic Environment Record ref.MWA20874 and MWA21158.

²⁶ <https://www.british-history.ac.uk/vch/warks/vol4>

Saxon and Norman fortification. Castle Yard survives well and is one of only two known examples of this class of monument in Warwickshire.

- 6.4 Castle Yard lies towards the north end of an associated medieval deer park, the boundary of which has been traced extending south and east to include part of the appeal site. A motte and bailey castle a short distance north-east of the village, along with nearby moated enclosures, ridge and furrow cultivation and the remains of deserted, or shrunken, medieval villages attest to the extent of settlement in this area in the Middle Ages.
- 6.5 The Priory of St. Mary in Coventry, held ½ hide in Fillongley in 1086, confirmed to them by the pope in 1221. They still held a manor of this name in 1527.²⁷
- 6.6 The early origins of Fillongley as a settlement are indicated by the parish Church of St Mary and All Saints (now a grade II* listed building), which includes a 12th century chancel (the lower part) and 13th century tower (the lower two stages). Numerous medieval finds, including a stirrup, ingot, coins and a buckle, have been recovered by metal detectorists from the vicinity of the appeal site.
- 6.7 Fillongley once lay within the Forest of Arden and the countryside on the west side of the parish is still thickly wooded. The best agricultural land, well watered by streams, historically lay in the east of the parish. Agricultural activity in the Middle Ages is evidenced by areas of remnant ridge and furrow cultivation to the east and west of the site.

Post Medieval

- 6.8 Houses principally lay along two roads in Fillongley – a major route running north-west from Coventry towards Tamworth, the other leading out of the village westwards. Several houses within the village contain 16th- and 17th century timber framing.
- 6.9 Numerous dispersed farmsteads, with origins dating from the 16th century, were also established around Fillongley. These included Park House and White House, just north and west of the site respectively. Situated in prominent positions overlooking associated farmland,

²⁷ <https://www.british-history.ac.uk/vch/warks/vol4>

these farmhouses bordered on being minor country houses, linked to nearby villages via a network of lanes. The high-status White House is shown on John Cary's 1794 map.



Figure 15 Excerpt from John Cary's Map of England dated 1794, indicating the approximate location of the site (blue dot). White House is shown west of the site.



Figure 16 Excerpt of 1846 Tithe Map of Fillongley with site boundary shown in red from Heritage & Archaeology Assessment by BWB Consulting, reproduced from NWBC planning website.

- 6.10 The Tithe Map of 1846 shows the north end of two historic footpaths that entered Fillongley village from the south past the medieval ringwork; the westernmost of these paths runs through the west of the appeal site adjacent to the stream.

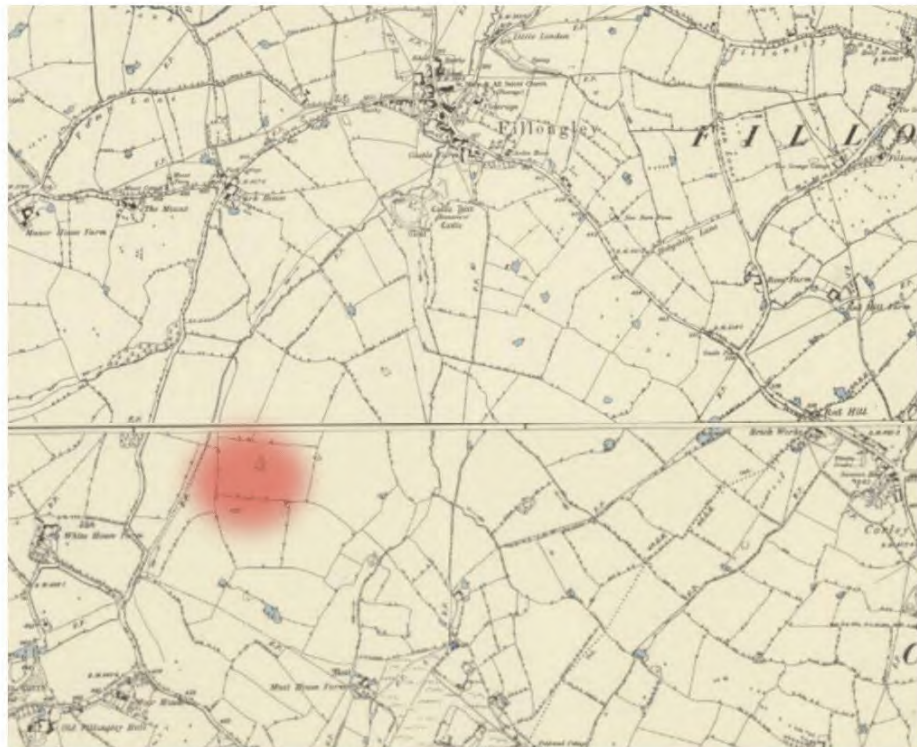


Figure 17 Excerpt from Ordnance Survey six inch map of 1887, sheets XVI.NW and XVI.SW, not to scale. Approximate centre of site shown as red dot.



Figure 18 Excerpt from Ordnance Survey six inch map of 1887, sheet XVI.NW, not to scale.

- 6.11 The 1887 Ordnance Survey map also shows this footpath passing through fields to the south of the village and around the remains of Castle Yard. The map shows the original line of Meriden Road, unchanged to the west of the appeal site. It also shows the historic field system in this area essentially unaltered in the 19th century.

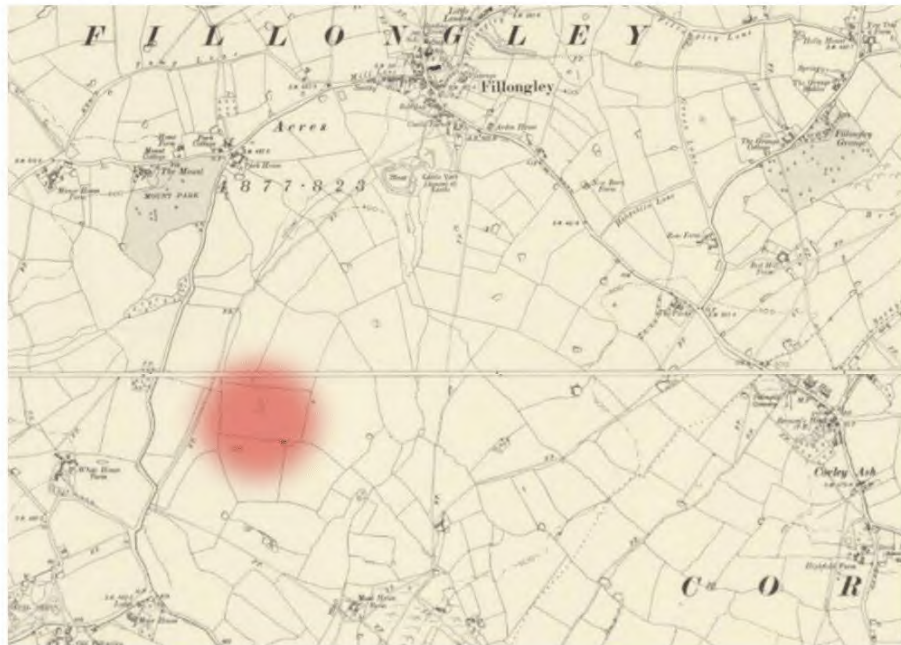


Figure 19 Excerpt from Ordnance Survey six inch map of 1905, sheets XVI.NW and XVI.SW, not to scale. Approximate centre of site shown as red dot.



Figure 20 The Bell public house in Fillongley in the early 1900s flooded by waters from the Bourne Brook.

- 6.12 The Tithe Map and later Ordnance Survey maps show the Bourne Brook running through the historic core of Fillongley village. The stream was historically, and still is, prone to flooding.
- 6.13 The landscape in the vicinity of the site remained unchanged in the early 20th century, prior to the addition of the M6 motorway in the 1950s.
- 6.14 The 12th century ringwork of Castle Yard was designated as a scheduled ancient monument in 1951. Shortly afterwards, in 1952, Park House was the subject of an early listing when the farmhouse was protected along with the threshing barn visible from Meriden Road.
- 6.15 It was not until 1961 that the Church of St Mary and All Saints was listed at grade II*. A subsequent phase of listing in 1988 saw the Park House granary and White House added to the National Heritage List along with other buildings in the village of Fillongley including The Bell former public house.

7 Identification of Relevant Heritage Assets

- 7.1 The appeal site and its vicinity contain numerous heritage assets of varying levels of significance. The proposed solar farm development would inevitably bring a degree of change to the site. In order to evaluate whether or not that change is acceptable in terms of impact on the historic built environment, it is important to assess which, if any, heritage assets would potentially be affected by the scheme.
- 7.2 This has been done through a combination of desk-based research and site visit, using Historic England's 'zone of theoretical visibility' methodology, as set out in their advice on assessing the setting of heritage assets.²⁸ It takes into account the nature of individual assets, key areas of heritage significance and setting, as well as the nature of the proposed development (including level of permanence) and any anticipated impact on the asset (visual or otherwise) as a result of the proposed development.

Nationally Designated Heritage Assets

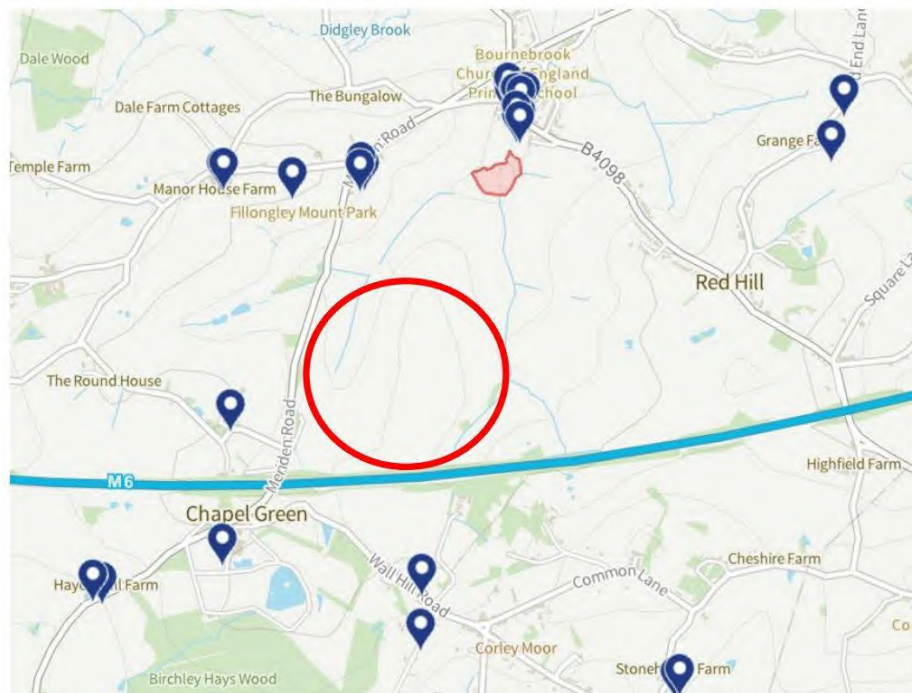


Figure 21 Designated heritage assets in the vicinity of the appeal site (approximately circled).

²⁸ The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), Historic England, 2017.

- 7.3 The site (the approximate location of which is indicated in figure 21 by a red circle) does not contain any nationally designated heritage assets. Consequently, there will be no potential for *direct* impact on any designated assets as a result of the proposed solar farm development.
- 7.4 A number of nationally designated assets do lie in the vicinity of the site, however, and there is potential for *indirect* impact on the settings of some of these as a result of the scheme.
- 7.5 A scheduled monument²⁹ (shaded red in figure 21) lies roughly 280 metres to the north-east of the appeal site. The northern part of the appeal site is visible from the ringwork.
- 7.6 Due, in part to the undulating nature of the landscape, the northern part of the site forms part of the landscape context of the ringwork and contributes to the understanding and experience of the archaeological site. Development within the site therefore has potential to impact upon the setting and significance of the scheduled monument and the capacity of the ringwork to be appreciated.



Figure 22 Appeal site (ploughed field in centre) and scheduled monument (in trees to right), looking south from the public right of way.

- 7.7 The village of Fillongley lies a short distance north-east of the appeal site. The historic settlement contains a number of listed buildings (indicated in figure 21 by blue markers);

²⁹ National Heritage List for England Entry Number: 1013152.

these include the grade II* listed Church of St Mary and All Saints³⁰. The low-lying position and slightly introspective nature of much of the historic core of the village mean that, for the most part, these individual buildings are unlikely to be appreciably affected by development within the appeal site.

- 7.8 The exception to this is the highly listed Church of St Mary and All Saints occupies a prominent position on Coventry Road towards the north of Fillongley village. The chancel, dating to the 12th century, is the earliest part of the church; the lower two stages of the tower date to the 13th century.



Figure 23 Grade II listed Church of St Mary and All Saints, Fillongley.*

- 7.9 The tower houses the bell-ringing stage and views from the top can be accessed from inside the church. The tower itself can be seen from outside the village and is visible in key views towards Fillongley from the surrounding countryside to the south-west, including from points within and around the appeal site.

³⁰ National Heritage List for England List Entry Number: 1034830.

- 7.10 Given the intervisibility of the parish church and the surrounding countryside (including the appeal site), it must be concluded that the proposed development has the potential to impact on the setting, and thereby the significance, of the grade II* listed church.



Figure 24 Elevated position of grade II* listed Church of St Mary and All Saints, viewed from the south-west. Source: Google Earth.



Figure 25 View looking north-east across the appeal site (ploughed fields) towards Fillongley and grade II* listed St Mary's and All Saints Church from Meriden Road, taken on a very dull day with poor visibility; the church is highly visible on brighter days.

- 7.11 There is potential for impact on the experience of arrival at the rural village through open countryside with the contrast experienced between developed and undeveloped areas; this aspect is addressed in relation to the Fillongley Conservation Area rather than in regard to individual listed buildings within the village.
- 7.12 Grade II listed White House Farmhouse³¹ is located just west of Meriden Road. This elegant brick property stands in a prominent, elevated position facing east towards the site. The Listing describes an early-19th century house, possibly *with earlier origins*; this is clarified by the fact that White House is clearly shown on John Cary's map of 1794.



Figure 26 Looking east from grade II listed White House farmhouse towards the appeal site. Source: Google Earth.

- 7.13 The site does not form part of the immediate setting of the group of buildings and garden at White House farm but, as the appellant's Heritage and Archaeology Assessment acknowledges,³² the site forms part of the rural context of White House Farmhouse with intervisibility between the two. As part of the farmed landscape that lends meaning and understanding to the presence of the listed farmhouse, the site is considered to form part of the wider setting of the grade II listed building.

³¹ National Heritage List for England Entry Number: 1034868.

³² Heritage and Archaeology Assessment, BWB, 2023, 5.34.

- 7.14 North of the site is the historic farmstead of Park House. Set at the junction of Meriden Road and Green End Road, Park House stands in an elevated position overlooking farmland to the south and east. Park House Farm includes a farmhouse dating to the early-mid 1600s³³, an early 17th century timber framed threshing barn³⁴, and a slightly later cartshed/granary,³⁵ all of which area individually listed at grade II.



Figure 27 Grade II listed Park House farmhouse, threshing barn and granary.



Figure 28 Looking south-east towards the appeal site from the elevated position of grade II listed Park House farm. Source: Google Earth.

³³ National Heritage List for England Entry Number: 1186219.

³⁴ National Heritage List for England Entry Number: 1034838.

³⁵ National Heritage List for England Entry Number: 1034837.

- 7.15 Access has not been gained to assess views from the individual buildings on the ground, but part of the site is understood to be visible from the listed house, which will have been designed with windows positioned to make the most of the extensive views from this elevated location. The barn and granary, in contrast, are grouped inwardly around a farmyard and do not obviously face towards the appeal site.
- 7.16 The site forms part of the farmed landscape surrounding the listed farmstead and lends meaning and understanding to the presence of all three historic buildings. For these reasons, the site is considered to form part of the wider setting of Park House farm. Due to the visual connectivity between Park House and the appeal site, the potential impact on the listed house is considered to be greatest.
- 7.17 Further listed structures stand to the west of Park House Farm on Green End Road. Fillongley Mount³⁶ is a country house with 16th century origins. Manor House Farm has gate piers³⁷ dating to c.1700; the house here appears to be considerably later, but may have been rebuilt or remodelled. Fillongley Mount and the gate piers at Manor House Farm are all listed at grade II.
- 7.18 There are glimpsed views of the site from this section of Green End Road and from the public footpath next to Manor House Farm, but the site is a considerable distance from these properties therefore any impact on them is unlikely to be appreciable.
- 7.19 Listed buildings to the south of the M6 motorway are also unlikely to be appreciably affected by the solar farm, principally due the relatively distant location of the assets, the topography of the landscape, the presence of the M6 motorway and embankment, the low-lying nature of the proposed development, and the lack of intervisibility with the appeal site.

Fillongley Conservation Area

- 7.20 Notwithstanding any potential for exacerbating issues of flooding (which is not the subject of this report), there will be no potential for direct impact on the Fillongley Conservation Area as a result of the proposed solar farm development. It is also unlikely there will be any tangible

³⁶ National Heritage List for England Entry Number: 1299309.

³⁷ National Heritage List for England Entry Numbers: 1186205 and 1034836.

indirect impact on much of the northernmost part of the designated area as a result of the scheme.

- 7.21 The south part of the conservation area includes the 12th century ringwork; the scheduled monument provides a strong connection with the chronology of settlement at Fillongley. There are glimpsed views here between the outskirts of the village and the surrounding countryside, and between the medieval ringwork and surrounding countryside. Any effect on these views will be seasonally dependent, with increased harmful impact during winter months.
- 7.22 The farmed landscape, particularly south of the village, contributes to the feel of Fillongley as a rural settlement not only in terms of views: the geology of the strikingly rich red soil of the ploughed fields is directly reflected in the locally distinctive red bricks of vernacular buildings in the village.

Non-designated Heritage Assets

- 7.23 A number of non-designated Heritage Assets (NDHAs) have been identified in the context of the proposed solar farm development that will potentially be affected by the proposed development.
- 7.24 Within the site itself, the presence of a former field barn³⁸ (or 'outfarm') is identified in the Historic Environment Record. While there are no above-ground remains of this agricultural structure (shown on the Ordnance Survey first edition map as an L-shaped range with a yard to the east), below-ground traces may be visible as parch marks on aerial views of the site. The structure formed part of the post-medieval agricultural landscape of the area.
- 7.25 A substantial medieval deer park,³⁹ occupying the north-east part of the site and the farmland east and north of the site as far as Fillongley village, is recorded as being associated with Castle Yard. The likely boundary of the deer park is shown in figure 3 of the Heritage and Archaeology Assessment submitted in support of the development. This forms part of the wider remnant

³⁸ Historic Environment Record ref.MWA31907.

³⁹ Historic Environment Record ref.MWA13254.

medieval landscape of the area that includes moated enclosures, ridge and furrow cultivation and a possible fishpond.

- 7.26 A footpath survives along the west site of the development area. This feature is shown on the early 19th century Tithe Map and on the Ordnance Survey First Edition map. As such, this pedestrian route is regarded as a NDHA.
- 7.27 There will be a direct impact on these NDHAs as a result of the proposed solar farm development.
- 7.28 There is potential for indirect impact as a result of development on the setting, and therefore significance, of further NDHAs identified outside the site including:-
- Earthworks immediately north of the site⁴⁰ – possible site of fishpond, mill and settlement remains associated with medieval ringwork of Castle Yard.
 - Site of a second 19th century outfarm⁴¹ immediately outside the east boundary of the appeal site.
 - Two areas of surviving ridge and furrow cultivation lie just outside the site boundary – one immediately east of the site and the other a short distance to the west. These are relatively rare in areas of intensive modern arable cultivation. That to the west is unlikely to be much affected by the proposed development but some impact is likely on the setting and ability to appreciate/understand the cultivation ridge and furrow to the east.
 - Upper part of Meriden Road - north of the section presumably altered to accommodate the M6 motorway, the line of Meriden Road follows the historic route shown on the First Edition OS map (below) between the villages of Chapel Green and Fillongley. The proposed solar farm is likely to affect the immediate setting of the NDHA as well as views towards, and eastward from, Meriden Road.

⁴⁰ Historic Environment Record ref.MWA13256.

⁴¹ Historic Environment Record ref.MWA29732.



Figure 29 Excerpt from Ordnance Survey six inch map of 1887, not to scale.

Archaeology

- 7.29 The Heritage and Archaeology Assessment submitted in support of the development lists all the known archaeological findspots within the site itself and within a 1km radius. These include 13 findspots relating from the Bronze Age to post-medieval periods and include two Romano-British finds⁴² recovered from within the site itself.
- 7.30 The report acknowledges that *'Intrusive ground investigations and site preparations, including temporary works, excavation and buried service installation, have the potential to impact buried archaeological remains. The impact, where it occurs is irreversible.'*⁴³
- 7.31 The report also states that *'With regard to potential impacts, Historic England guidance⁴⁴ identifies groundworks, such as those for solar panel supports, cable trenches, hardstanding and access (where needed) as well as footings for ancillary infrastructure such as substations and fencing, have the potential to impact archaeological remains. The detailed design for the type and depth of footings as well as the depth of any foundations is unknown.'*

⁴² Historic Environment Record refs.MWA21158 and MWA20874.

⁴³ Heritage and Archaeology Assessment, BWB, 2023, 7.7.

⁴⁴ Commercial Renewable Energy Development and the Historic Environment, Advice Note 15, Historic England, 2021.

- 7.32 It is agreed that the importance of any relict agricultural remains, such as ridge and furrow cultivation and field boundaries, is most likely to be low - as is likely for any post-medieval remains. Any Roman to medieval period remains, however, are likely to be of medium importance.
- 7.33 Given the presence of Romano-British finds previously recovered from within the site, the unknown depth to which footings will be required for the solar farm, and the irreversible direct impact, it is possible that the adverse impact on buried archaeological remains could be moderate and may not be mitigated by pre-commencement survey or trial trenching.

7.34 The heritage assets potentially affected by the solar farm proposal are summarised below:

Heritage Asset	Status	Type of Impact
12 th century ringwork known as Castle Yard	Scheduled Monument	Potential indirect impact on setting
Church of St Mary and All Saints	Grade II* listed	Potential indirect impact on setting
Fillongley Conservation Area	Designated conservation area	Potential indirect impact on setting
White House farmhouse	Grade II listed	Potential indirect impact on setting
Park House	Grade II listed	Potential indirect impact on setting
Remnant medieval landscape including deer park, fishpond and ridge and furrow	NDHA	Potential direct and indirect impact
Post-medieval landscape features including surviving field pattern and site of outfarms	NDHA	Potential direct and indirect impact
Historic route of footpath along west side of site	NDHA	Potential direct impact
Historic route of Meriden Road to west of site	NDHA	Potential indirect impact on setting
Potential buried archaeology within site	Unknown NDHA	Potential direct Impact

8 Significance of the Relevant Heritage Assets

Scheduled Monument

- 8.1 The medieval ringwork south of Fillongley, known as Castle Yard, is designated as a scheduled monument. Ringworks were medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. Despite being overgrown, the ringwork survives well and is one of only two known examples of this class of monument in Warwickshire. Medieval ringworks are rare nationally with only 200 examples recorded and fewer than 60 with baileys.⁴⁵
- 8.2 There is a high degree of **archaeological value** in the surviving standing fabric of the castle and in the foundations of medieval structures buried within both the ringwork and the bailey. The surviving masonry - a remnant of a former rectangular building - may indicate the presence of a later 13th century keep.⁴⁶ The accumulated fill of the ringwork and bailey ditches will retain information valuable for an understanding of the environment and economy of the inhabitants. The buried land surface beneath the ringwork enclosure will retain environmental evidence relating to the landscape in which Castle Yard was constructed.
- 8.3 The ringwork has high **historic value** as one of a limited number, and very restricted range, of Anglo-Saxon and Norman fortifications - of particular significance to our understanding of this period. It is illustrative of the development of the area in the Middle Ages and is associated with the de Hatsings family from the early 12th century, becoming their chief residence in Warwickshire. The site later became part of the Bergavenny baronry with historic associations with the Beauchamp and the Neville families.
- 8.4 There is a degree of **architectural value** in the standing fabric of the monument and **artistic value** in the slightly overgrown, romantic appeal of the site.
- 8.5 The **setting** of any castle is usually key to its significance – whether located on a defensible headland or, as in this case, where a defensive ditch can be supplied with water. The topography of the wider landscape south of Fillongley and the pattern of watercourses through the appeal site lend meaning to the siting of the ringwork in this particular location.

⁴⁵ National Heritage List for England entry no. 1034830.

⁴⁶ *The Buildings of England: Warwickshire*, Chris Pickford and Nikolaus Pevsner, 2016, p.328-9.

- 8.6 Despite currently being slightly overgrown, there are **views** to and from the scheduled monument from the outskirts of the village, from nearby public footpaths, and from the wider surrounding countryside.
- 8.7 As a rare type of medieval fortification, and one that has surviving standing fabric, the scheduled monument is of particularly **high significance**.

Church of St Mary and All Saints, Grade II* listed

- 8.8 Fillongley parish Church of St Mary and All Saints is medieval in origin, containing remnants of 12th masonry in the chancel and 13th fabric in the west tower. There is surviving stained glass from the 14th century in its windows and the font may date to the 15th century.⁴⁷
- 8.9 Architecturally, the church is illustrative of Early English and Perpendicular styles. Its sandstone construction stands out amongst the vernacular red brick houses of the village. The building is associated with numerous architects responsible for later alterations, as well as craftsmen whose work contributed to the decorative interior. Notable families, including Lord Leigh, commissioned – or are commemorated – in the church memorials.⁴⁸ The building illustrates the early development and status of Fillongley as a medieval settlement.
- 8.10 The church stands in a prominent, elevated position above Fillongley village; its location at the heart of the settlement is important to the role of the building. There is a solidity and sense of permanence in the robust construction. Its tower is visible not only from within the village itself but also from the surrounding countryside that formed part of the parish administered by the church.
- 8.11 The church is of **high significance**, commensurate with its grade II* listing.

White House Farmhouse

- 8.12 The elegant brick property of White House farmhouse⁴⁹ is located west of Meriden Road. property stands in a prominent, elevated position facing east towards the site. The Listing

⁴⁷ National Heritage List for England entry no. 1034830.

⁴⁸ *The Buildings of England: Warwickshire*, Chris Pickford and Nikolaus Pevsner, 2016, p.329.

⁴⁹ National Heritage List for England Entry Number: 1034868.

describes an early-19th century house, *possibly with earlier origins*; this is clarified by the fact that White House is clearly shown on John Cary's map of 1794.

- 8.13 White House has historic value as illustrative of the development of genteel, country house-style farmhouses in the rural landscape around Fillongley in the latter part of the 18th century. Architecturally, the building is designed to convey the status of its owner; this is reflected in the building's prominent siting commanding views east over the countryside, at least some of which will have formed part of the White House farm estate. Associated agricultural buildings add to its interest as a group.
- 8.14 Overall, the building is of **medium significance**, commensurate with its grade II listing.

Park House

- 8.15 Park House has considerably earlier origins, dating to the early-mid 1600s, as evident in the building's floor plan of a double-ended hall house with central hall. The building has a good level of historic value as illustrative of the development of such properties in the early post-medieval period in Fillongley parish. Park House was clearly designed to convey the status of its owner, with a principal elevation over-looking gardens and beyond and with extensive later alterations (or up-grades); this suggests an aspiration that elevates the house from simple functional farmhouse to minor country house status.
- 8.16 Extensive views over the farmland that would have been associated with the property in terms of ownership add to the setting of the building. Architecturally, the timber-framed construction and brick infill is made more interesting by the inclusion of stonework that may be monastic in origin.
- 8.17 Original features, such as a cheese room, dairy and beer room are of considerable historic interest, providing details of the running of what in the 1600s was essentially a small country estate. There is a high level of archaeological value in the materials and construction of the building as well in extensive later alterations. The pleasing appearance of the house in vernacular red brick with multi-pitched roofs contributes to its considerable level of artistic value.
- 8.18 Overall, the building is at the upper end of **medium significance**, reflected in its grade II listing.

Fillongley Conservation Area

- 8.19 The area designated as Fillongley Conservation Area includes the core of the historic village that has developed in linear fashion along the central road and main junctions. Roads lead downhill to a low-point in the centre of the village where historic buildings are prone to flooding.
- 8.20 The village may not have the immediate aesthetic appeal of some Warwickshire villages, but there is a strong visual quality to the uniform use of local red brick and roof tiles throughout the settlement that adds a homogenous element to the vernacular architecture in Fillongley.
- 8.21 Buildings in the centre of the village are relatively low-set and introspective, with the exception of the church which stands in a prominent position on the main street.
- 8.22 Views out of the conservation area are limited but, where glimpsed, give a strong sense of the Fillongley's rural location and setting within an agrarian landscape.
- 8.23 The conservation area includes the scheduled monument of the 12th century ringwork located on the outskirts of the village to the south-west. The presence of the medieval earthwork and standing fabric is a stark reminder of the depth of history of settlement at Fillongley.
- 8.24 Because Fillongley Conservation Area includes a scheduled monument of high importance, the overall significance level of the conservation area is deemed to be **high**.

Non-designated landscape features

- 8.25 Although perhaps unremarkable at first glance, the countryside around Fillongley north of the M6 motorway actually has a high level of survival as a palimpsest landscape, with features dating from the medieval period.
- 8.26 There is historic and archaeological value in the largely un-investigated remnants of a deer park associated with the 12th century ringwork castle, nearby shrunken settlements and fishponds. The pattern of fields that emerged from clearance of the Forest of Arden has remained relatively unchanged and areas of ridge and furrow testify to centuries of cultivation here.

- 8.27 Surviving hedgerows define early field boundaries shown on the 1846 Tithe Map, with individual mature trees still marking the line of former boundaries now removed. Field barns stood within these enclosures, outliers to the surrounding dispersed farmsteads, the remains of which may be visible on aerial images surviving below ground.
- 8.28 Historically, travel through this landscape was on foot, via a footpath linking historic villages that survives in the west of the appeal site, or along Meriden Road, the historic line of which survives to the west of the site with extensive dynamic views over the centuries-old field-scape. These routes form an intrinsic part of the surrounding fieldscape and, in the case of Meriden Road, the boundaries are inseparable in terms of causality.
- 8.29 Individual elements of the medieval and post-medieval landscape south of Fillongley are have scope for further investigation, but are likely, in isolation, to be of **low** significance.
- 8.30 The value of these assets, however, lies not in their individual significance but in the sum of their parts – in their collective significance as a landscape of aesthetic appeal and high historic value that is legible as illustrative of the organic evolution of the area over centuries.

9 Impact on Significance of the Relevant Heritage Assets

‘Temporary’ development

- 9.1 Care should be taken in regarding the proposed solar farm development as ‘temporary’. The life span of the scheme is intended to be 40 years. A similar projected lifespan for another solar farm scheme was considered by the Inspector⁵⁰ to be perceived as permanent rather than temporary features within the landscape given the chronological span (equivalent to a generation), together with the scale and size of the proposal.
- 9.2 In addition to the visual impact of development, infrastructure such as panel supports, tracks and fencing, over time will generate their own wear patterns and areas of soil accretion. Even after de-commission, these will inevitably leave traces in the landscape that confuse or obscure historic landscape features. Impact on potential buried archaeology within the site cannot be classed as temporary; the invasive destruction of stratigraphic layers beneath the surface is permanent.

Impact on the setting of the scheduled monument

- 9.3 The definition of setting contained in the NPPF refers to the surroundings in which a heritage asset is experienced. The setting of a medieval castle is usually, by its very nature, relatively extensive. It takes into account the topography and drainage of the local area which are intrinsically linked to the reason a castle is sited in its particular location; it includes potentially long-ranging views across land that were once part of its manor, as well as areas from which the fortification could be seen and its presence experienced. Setting, as established, does not depend on public rights of access.
- 9.4 The legibility of the landscape around the scheduled monument is therefore key to the understanding and appreciation of the medieval ringwork at Fillongley. As one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, and one of only two known examples of this class of monument in Warwickshire, such ringworks are of particular value to our understanding of the period.

⁵⁰ s62(A) application reference: s62A/2022/0011.

- 9.5 Parts of the appeal site are visible from the scheduled monument. This means that, if installed, despite facing to the south, the backs of rows of solar panels may well be visible in views from the ringwork towards the north end of the site.
- 9.6 The open and undeveloped nature of the countryside south of Fillongley village and the ringwork has importance to understanding the origins of the castle. The undeveloped nature of the appeal site makes an important positive contribution to the setting and, thereby, the overall significance of the castle.
- 9.7 Development of the site with the proposed solar farm would introduce a highly contrasting industrial-scale infrastructure that is in conflict with the setting of the ringwork. It would have a detrimental impact on views associated with scheduled monument, and on the artistic and historic value of the scheduled monument, and thereby on its significance.

Using the scale in figure 11, this impact is deemed to 'negatively alter the setting or overall character of the heritage asset and detract from overall significance'. As such, this constitutes change that is **moderate adverse**.

In relation to an asset of high sensitivity, using the matrix below, this level of impact will result in a significance of effect that is **moderate/large adverse**. Due to the impact being indirect rather direct, in NPPF terms, this equates to harm that is at the very upper end of 'less than substantial'.

Criteria		Sensitivity/ Value				
		Neutral	Low	Medium	High	Very High
Magnitude of Impact	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight/Moderate
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate	Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large	Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large	Very Large

Figure 30 ICOMOS Matrix showing significance of effect.

Impact on the Fillongley Conservation Area

- 9.8 The open and undeveloped nature of the countryside south of Fillongley is also important to the character of the village as a rural settlement. The preservation of the rural setting of the village is a key principle in the Fillongley Neighbourhood Plan. Much of the core of the historic village has no intervisibility with the site but there is still a connection between the two, experienced on arrival into Fillongley village from the countryside, and in the intervisibility with the church tower. The clear contrast between the settlement and undeveloped countryside beyond is also important.
- 9.9 The south part of the designated area includes the 12th century ringwork and there is intervisibility here with the site. Due to the elevated position of Fillongley church and the height of its tower, the church, too, (which is an important part of the conservation area) has a visual, experiential and liturgical connection with the wider rural parish outside the boundary of the village.
- 9.10 The undeveloped nature of the appeal site makes a positive contribution to the character and setting of the designated area and, thereby, to its overall significance. Development of the site would therefore have a detrimental impact on setting and views associated with the conservation area.
- 9.11 Using the scale in figure 11, this impact is deemed to 'negatively alter the setting or overall character of the heritage asset and detract from overall significance'. As such, this constitutes change that is **moderate adverse**.
- 9.12 In relation to an asset of high sensitivity, this level of impact will result in a significance of effect that is **moderate/large adverse**. Due to this impact being indirect rather direct, in NPPF terms, this equates to harm that is at the very upper end of 'less than substantial'.

Impact on grade II* listed Church of St Mary and All Saints

- 9.13 There will be no direct impact on the fabric church as a result of the proposed development, however, there will be indirect impact on the setting of the highly listed building.
- 9.14 The church sits at the heart of a rural parish, an aspect that contributes at a fundamental level to the significance of the building. The church tower is visible from points within the parish

and surrounding countryside, including in views from the footpath immediately north of the appeal site and from Meriden Road in views across the site itself.

- 9.15 The undeveloped nature of the open countryside here makes an important contribution to the rural character and setting of Fillongley church, as well as views associated with the building. Development of the site would therefore have a detrimental impact on the church. This change would result in a **minor adverse** impact on the setting and significance of the church.
- 9.16 In relation to a grade II* listed asset of high sensitivity, this level of impact will result in a significance of effect that is **slight/moderate adverse** significance of effect. In NPPF terms, this equates to 'less than substantial harm'.

Impact on grade II listed Park House and White House Farmhouse

- 9.17 Both Park House and White House Farmhouse possess significance derived from the historic fabric of the buildings, and from the presence of nearby associated buildings that form part of a group in terms of form, function, ownership and layout. There will be no tangible impact on this aspect of significance as a result of the proposed development.
- 9.18 However, both buildings also derive a sense of place and status from the rural landscape in which they are located. Indeed, it is possible that fields within the appeal site may at one time have been in the ownership of these farm estates. The open and undeveloped nature of the farmland around these buildings is intrinsic to their form, function and economy as well as to their siting. Both buildings have been deliberately designed to offer long distance views east and south-east of the surrounding land, an architectural device intended, perhaps, to affirm a degree of ownership and pride in their surroundings.
- 9.19 From both properties, parts of the site are visible - glimpsed or more obviously. Development of the site would present views of an industrial tech-scape that is alien to the historic dwellings; it would effectively sever an important connection between the houses and their setting and would, thereby, have a detrimental impact on the significance of the listed buildings. This change would result in a **minor adverse** impact on the setting and significance of Park House and White House Farmhouse.

- 9.20 In relation to grade II listed assets of medium sensitivity, this level of impact will result in a significance of effect that is **slight adverse**. In NPPF terms, this equates to 'less than substantial harm'.

Impact on NDHAs

- 9.21 Impact from proposed development on the non-designated elements of the historic landscape within the site will be more direct. Features such as any buried remains of the former field barn will potentially be destroyed (in archaeological terms) along with other buried remains; part of the former medieval deer park would be obscured by solar panels and any archaeology here disturbed by foundations that are presumed to penetrate deeper than normal ploughing.
- 9.22 While the line of the historic footpath along the west side of the site would be preserved, the path itself would be sandwiched between two modern fences, hedging, and rows of c.2.3m high solar panels. This will dramatically alter the character of the historic footpath. Views of the surrounding landscape will be restricted resulting in an adverse impact on the connection the footpath facilitates between pedestrians and the historic landscape, and the experience gained by tracing its route.



Figure 31 Existing view south from historic footpath within the site. Source: Andy Maw Design.



Figure 32 Proposed view south from the historic footpath within the site. Source: Andy Maw Design.



Figure 33 Existing view west from historic footpath within the site. Source: Andy Maw Design.



Figure 34 Proposed view south from the historic footpath within the site. Source: Andy Maw Design.



Figure 35 Existing view looking east across the site from Meriden Road. Source: Andy Maw Design.



Figure 36 Proposed view looking east across the site from Meriden Road. Source: Andy Maw Design.

- 9.23 Dynamic views east across the site from Meriden Road will also be affected. Fields will be obscured and replaced with an industrial scale tech-scape of solar panels; the experience of seasonality from seeing the sowing and ripening of crops and the ploughing of soil will be lost and replaced with an unchanging monoculture of rows of hardware.
- 9.24 The scheme includes the addition of new planting within the site in the form of overall grassland cover, clumps of new trees and new lines of hedging. The proposed hedging is shown below (green dotted lines), superimposed on the Tithe Map. This demonstrates that, for the most part, the proposed hedging will be on alignments that do not correspond with any historic field boundaries. Although some historic hedgerows were removed in the 20th century to create larger fields, many still survive, including within the appeal site.



Figure 37 Tithe map (from Heritage & Archaeology Assessment by BWB) showing the site (red line) and pattern of historic fields, overlain with lines of proposed new hedging that conflict with historic field boundaries (green dotted lines).

- 9.25 The effect of this will be not only be to fail to reinforce the historic field pattern of the site, but more importantly, to actively create hedging – that will be permanent – along lines that confuse and obscure the historic field pattern that has formed part of the agricultural landscape for centuries.

- 9.26 Individually, the NDHAs are generally of low heritage value (or unknown in the case of potential buried archaeology). Direct and indirect impact of this type is assessed as ranging from **moderate to major adverse**.
- 9.27 On assets of low sensitivity a moderate level of change will result in a significance of effect that is **slight to moderate adverse**. In NPPF terms, this equates to 'less than substantial harm'.
- 9.28 The resulting magnitude of impact from the proposed development on archaeology of unknown importance within the site is, as yet, unknown.

Summary

- 9.29 It is clear that the impact expected from the solar farm on the built environment of the appeal site and its vicinity is universally adverse. This ranges from slight (in the case of some NDHAs) to moderate/large (in the case of the scheduled monument).
- 9.30 The resulting changes constitute – for the most part – indirect impact on the setting of heritage assets, rather than direct damage to the assets themselves. For this reason, in NPPF terms, this harmful impact is generally assessed as being 'less than substantial'. In the case of the scheduled monument and Fillongley Conservation Area, given the higher sensitivity of the assets, the resulting harm is deemed to be at the very upper end of less than substantial.
- 9.31 Where the scheme would result in the total loss of non-designated heritage assets, including buried archaeology, the harm to these assets will be irreversible.
- 9.32 In the case of designated assets, regard should be had to NPPF paragraph 205. Less than substantial harm should be assessed under paragraph 208 of the NPPF by weighing the harm against the public benefits of the scheme.
- 9.33 Impact on NDHAs should be determined under paragraph 209 using balanced judgement.

10 Appraisal of Appellant's Heritage & Archaeology Assessment

- 10.1 A Heritage and Archaeology Assessment has been prepared by BWB Consulting and submitted in support of the proposed solar farm development. This document has been evaluated here in terms of the methodology used and its findings.
- 10.2 The title of the BWB Assessment gives the address for the assessed site as Nailcote Farm, Warwickshire. This is misleading and incorrect; Nailcote Farm is a dairy farm approximately 8.5km south of the appeal site on the opposite side of the M6 motorway.

Setting of Scheduled Monument

- 10.3 The BWB Heritage and Archaeology Assessment finds insufficient reason to consider that the appeal site contributes to the setting of the scheduled monument despite intervisibility between the scheduled monument and north end of the site, and the fact that the site forms part of the context for the castle in terms of topography and reason for choice of location. This is disputed.

Setting of Conservation Area

- 10.4 In assessing whether the site features in the setting of the Fillongley Conservation Area, the BWB Heritage and Archaeology Assessment is guided by the very limited 1970 designation appraisal which provides policies for buildings within the village only. Consequently, the Assessment only considers the potential impact from development on buildings within the village; it fails to take into account detrimental indirect impact on the 12th century ringwork what forms part of the designated conservation area.

Setting of grade II* listed Church of St Mary and All Saints

- 10.5 In assessing the likelihood of impact on the conservation area, the BWB Heritage and Archaeology Assessment fails to attribute any weight to changes to distant views of the village across the appeal site featuring the tower of grade II* listed Church of St Mary and All Saints. For this reason, the Assessment also attributes insufficient weight to impact on views of the highly listed church as an individual heritage asset.

Setting of grade II listed Park House and farmstead

- 10.6 The Assessment acknowledges the contribution made to these listed buildings by their arrangement and grouping. It also considers the immediate setting of Park House farm, including landscaping, contributes to the setting of farmstead. However, despite describing 'long views of the surrounding countryside' and the 'surrounding rural context' which includes 'long views towards the site', the Assessment fails to acknowledge the contribution made by the surrounding countryside to the wider setting of Park House or associated farmstead. Any impact in the wider landscape is consequently and incorrectly assessed as negligible with a neutral significance of effect.

Setting of grade II listed White House

- 10.7 A similar approach is taken to White House Farmhouse. The BWB Assessment acknowledges the role of nearby buildings and gardens in the immediate setting of the listed building but fails to take into account its relationship with the wider setting or the contribution made to the significance of White House by the rural landscape in which it stands – an aspect that is fundamental to the appreciation and understanding of this listed building. Any impact in the wider landscape is therefore assessed as negligible with a neutral significance of effect which, again, is incorrect.
- 10.8 In conclusion, the Assessment states that '*the site does not contribute to the setting or significance of the majority of the designated assets within the study area and there will be no impact on their setting.*'⁵¹ This is incorrect.
- 10.9 The Assessment finds that there will be a negligible impact on the settings of Park House and White House Farmhouse, resulting in both cases in a significance of effect that is neutral. And yet the report immediately continues that '*The impacts are assessed as being less than substantial in terms of the NPPF.*' It is unclear how a significance of effect that is neutral can result in harm of any level (requiring consideration under NPPF paragraph 208 or otherwise) if there is genuinely no impact on the setting of these listed buildings.⁵²

⁵¹ Heritage and Archaeology Assessment, BWB Consulting, 2023, 8.3.

⁵² Ibid.

Impact on Non-designated Heritage Assets

- 10.10 The BWB Heritage and Archaeology Assessment fails to consider the impact on any non-designated heritage assets either within the site or in its vicinity, other than potential buried archaeology. Relevant NDHAs that it fails to consider include:-
- the medieval landscape of the deer park associated with Castle Yard, ridge and furrow cultivation, fishponds and medieval settlement;
 - the post-medieval agricultural landscape including the historic field system within the site and the sites of two former outfarms;
 - the historic footpath within the site;
 - the historic route of Meriden Road.

Fillongley Neighbourhood Plan

- 10.11 The Assessment takes no account of the adopted Fillongley Neighbourhood Plan, despite the Plan containing policies relevant to the proposed solar farm - in particular policies relating to the conservation of the rural setting of the village.

Heritage Values

- 10.12 The Assessment uses a general approach that is compliant with industry standard, i.e. establishing heritage significance using a system of 'values', assigning a level of impact caused by development, and quantifying the resulting effect on the historic environment via a matrix that takes into account the sensitivity level of the heritage asset. This approach conforms to industry standard.
- 10.13 However, the heritage values used by BWB to assess significance are those proposed by English Heritage's '*Conservation Principles*' guidance in 2008. While this guidance established the concept of 'heritage values', these values have since been superseded in general use by a different set of heritage values used in the NPPF and which have now been adopted by Historic England for use in their current guidance. The use of *Conservation Principles* values to assess heritage significance that is then considered and weighed in reference to the NPPF (which uses a different set of values) causes a potential mismatch in the assessment process that could easily be avoided.

11 Conclusion

- 11.1 This heritage report has been provided in response to the proposed development of a solar farm with associated works, equipment and necessary infrastructure within a 61 hectare area of arable farmland south of Fillongley in Warwickshire.
- 11.2 The significance of relevant heritage assets has been examined and the likely impact on that significance resulting from development has been evaluated. Contrary to conclusion of the BWB Heritage and Archaeology Assessment submitted in support of the development, the impact of the solar farm on the historic environment has been found to be universally adverse in degrees ranging from slight to large adverse.
- 11.3 It is considered misleading to describe the proposal as 'temporary' in regard to the historic built environment. Unlike solar energy, the historic environment is not renewable; it is a finite resource. In regard to numerous assets the effects are likely to be permanent - including the total loss of archaeological remains and the practically irreversible creation of a new layer of features (including fences and hedgerows) confusing the historic field pattern.
- 11.4 It has been found that there will be an adverse indirect impact on a number of designated assets as a result of the proposed development, including the scheduled monument of Castle Yard and grade II* listed Church of St Mary and All Saints.
- 11.5 In accordance with paragraph 205, *'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.'*
- 11.6 The adverse effect on designated assets is assessed as being 'less than substantial' – and at the very upper end of this spectrum in the case of the scheduled monument and conservation area. This harm should be considered under paragraph 208 of the NPPF and the harm weighed against the public benefits of the scheme.
- 11.7 It has also been found that there will be both direct and indirect harm to a number of non-designated heritage assets as result of the proposed development. Also assessed as being less

than substantial (although potentially irreversible in the case of unknown archaeology), this harm should be considered under paragraph 209 of the NPPF using balanced judgement.

- 11.8 As stated, the level of harm to *each individual* asset has been assessed as less than substantial; when viewed in isolation, this impact may appear acceptable. When considered collectively, however, this degree of harm to multiple heritage assets (both designated and non-designated) that are components in the tapestry of a wider historic landscape, that harm becomes less acceptable.
- 11.9 While the public benefits of moving towards a lower carbon-polluting future are probably undisputed, no evidence appears to have been put forward as part of the proposed development that the same public benefits cannot be achieved in a location of much lower historic sensitivity – one that does not incur the same degree of harm to the historic environment. As such, the proposal is not deemed to comply with paragraphs 208 or 209 of the NPPF.
- 11.10 Scheduled monuments are classed as assets of the highest possible significance. Any harm to scheduled monuments or other designated assets (including from development in their setting) requires clear and convincing justification under paragraph 206 of the NPPF; justification for this harm has not been provided.
- 11.11 For these reasons, the proposal is deemed contrary to paragraphs 206, 208 and 209 of the NPPF.
- 11.12 For the same reasons, the proposal is also contrary to policy LP15 of the North Warwickshire Local Plan, which states that *‘The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced’*, and Policy FNP06 of the Fillongley Neighbourhood Plan, which requires the protection and enhancement of both the recorded assets of the parish, and other locally identified heritage features.
- 11.13 As such, it is respectfully suggested that the appeal is dismissed.

Appendix 1: National Heritage List for England Entries

Scheduled Monument of Castle Yard List Entry

Heritage Category: Scheduled Monument

List Entry Number: 1013152

Date first listed: 16-May-1951

Date of most recent amendment: 28-Jun-1995

Location The building or site itself may lie within the boundary of more than one authority.

County: Warwickshire

District: North Warwickshire (District Authority)

Parish: Fillongley

National Grid Reference: SP 27995 86815



Reasons for Designation

Ringworks are medieval fortifications built and occupied from the late Anglo-Saxon period to the later 12th century. They comprised a small defended area containing buildings which was surrounded or partly surrounded by a substantial ditch and a bank surmounted by a timber palisade or, rarely, a stone wall. Occasionally a more lightly defended embanked enclosure, the bailey, adjoined the ringwork. Ringworks acted as strongholds for military operations and in some cases as defended aristocratic or manorial settlements. They are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.

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Castle Yard survives well and is one of only two known examples of this class of monument in Warwickshire. The foundations of medieval structures will survive as buried features within both the ringwork and the bailey, while the accumulated fill of the ringwork and bailey ditches will retain information valuable for an understanding of the environment and economy of the site's inhabitants. Additionally, the buried land surface beneath the ringwork enclosure will retain environmental evidence relating to the landscape in which Castle Yard was constructed.

Details

The monument is situated approximately 80m south west of Castle Farm on the southern outskirts of the village of Fillongley. It includes the masonry and earthwork remains of Castle Yard, a ringwork castle and its associated bailey. The site occupies an area of approximately 2ha and has been constructed on an area of land which is defined by two stream channels. The stream to the north of the ringwork flows west-east and forms the northern boundary to the site, whilst the second stream, situated in the eastern part of the site, flows from east to north. A third stream channel runs through the central part of the site and flows northwards into the stream defining the site's northern edge. The streams are thought to have been diverted at the time of the castle's construction in order to form its southern outer defences. They also provided the water supply for the inner defensive ditches. The ringwork itself, is situated in the western part of the site and is surrounded by a 12m wide ditch which, with the exception of its waterlogged northern section, is mostly dry. The water supply for the ditch originally entered from the west and the south. An external rampart is visible beyond the western, northern and southern sides of the ditch. The ringwork has a roughly circular plan and has been artificially raised above the surrounding ground surface. Traces of an inner bank are visible along the north eastern and western sides of the ringwork enclosure; this bank is thought to have been present originally on all sides. Access into the ringwork is thought to have been by means of a causeway across the eastern section of its enclosing ditch. The ringwork enclosure itself has an uneven surface, indicating the survival of buried features beneath the ground surface. In the north eastern part of the ringwork a large block of in situ masonry is visible standing to a height of c.1.9m. It is built of local sandstone and represents a rectangular building. The remains of a circular staircase, situated adjacent to the block of standing masonry, have been uncovered in the past though they now lie buried beneath the ground surface. Fragments of masonry are also visible in the north eastern parts of the enclosure. To the north east, east and south east of the ringwork is a polygonal-shaped bailey. It is bounded along its north western side by the northern stream channel, and to the east

and south, by a 6m wide ditch; the ringwork ditch defines the bailey's western side. The north eastern section of the bailey ditch has been infilled and is no longer visible on the ground surface. It is thought to have connected with the northern stream channel and will survive as a buried feature. A stream channel now flows north/south through the central part of the bailey. A dry, 10m wide channel, aligned south west-north east, is visible in the northern part of the bailey. This feature is thought to be original and divides the bailey into two courts. Castle Yard was occupied by the Hastings family from the early 12th century and the site became their chief residence in Warwickshire. The last of the Hastings line died in 1389 and the site became part of the Bergavenny barony which was held by the Beauchamps and the Nevilles. Castle Yard is thought to have been abandoned during the late 14th or early 15th century. All fence posts at the site are excluded from the scheduling, but the ground beneath them is included.

Sources

Books and journals

The Victoria History of the County of Warwickshire: Volume I, (1904), 376

Salter, M, Castles and Moated Mansions of Warwickshire, (1992), 28

Chatwin, P B, 'Transactions of the Birmingham Archaeological Society' in Castles in Warwickshire, , Vol. 67, (1947), 25

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Culture, Media and Sport.

Church of St Mary and All Saints List Entry

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1034830

Date first listed: 08-Sep-1961

List Entry Name: CHURCH OF ST MARY AND ALL SAINTS

Statutory Address 1: CHURCH OF ST MARY AND ALL SAINTS, COVENTRY ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Location

Statutory Address: CHURCH OF ST MARY AND ALL SAINTS, COVENTRY ROAD

County: Warwickshire

District: North Warwickshire (District Authority)

Parish: Fillongley

National Grid Reference: SP 28088 87171



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Details

FILLONGLEY COVENTRY ROAD SP2887 (East side) 18/24 Church of St. Mary and All 08/09/61 Saints GV II* Church. C12 chancel now mainly C15, C14 nave, C15 north chapel and C13 west tower with C15 bell stage. Coursed sandstone rubble; coursed and squared sandstone. Plain-tiled roofs with crocketed pinnacles to east gable of nave and gable end cross. Embattled west tower of 3 stages. 2 lower stages are C13. One lancet window to each stage of side wall. C15 west doorway in 4-centred arch in square head. Angle buttressing. Bell stage, C15, has in each wall two 2-light openings with foiled heads in 2-centred arches. Nave has embattled parapet. C15 clerestory of 5 windows, each of two cinquefoil lights in square head. 3, C14, windows; 2 of 3 trefoil lights in 2-centred arches of 2 chamfered orders, and one of 2 trefoil lights. 2 stage gable buttressing. Chancel: South wall has 2 windows, each of 3 lights and a C15 doorway in 4-centred arch in square head. East window of 3 trefoil lights in moulded 2-centred arch. North chapel: C15. Embattled parapet. 2 windows in north wall of 3 trefoil lights in 4-centred arches. 2 stage buttressing with offsets. Interior: South doorway to nave, C14. 2 hollow and roll moulded orders in 2-centred arch with label and mask stops. C13 tower arch of 3 chamfered orders in 2-centred arch. Original gable end of roof visible in west wall of tower. C19 roof boarded. Braced tie beams. Chancel arch 2-centred and of 2 wave moulded orders. The chancel has a C19 roof of wind braced through purlins. North chapel C15. 2 bays open to chancel. 2-centred arches of 2 hollow moulded orders on octagonal column with moulded capital and base. Original roof with moulded ridge tie beams and purlins. Carved bosses at intersections. Font, C15. Stone. Round bowl with vertical ribs dividing the panels. Wall monument, north wall of chancel. Mrs. Daniel and daughter, 1725. White marble tablet with grey marble fluted ionic pilasters and crest. Chest. Oak. 1729. Oak with iron fittings. Gift of Geo. Aley of Black Hall, Fillongley. (Buildings of England: Warwickshire: p294; VCH: Warwickshire: Vol IV)

Listing NGR: SP2808887171

Sources

Books and journals

Doubleday, AH, Page, W, The Victoria History of the County of Warwick, (1947)

Pevsner, N, Wedgwood, A, The Buildings of England: Warwickshire, (1966), 294

Park House List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1186219

Date first listed: 11-Nov-1952

Date of most recent amendment: 23-Mar-1988

List Entry Name: PARK HOUSE

Statutory Address 1: PARK HOUSE, MERIDEN ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Location

Statutory Address: PARK HOUSE, MERIDEN ROAD

County: Warwickshire

District: North Warwickshire (District Authority)

Parish: Fillongley

National Grid Reference: SP 27438 86853



Details

FILLONGLEY MERIDEN ROAD SP28NE (East side) 6/39 Park House 11/11/52 (Formerly listed as Park House and Barn) GV II House. Early/mid C17 and early C19 alterations. Timber-framed

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with red brick infill, part rendered, on sandstone plinth. Later red brick of random bond. Plain-tiled gabled roofs with side stacks of sandstone to north and south cross-wings. Red brick above the ridge. Plan of double-ended hall house with central hall and entry bay. Extended by a short service range to north cross-wing and to road side of centre range. 2 storeys. Principal elevation to the garden. Hall range has segmental arch to first floor C20 wood casement. Doorway in early C19 doorcase with moulded architrave and flat hood on scroll brackets. 6 flush panelled door and rectangular fanlight with glazing bars. South cross-wing was probably a parlour range. 2 bays. One C20 3-light wood casement above C19 canted bay with small-pane wood casement. Similar fenestration to gable end of north cross-wing. South cross-wing has exposed wall framing in small panels and at first floor a casement with original chamfered mullions. Adjoining the north cross-wing on the north side wall is a single bay service range. Timber-framed, rendered and plain-tiled roof. One storey and attic. Doorway in segmental arch. Gable end framing exposed. Interior: Centre range has early C19 stick baluster staircase. The hall is unheated. Inglenook hearth to service range and parlour hearth to south range. Cheese room with plaster floor and a ground floor room has a dairy and another thralls for beer. Through purlin wind braced roof.

Listing NGR: SP2743886853

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

White House Farmhouse List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1034868

Date first listed: 23-Mar-1988

List Entry Name: WHITE HOUSE FARMHOUSE

Statutory Address 1: WHITE HOUSE FARMHOUSE, CHAPEL GREEN

Location

Statutory Address:

WHITE HOUSE FARMHOUSE, CHAPEL GREEN



County: Warwickshire

District: North Warwickshire (District Authority)

Parish: Fillongley

National Grid Reference: SP 26904 85868

Details

FILLONGLEY CHAPEL GREEN SP28NE (West side) 6/19 White House Farmhouse - II Farmhouse. Early C19 possibly of earlier origin. Red brick, Flemish bond. Plain-tiled roof with end stacks. 2 storeys. Symmetrical facade of 3 twelve- pane hung sashes under flat arches of stone with raised key blocks. Sandstone steps lead to central doorway in round arch. Broken pedimented doorcase on fluted pilasters. Radial glazing bars to fanlight.

Listing NGR: SP2690485868

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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Appendix 2: Hamilton Hill Farm Appeal



Appeal Decision

Hearing held on 20 and 21 February 2024

Site visit made on 19 and 21 February 2024

by Paul Thompson DipTRP MAUD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4 November 2024

Appeal Ref: APP/W3005/W/23/3323952

Hamilton Hill Farm, Cauldwell Road, Sutton in Ashfield NG17 5LB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Batov (Hamilton Solar Limited) against the decision of Ashfield District Council.
 - The application Ref is V/2022/0562.
 - The development proposed is a solar farm with ancillary infrastructure, security fence, access, landscaping and continued agriculture, to generate power to feed into the local distribution network.
-

Decision

1. The appeal is dismissed.

Applications for costs

2. An application for costs was made by Ashfield District Council against Mr Batov (Hamilton Solar Limited), which is the subject of a separate Decision.

Preliminary Matters

Requested Information in the Pre-Hearing Note

3. In my Pre-Hearing Note (PHN) the main parties were asked to provide clear direction to agreement and disagreement in a Statement of Common Ground (SoCG) regarding land or buildings that were considered as alternatives to the appeal site. This was required to assess the planning considerations relevant to site selection of the proposed ground-mounted solar farms, as identified in the National Planning Practice Guidance¹ (NPPG), which supports the policies of the National Planning Policy Framework (the Framework); and the appellant's Site Search Report, including clarification on any implications for viability of the scheme. In response, the appellant provided Commercial Viability and Technical Notes, received on 6 February 2024.
4. I accepted the documents to save time at the Hearing, as they referred to points raised in the PHN, that required testing at the Hearing. The main parties also had sufficient time to consider their content and prepare their cases. Interested parties not in attendance at the Hearing may not have been aware of the Notes or their content and, had the availability of other sites in the District had a bearing on the outcome of the appeal, they could have been afforded an opportunity to comment on their content. However, their content

¹ Paragraph: 013, Reference ID: 5-013-20150327, Revision date: 27 03 2015.

could have been referred to at the Hearing, without them being provided. I therefore determined the appeal in light of their content.

Agricultural Land Classification

5. On 9 February 2024, the appellant provided a Soil Resources and Agricultural Quality Report². This predated submission of the planning application, but was not submitted with it, and confirms the site to be Grade 2 agricultural land. However, a separate document³, submitted with the application, confirmed the land to be Grade 3b. The former meets the definition of Best and Most Versatile agricultural land (BMVAL) but the latter does not.
6. At the Hearing, the appellant's representatives explained that, following discussion with the Council over the SoCG, separate discussions took place with the appellant and the soil assessor. The submission of the report came about thereafter. The appellant's planning consultants and planning solicitor were only made aware of the report on 8 February 2024 and disclosed it the following day, as they were professionally obligated to do so by the Royal Town Planning Institute and the Law Society. To my mind, there was no advantage to the appellant to do so and there is no reason for me to doubt this chain of events.
7. While the document undoubtedly had implications for the preparation and presentation of the Council's case, that also goes for the appellant, as various documents in his evidence relied upon the premise the land was not BMVAL. The appellant therefore prejudiced his own case, as a new main issue, and reason for refusal, were considered at the Hearing, as set out below. Given the timeframe to the start of the event, the main parties had time to ready and present their cases at the event. Despite the possibility not all interested parties may have known about the report, its findings were of fundamental importance and the appeal would have been determined against incorrect evidence had it not been accepted. This would not have been in the public interest or exercise natural justice. I have therefore determined the appeal based on the latest information.

Planning Policies, Legislation and Case Law

8. The Levelling-up and Regeneration Act 2023 came into force on 26 October 2023, but the duty proposed to be inserted in a new section 58B of the Town and Country Planning Act 1990, to 'have special regard to the desirability of preserving or enhancing [a scheduled monument]...or its setting' is not in force by Royal Assent and secondary legislation is required for it to come into force.
9. The Framework was revised in December 2023 after the determination of the application, but the main parties were able to address any relevant changes in its approach to the matters relevant to the appeal. On 30 July 2024, the Government published further consultations on proposed reforms to the Framework (including draft text) and other changes to the planning system. However, neither constitute Government policy or guidance and are likely to be subject to consultation responses that may result in alternative approaches. Hence, they carry limited weight in the determination of this appeal.

² Report 1668/1, dated 28 February 2020, by Land Research Associates.

³ Produced following a site inspection on 17 May 2020 by Bateman Rural Associates Limited.

10. The emerging Ashfield Local Plan 2023-2040 Regulation 19 Pre-Submission Draft (ELP) was consulted on until the end of January 2024, and was still progressing at the time of the Hearing. The Council has not advanced any policies, but the appellant referred to policies and strategic objectives from the Regulation 18 version of the ELP. The wording and focus of one of which has changed. The ELP still appears, therefore, to be some way off adoption and may potentially have unresolved matters. While I have had regard to the content of the policies and objectives to which I have been referred, I am only able to afford them no more than limited weight.
11. I have been referred to two National Policy Statements (NPS) relevant to this case. The Department for Energy Security & Net Zero *Overarching National Policy Statement for Energy (EN-1)* and *National Policy Statement for Renewable Energy Infrastructure (EN-3)*. The size of the proposal (7MW) means it is not determined under the Planning Act 2008, as a nationally significant infrastructure project (NSIP), and therefore it is not Critical National Priority infrastructure. Despite this, EN-1 is clear that it may be a material consideration in decision making on applications falling under the Town and Country Planning Act 1990 (as amended). The NPS were designated in January 2024, and both refer to an urgent need for energy generating infrastructure.
12. On 27 February 2024, the Council provided a copy of the Lullington Judgment⁴. Furthermore, on 15 May 2024 the then Secretary of State for Energy Security and Net Zero (Claire Coutinho MP) made a written ministerial statement (WMS) about "Solar and protecting our Food Security and Best and Most Versatile Land". I invited the main parties to provide comments in writing to their relevance to the appeal, which I have taken into account in my determination.

Main Issues

13. The Council's first reason for refusal refers to the availability of other sites to accommodate the development. However, given the updated position regarding the agricultural land classification of the site, it is necessary for this to include consideration of the effect to BMVAL. The Council also confirmed, at the Hearing, that concerns identified in its second reason for refusal regarding how the development would be visually perceived by nearby residents relates to the potential effects of change to the character of the land as viewed from nearby homes. On this basis, the main issues are:
 - whether the proposal is consistent with the development plan regarding development in the countryside, having regard to its effect on the landscape character and appearance of the countryside, including its openness;
 - the effect of the proposal on the significance of the Mound on Hamilton Hill⁵, a Scheduled Monument, through development within its setting; and
 - whether there are other available sites within the District that could accommodate the proposed development, including consideration of the proposal's effect on the use of best and most versatile agricultural land and evidence to justify any loss.

⁴ Lullington Solar Park Ltd vs Secretary of State for Levelling Up, Housing and Communities and South Derbyshire District Council, [2024] EWHC 295 (Admin).

⁵ List Entry Number: 1002921.

Reasons

Development in the Countryside

14. Proposals for development in the countryside of Ashfield are considered in relation to LP⁶ Policy EV2. This states that permission will only be given for appropriate development within a closed list of several criteria, one of which concerns rural uses, including agriculture, forestry, mineral extraction, and waste disposal to reclaim mineral workings. The appeal scheme would not fit into any of these criteria. However, the policy also requires development must be located and designed so as not to adversely affect the character of the countryside, in particular its openness.
15. The main parties are in agreement that, for the purposes of the Framework, the site is not situated within a valued landscape, but is part of an existing Mature Landscape Area, Coxmoor/Kings Mill, referred to in LP Policy EV4. The site also forms part of the wider designations of the Sherwood character areas within the Greater Nottingham Landscape Character Assessment (GNLCA, 2009) and National Character Area 49 (2014). It is also within the Sandstone Forests and Heaths character type in the East Midlands Regional Landscape Character Assessment (2010).
16. The site consists of several parcels of open and undeveloped agricultural land at the eastern edge of Sutton-in-Ashfield and the land rises in a southeast direction from Hamilton Road to Cauldwell Road. There it borders a small cluster of homes in its southeast corner, including Hamilton Farm. No footpath exists to that side of Hamilton Road, so the narrow verge and the low hedgerow planting of the site are prominent enclosing features to the road. Hedgerows are also present at other boundaries, including to most of the northern boundary with Cauldwell Road, which also includes hedgerow trees, and to the west at Coxmoor Road.
17. The site is physically contained by these roads and Hamilton Hill to its northeast, and is influenced, to a certain extent, by its close relationship with industrial uses in the adjacent urban area. However, from what I have seen and read, the site and its surroundings embody the typical landscape characteristics of the character areas, which make a positive contribution to the character of the countryside. Moreover, the site is not visually separate from the undeveloped fields and other land within the countryside between urban areas in the districts of Ashfield and Mansfield, which are also undulating and enclosed by planting. While noise and movement on roads nearby, including Sherwood Way, means the site is not a tranquil area of the countryside, this does not alter its perception as part of the countryside.
18. Taken together these stated features, particularly the open and undeveloped nature of the site, give rise to a clear and distinct, pattern of development. The presence, or not, and the nature of built form also helps to distinguish between more urban and rural forms, including the countryside. This makes a significantly positive contribution to the landscape character and appearance of the countryside surrounding Sutton-in-Ashfield. As such, the site would be sensitive to change in this respect.

⁶ Ashfield Local Plan Review – Adopted November 2002.

19. A Landscape Mitigation and Enhancements plan for the site and its long-term future management would generally reflect planting in the local environment. It would also help to conserve the remains of intact historic field patterns with mature bushy hedgerows and reinforce these where they have become degraded or lost, and reinstate hedgerow trees, as identified in actions for two focused policy zones (SPZ11 and SPZ47) within Sherwood in the GNLCA.
20. Despite this, the proposal would be a development of significant proportions to the edge of Sutton-in-Ashfield, which would harm the appearance of a large area of land incorporating open and undeveloped agricultural fields, and would contrast significantly with the modest grouping of homes in Cauldwell Road. Due to the level difference across the site, in the short- to medium-term, the landscaping would have a limited effect in mitigating the visual prominence of the PV panels within the site.
21. The subsequent loss of openness and erosion of the site's undeveloped qualities would undermine how the countryside relates to the settlement. That being said, as with the appeal at Southwell⁷, there is a certain inevitability of some landscape impact associated with solar farms in the early stages of their operational life, when planting is establishing. Equally, in the long-term, while proposed planting would soften the visual effect of the development's physical presence from most views nearby, it would be discernible to users of Hamilton Road above the hedgerows on higher land within the site. While such receptors would likely be transient, the site forms part of the countryside at the very edge of Sutton-in-Ashfield, so the footpaths and roads that pass around it, on three sides, would be highly accessible to pedestrians or those driving to either access the countryside or simply pass by. The effect in this sensitive location would be more profound during winter months when planting may not be in leaf. There would also be visibility of the proposal in more distant views from higher land, including from Mansfield Road to the northwest, which I was asked to visit.
22. The occupiers of the homes to the northern side of Cauldwell Road do not currently entirely enjoy broad open aspect across the site due to the presence of existing planting and outbuildings. Notwithstanding planting that would be introduced, they would remain receptors of the landscape and visual harm that would result from the proposed development, particularly as planting establishes, when it would be highly prominent from these properties. Tree planting close to those properties, to screen the development from view, would alter their perception of the surrounding landscape, but hedgerow trees would not be out of place, nor would they inevitably be oppressive in views.
23. I cannot agree with the findings of the appellant's Landscape and Visual Appendix to the Planning Statement of Case⁸ (PSoC) and the Landscape and Visual Impact Assessment, that the magnitude of the impact of the proposal would be mitigated. However, as the effects would primarily be localised, the harm that would result from the proposal would have a limited effect on the landscape character and appearance of the countryside, including its openness.
24. For the above reasons, I conclude that the proposal would not be consistent with the development plan regarding development in the countryside, having regard to its effect on the landscape character and appearance of the

⁷ Appeal Reference: APP/B3030/W/21/3279533 – Land North of Halloughton, Southwell, Nottinghamshire.

⁸ Ref: R003v2 - P23-0612, dated July 2023.

countryside, including its openness. Moreover, the appeal scheme would not fall into any of the categories of appropriate development listed in LP Policy EV2, so it would conflict with that policy and LP Policy ST4, which also requires countryside development to fit within those categories. The harm to the character and openness of the countryside would also bring further conflict with the aims regarding such matters expressed in EV2 and LP Policies EV4 and ST1. There would also be conflict with Part 15 (Conserving and enhancing the natural environment) of the Framework.

25. While the Council did not refer to Policy EV4 until the Hearing, the appellant had opportunity to address its content so I am satisfied that no one would be prejudiced by my finding in relation to it.

Significance and Setting of the Mound on Hamilton Hill

26. The appeal site is next to Hamilton Hill, atop which is the Scheduled Monument 'Mound on Hamilton Hill'. In considering its significance as a designated heritage asset, I have had regard to Historic England (HE) guidance⁹. There is a certain mystery to the asset and the evidence of the main parties, and HE refers to many possibilities for the potential use of the Mound, including as a Bronze Age Barrow, look out, and site for gallows. However, its significance is most likely to relate to its administrative and decision-making functions as a 'moot'. Moreover, at the Hearing, the parties agreed upon the description of a moot taken from the list entry for the Secklow Hundred Mound, another Scheduled Monument¹⁰. The Mound is therefore most likely to have been used as an open-air place for meeting or assembly, including by courts or other bodies responsible for the administration and organisation of the countryside in Anglo-Saxon and medieval England. While it may have been possible to hear meetings taking place on the hillsides, the principal area for meetings was the Mound itself. Its form also shares similarities with the general characteristics of a moot, as the centre is consistent with the height of the hill and earthworks formed sunken areas surrounding it. This suggests a platform was provided for speaking and the evidence also points to the position of the Mound and its sunken areas to the north of the hill, being a purposeful act to reduce the effects of prevailing winds on speakers being heard.
27. The list entry for Secklow Hundred Mound suggests that they are comparatively rare, which underlines the national importance of the Mound on Hamilton Hill. Furthermore, in the context of paragraphs 206 and 205 of the Framework, it is a designated heritage asset of the highest significance and the greatest of weight should be given to its conservation.
28. While the Mound is scheduled, the hill is not and the evidence before me does not categorically suggest that the bank and ditch at the bottom of the hill are either related to, or contemporaneous with, the Mound.
29. The definition of setting contained in the Framework refers to the surroundings in which a heritage asset is experienced and HE guidance¹¹ states views of or from an asset will play an important part in this. This also confirms the way in which an asset is experienced in its setting is influenced by understanding of

⁹ Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019.

¹⁰ List Entry Number: 1007940, Secklow Hundred mound: a moot at the junction of North Row and North Ninth Street, Milton Keynes.

¹¹ The Setting of Heritage Assets (Good Practice Advice in Planning Note 3), Second Edition, 2017.

the historic relationship between places and does not rely on visibility between them, as they may have a historic connection important to experiencing their significance. This does not depend on public rights of access.

30. As far as it relates to the appeal before me, the hill physically forms an integral part of the setting of the Mound. As the hill is conspicuous in the surrounding landscape, so too would have been certain elements of its use as a moot. Moreover, during my site visits I observed that views from the centre of the Mound and the sunken areas surrounding are restricted to a certain extent by the hill and there is only limited visibility of the same, from the south and southwest. However, from the edges of the scheduled area, views are expansive in all directions, including over the site and the roads around it. It therefore stands to reason that persons stood to the extremities of the scheduled area and beyond it would also have been visible within the immediate landscape, including from the position of surrounding roads.
31. Although the relationship between the surrounding countryside is fundamental to understanding why the Mound stands where it does, that relationship has been altered by change over time, including through expansion of settlements and the permanent presence of roads and buildings. This includes the large building and infrastructure constructed for Amazon sited a short distance away across Sherwood Way, which is prominent within its setting.
32. Nonetheless, to this day, the hill, and the Mound atop it, are experienced as being separated from Sutton-in-Ashfield by undeveloped agricultural land. Whether or not this was deliberate, and irrespective of the presence of the Amazon building and some other development off Cauldwell Road, this physical separation is important to understanding its likely origins as a moot. The open and undeveloped nature of the appeal site therefore makes an important positive contribution to the setting and, thereby, the understanding of the overall significance of the Mound.

Effect on the Mound on Hamilton Hill

33. In considering the proposal's effect on the setting and, thereby, significance of the Mound, I have had regard to the HE guidance documents and EN-3.
34. With the proposed development it would still be possible to experience the hill, the Mound, and its setting from land to the south and southeast, as this does not form part of the proposal. It would remain undeveloped, and part of the landscape and the views within it. Nevertheless, the proposal would bring development closer to the Mound away from Sutton-in-Ashfield and erode the open and undeveloped qualities of the agricultural land within the site. Where the Mound would be visible across the site, this would unacceptably harm the contribution made by the land to its setting. Similarly, given the expansive views available from the edge of the scheduled area, the development would be a significant detractor and distraction within the views out over land within its setting to the west. The appreciation of this effect would be greater were public access to be reinstated to it as part of the proposal.
35. For reasons identified in the first main issue, the proposed planting around the site, including trees and shrubs to the east of the panels, would not be effective in mitigating against the harm that would be caused within the setting of the asset, for a considerable period during the operational phase of development. Furthermore, while there would be no restriction to planting of agricultural

land, and this could be used to direct views up to the hill from a position opposite in Hamilton Road, in time it could equally partially obscure it from some other views along the road.

36. There is agreement between the main parties that the orientation required to capture sunlight would be away from the Hill, so views from it would be toward the back of the panels. Potential glint and glare from the panels would therefore not detract from the significance of the monument. Similarly, noise associated with construction and decommissioning phases of development would be temporary. I am also mindful that traffic noise is apparent from within the surroundings of the asset and its potential use as a moot means such noise would not be harmful to how it is experienced.
37. Notwithstanding the close relationship of the Amazon building with the Mound, the extent it and the solar panels on its roof are visible from it, or whether the Council found it to be harmful within its setting, this would not provide justification for further development of other land surrounding the Mound that I consider would be harmful to its significance through being within its setting.

Public Benefits of the Proposal

38. The proposed development would be harmful to the understanding and, thereby, significance of the Mound as a designated heritage asset, through development within its setting. The Council considers this would amount to substantial harm, whereas the appellant considers it should be graded at the lower end of less than substantial.
39. In the context of the Shimbles Judgment¹², I am not obliged to place harm somewhere on a 'spectrum' to give the necessary great weight to the asset's conservation. Hence, the Framework's division of harm into categories of 'substantial' or 'less than substantial' would be adequate to carry out the weighted balancing exercise to determine if the proposal would be acceptable.
40. The Holocaust Memorial Judgment¹³ and the appellant's legal opinion¹⁴ both discuss what amounts to substantial harm. The timeframe of the proposed development would not be permanent, and the land would be returned to its original state following decommissioning. However, the extent of harm that would be caused to the significance of the asset through development within its setting over this period would be meaningful and exceed a generation of change. Accordingly, the harm would endure for a considerable amount of time, so I adjudge it to be 'less than substantial'. In the context of Framework paragraph 205, this would be given the greatest of weight, and paragraph 208 identifies it should be weighed against public benefits of the proposal.
41. In assessing and ascribing weight to the scheme's stated benefits, I have had regard to the appeal decisions in the appellant's PSoC, and weight is attributed to each based on the nature and extent of the development in relation to a scale rising from limited, to moderate, to significant and substantial (where relevant).

¹² R on behalf of Simon Shimbles v City of Bradford MBC [2018] EWHC 195 (Admin).

¹³ The London Historic Parks And Gardens Trust vs The Minister of State for Housing and Westminster City Council [2022] EWHC 829 (Admin).

¹⁴ By Charles Banner K.C.

Environmental Benefits

42. The UK Government declared a Climate Emergency in May 2019 and the UK is legally bound through the amended Climate Change Act 2008¹⁵ to achieve net zero greenhouse gas emissions by 2050, from a 1990 baseline. The Council's Climate Change Strategy 2021-2026 made a commitment to do everything possible to combat climate change, including leading by example to assist in reduce the carbon footprint of the District by reducing emissions year on year. However, the measures therein are primarily aimed at how it will reduce its own footprint. I acknowledge that the ELP presents a more up-to-date approach to renewable energy and climate change that are not addressed in the LP. However, ELP Strategic Policy S3 requires demonstration that adverse impacts of such proposals are satisfactorily addressed, which is not the case here. The latest version of EN-1 also identifies the urgency of energy development deployment to support this commitment.
43. Given the scale and urgency of the emergency, I attach significant weight to this material consideration, including the impact of climate change on food production. A balance therefore needs to be struck to reduce the former to protect the latter including, in certain cases, BMVAL. Energy and food security are therefore both key issues.
44. The proposal would generate 7MW of energy, enough to power approximately 2,000 homes, in a manner that would reduce the potential implications of CO₂ pollutants generated by equivalent electricity produced from fossil fuels by 1,170 tonnes each year it is operational. The Framework recognises that even small-scale projects provide a valuable contribution to significant cutting greenhouse gas emissions. In that sense it would assist with the transition to a low carbon future, including the economy, in a changing climate. These would therefore amount to significant environmental and energy security benefits.
45. Biodiversity Net Gain is not a mandatory requirement for this development, but the Framework is supportive of measurable attempts to secure it. The proposal would provide, amongst other things, additional tree planting, new and reinforced hedgerows and an area which would be set aside for species-rich wildflower meadow. This is calculated by the appellant to result in the biodiversity value of hedges increasing by 102.82% and habitat gains of 122.89%. Landscape connections would be maintained through the site for mammals, and there would also be hedgehog, bat roosting and bird nesting boxes, log piles and amphibian and reptile hibernacula. This therefore provides sufficient assurance it should be possible to achieve gains through the proposal. However, given that these could be delivered in the absence of the proposal, I afford them moderate weight as environmental and social benefits. The appellant also confirmed, at the Hearing, that the height of planting at the site's boundaries would not adversely affect the power output of the development, as they would be sufficiently distant to ensure no shading effect.
46. The provisions in the appellant's Unilateral Undertaking (UU) obligate that the proposed landscaping would be maintained throughout the development period. While the appellant has indicated that there is no intention for this to be removed, it is unlikely that the decommissioning scheme could ensure that this would be maintained thereafter. The weight that could be afforded to this as a longer-term benefit following the development would therefore be limited.

¹⁵ The (2050 Target Amendment) Order 2019.

47. The evidence before me suggests the soil types within the site have low nutrient holding ability and high levels of phosphorus. This affects yields but, at the Hearing, the appellant confirmed it is unlikely there would have been any further changes in soil quality to result in the land not being Grade 2 land. Despite this, the report recommends the land is fallowed or sown to grass and grazed with livestock to increase organic matter in the soil. While it would take some time to reduce phosphorous to a normal level, either option could be achieved without the proposal, along with any associated benefit of grazing to farm diversification. In this context, I am only able to afford this limited weight as a long-term benefit to agricultural production.

Site Selection and Timeframe of Development

48. The SSR study area is the starting point in determining the suitability of a site for a scheme of this nature and others were discounted including on heritage grounds. There will therefore evidently be various reasons a site may not be appropriate. However, I only afford this limited weight as a benefit of the scheme given the harm that would result in this particular location.

Economic Benefits

49. The construction phase would be over several months, a relatively short period, due to the lightweight nature of the proposals, but there are likely to be some benefits to the economy from the labour market and the procurement of materials and equipment. There could also be some use of local contractors for longer-term management of the site. The Council was not able to confirm whether the contribution to business rates of £17,490 per annum would be correct, but the proposal would contribute in this manner. Hence, these would be social and economic benefits of moderate significance.

Heritage and Social Benefits

50. The UU includes provision for a Heritage Visitor Management Plan, which would manage visitor access to the Mound until the development is decommissioned. Visitors would be accompanied monthly, with two parking spaces and pedestrian access available to serve this purpose. Together with information boards that are proposed to be erected at the site, this would assist with the understanding of the site and increase recreational opportunities locally. While this is unlikely to be extent of the gatherings expected when the Mound was likely in use as a moot, there are currently only horses grazing on the hill and public access is limited, so its introduction and informative talks about the Mound's history would bring more activity to it. At the Hearing, the appellant explained that the pedestrian link to provide access to the asset is indicative, and details would be secured through the management plan, with no intention to make physical changes to surfacing. A balance would need to be struck, as there could be implications for persons with mobility issues, but access would be provided where it does not exist. Due to the scope of the proposed access, these would amount to heritage and social benefits of moderate weight.

Conclusions on the Second Main Issue

51. Taking the stated benefits of the appeal scheme together, while there would be significant public benefits associated with climate change and energy production and security; and other moderate and limited economic, environmental, heritage, and social benefits, the harm that would be caused to

the designated heritage asset through development in its setting, by allowing the proposal, would be of greater significance. In accordance with Framework paragraphs 205 and 208, I am not persuaded there would be wider public benefits of sufficient magnitude to outweigh the greatest of weight to the asset's conservation and the less than substantial harm identified to its significance.

52. For the above reasons, I conclude that the proposal would have a significantly detrimental effect on the significance of the Mound on Hamilton Hill, a Scheduled Monument, through development within its setting. Hence, the proposal would fail to accord with the heritage aims of LP Policy EV11 and the wider aims regarding the effects to the environment referred to in LP Policy ST1. It would also fail to accord with the design and heritage aims of Chapters 12 and 16 of the Framework.

Site Selection and Best and Most Versatile Agricultural Land

53. Paragraph 163 of the Framework indicates applicants should not be required to demonstrate need for renewable energy developments. However, the Written Ministerial Statement of 25 March 2015 (WMS2015) relates to the unjustified use of agricultural land and expects any proposal for a solar farm involving BMVAL to be justified by the most compelling evidence. The WMS2015 was linked to the updated NPPG, which explains that where a proposal involves greenfield land, consideration should be given to whether the proposed use of any agricultural land has been shown to be necessary, whether poorer quality land has been used in preference to higher quality land and to whether the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
54. This approach is also reflected in the Framework, which requires that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality¹⁶. The Lullington Judgment highlights that EN-3 repeats the aims of the Framework in terms of the approach to the quality of land. Moreover, it provides an indication of the Government's most recent thinking on this issue and refers to land type not being a predominating factor in determining the suitability of a site location.
55. All of the land that would required for the proposal would be Grade 2 agricultural land, so it comprises BMVAL as defined by the glossary in the Framework.
56. I am mindful of the approach taken regarding the identification of alternative sites in the Forge Field Judgment¹⁷, but that was in relation to a scheme for which statutory provisions applied to listed buildings and a conservation area. That is not the case here and the approach adopted in the Bramley Judgment¹⁸ is of greater relevance. Moreover, there is no mandate in national planning policies or guidance for alternatives sites to be considered or a sequential approach to their selection. Nevertheless, the appellant's Site Search report (SSR) and the SoCG refer to the availability of alternative sites within 1.15km of the identified Point of Connection (PoC) at Sutton Junction. This is next to

¹⁶ Footnote 62, within paragraph 180.

¹⁷ The Forge Field Society & Others (On the application of) v Sevenoaks DC [2014] EWHC 1895 (Admin).

¹⁸ Bramley Solar Farm Residents Group v SoS for Levelling up, Housing and Communities & Others [2023] EWHC 2842 (Admin).

the site and has available capacity for the scheme to meet contractual agreements. The SSR discounted land to the north of the PoC due to constraints relating to size and dissection by a railway line. Meanwhile, to the south of the PoC as it would not be available, and I learned at the Hearing that one area was being considered for housing. It also considered sites based on key designations, including those with heritage and ecological connotations, this included land to the southeast of the Hill. In this sense, the approach aligned with that referred to in paragraph 36 of the Lullington Judgment and the absence of soil testing of the other land within the search area would not have been determinative given the other reasons that sites were discounted.

57. In addition, consideration of other PoCs would amount to an unnecessary sequential approach, so is not justified in this instance, including in relation to sites further to the west of the district near to other solar farms and the M1 motorway. Furthermore, while the appellant accepts there is poorer quality land further away, given the magnitude of the proposed development, the evidence before me demonstrates it would not be cost effective at a greater distance from the identified PoC. I therefore find that a logical and proportionate approach has been adopted to the consideration of sites that could be served by the PoC.
58. In terms of the approach to disaggregated sites, the SSR confirms sites should not be too far apart from one another. There are clear benefits to the use of rooftops for the installation of solar panels, particularly in conjunction with ground mounted solar installations. However, the appellant's Commercial Viability Note confirmed it was not feasible to aggregate multiple rooftops within the locality, as the District Network Operator requires the installation to be served by one metering point. Even so, the cumulative roof space on the buildings in the search area identified by the Council falls significantly below the footprint of the proposal.
59. The proposed solar farm would occupy land within the site for a temporary period of thirty years and it could be constructed to avoid damage to soil during wetter periods. During this timeframe the land would not be available for arable farming, but the appellant's Environmental Enhancement Strategy and Management Plan sets out an approach to conservation grazing by sheep, with an optional hay cut in summer. This approach is commonplace with solar developments to manage the grassed areas surrounding panels and the document would inform a grazing plan to also be agreed by a planning condition. I am mindful of the comparison with the approach taken in appeal schemes to which I have been referred, including at Scruton. Moreover, it is not compulsory for the landowner to use the land for arable farming and there is no compelling evidence before me to suggest there would be a significant change to food productivity or security from the site not being available for arable farming over the lifetime of the development. Accordingly, there are many competing demands for agricultural land, and some represent total loss but, in the case of solar farms, there is only a partial loss for a temporary period, which can be secured by planning condition. The installation would be removed when it is no longer in use and the land wholly restored to agricultural use afterwards.
60. At the Hearing, the Council referred to the Planning Inspectorate's Environmental Impact Assessment Regulations (2017) Screening Opinion, as this did not refer to the land as Grade 2. However, it did not suggest there

would have been any implications for the screening process, including that the temporary use of the area of land identified for the development would have resulted in a 'likely significant effect'.

61. The proposal would also allow for biodiversity and landscape enhancements around the panels but, in accordance with the NPPG, these conditions need to be met alongside the use of BMVAL. There would be a reduction in the productivity of this land and poorer quality land would not be used in preference to higher quality land, as required by the WMS2015, NPPG and the Framework. However, the site selection process demonstrates that such poorer quality agricultural or brownfield land would not be viably available to serve the development. Furthermore, overall, I am satisfied that the economic and environmental benefits associated with the proposal, that I set out in the second main issue, would constitute the most compelling evidence to justify the temporary loss of BMVAL throughout the lifetime of the proposed development, as required by WMS2015, NPPG and the Framework.

Planning Balance and Conclusion

62. There would be harm to the significance of the Mound, through development within its setting; and through development in the countryside, having regard to the effect on its landscape character and appearance, including its openness. These harms bring conflict with the LP which predates the current Framework. However, the Framework is clear existing policies should not be considered out-of-date simply because they were adopted or made prior to its publication. Due weight should be given to policies according to their consistency with it.
63. LP Policy ST1 is a strategic policy that requires compliance with other policies of the plan. This is not uncommon and does not undermine its objectives or compliance with the Framework. It is also supportive of development that does not adversely affect the character, quality, amenity, or safety of the environment. This is generally consistent with the Framework in terms of its aim to achieve well-designed and beautiful places. I therefore afford significant weight to the conflict of the proposal with this policy.
64. The aims of LP Policy EV2 to avoid harm to its character and openness, particularly from development that does not need to be there, differs only slightly from the aim in the Framework to recognise the intrinsic character and beauty of the countryside. However, the policy does not refer to any forms of renewable development, which are generally part and parcel of the countryside. I do not find the references to appropriate development and openness to be a flawed concept, as the supporting text to the policy clearly distinguishes it from the Green Belt. Accordingly, while there is a clear rationale for establishing appropriate forms of development and seeking to avoid harm to the countryside through the design and location of development, the closed list of development types means I regard the underlying objectives of the policy as being only partially consistent with the Framework. On this basis, I am only able to afford the conflict with EV2 and LP Policy ST4, moderate weight, as the latter requires compliance with the former.
65. Despite the Framework not encouraging the designations of landscapes in the manner undertaken by LP Policy EV4, it remains generally consistent with its aim to recognise the intrinsic character and beauty of the countryside. I therefore afford moderate weight to the conflict of the proposal with this policy.

66. Policy EV11 requires development to preserve the setting of a scheduled monument but, as I outlined in Procedural Matters, no such requirement exists in legislation, and the Framework also requires great weight to be given to an asset's conservation. The policy also does not include a balancing exercise in relation to heritage harms included in the Framework. Hence, I only afford limited weight to the conflict of the proposal with this policy.
67. The proposal would not conflict with the WMS, NPPG and Framework regarding the use of BMVAL. The appellant also advances that there would be absences of harm regarding flood risk and drainage betterment, highways and transport considerations, noise and glint and glare. I have not reached a finding on such matters so, in the circumstances, none would neither weigh in favour nor against the appeal scheme.
68. In terms of the harms identified, the localised harm to the landscape character and appearance of the countryside would be limited. Having regard to the weight afforded to development plan conflict in this regard, the stated benefits would be of greater significance and would outweigh the identified harm. However, as I set out in the second main issue, the stated benefits would not outweigh the harm caused by development within the setting of the scheduled monument. Despite the weight afforded to the conflict with the relevant development plan policy, there would be no justification to alter this finding in this overall balance.
69. This leads me to an overall conclusion that the appeal scheme would not accord with the development plan and the material considerations, including the provisions of the Framework and the stated benefits, do not indicate the proposal should be determined other than in accordance with the development plan. Accordingly, for the reasons given, I conclude that the appeal should be dismissed.

Paul Thompson

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY

Alex Bonser	Planning Officer at Ashfield District Council, MSc.
Simon Roper-Pressdee	Consultant Conservation Officer, BSc (Hons), PG Cert IHBC.
Bob Woollard	Director at Planning and Design Group (UK) Ltd., BA(Hons), MA, MRTPI.

FOR THE APPELLANT

Nigel Cussen	Planning Policy and the Planning Balance Witness (Senior Director, Pegasus Group), BSc (Hons), Dip TRP, MRTPI.
Laura Garcia	Heritage Witness (Heritage Director, Pegasus Group), BA (Hons), MCIfA.

Frances Horne	Landscape and Visual Impact Witness (Landscape Director, Pegasus Group), BA (Hons), Dip UED, CMLI.
David Hardy	Planning Solicitor (Partner, CMS), LL.B (Hons), B.C.L (Hons) (Oxon).
Emma Ridley	(Principle Planner, Pegasus Group), BA(Hons), MCD, MRTPI.
Swara Shah	Planning Manager, REPD.

INTERESTED PARTIES

Mr Eric Garbutt	Resident
Mrs Karen Hewitt	Resident
Cllr Matthew Relf	District Ward Councillor and Executive Lead Member for Growth, Regeneration and Local Planning

DOCUMENTS HANDED UP AT THE HEARING

Draft ELP Strategic Policies S3 and S7.

Application for an Award of Costs on behalf of the Council.

List Entry for Secklow Hundred Mound.

DOCUMENTS RECEIVED FOLLOWING THE CLOSE OF THE HEARING

The decisions referred to in the PSoC (page 38 onwards).

The appellant's signed Unilateral Undertaking.

The final list of agreed conditions.

Responses from the main parties regarding the relevance to the appeal of the Lullington Judgment and the WMS of 15 May 2024.

Appendix 3: Land East of Pelham Substation



Decision Notice & Statement of Reasons

Site visits made on:

Tuesday 20 September 2022 & Monday 27 March 2023

By Mr Cullum Parker BA(Hons) PGCert MA FRGS MRTPI IHBC

a person appointed by the Secretary of State

Decision date: 11 May 2023

Application Reference: s62A/2022/0011

**Land East of Pelham Substation, Maggots End, Manuden
(Easting 547257, Northing 228104)**

- The application was made under Section 62A of the Town and Country Planning Act 1990 (TCPA) by Low Carbon Solar Park 6 Limited.
- The site is located within the local planning authority area of Uttlesford District Council.
- The application was dated 15 September 2022, with a valid date of 10 February 2023.
- Consultation took place between 10 February and 20 March 2023.
- An Environmental Statement was submitted, dated December 2022.
- The development proposed is described as '*Construction and operation of a solar farm comprising ground mounted solar voltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping.*'

Decision

1. Planning permission is **refused** for '*Construction and operation of a solar farm comprising ground mounted solar voltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping*' at Land East of Pelham Substation, Maggots End, Manuden, for the reasons set out in this notice.

Procedural Matters

2. The application was submitted under s62A of the *Town and Country Planning Act 1990*, as amended (TCPA). This allows for applications to be made directly to the Secretary of State (SoS), where a local authority has been designated. Uttlesford District Council (UDC) have been designated for major applications since February 2022. The SoS has appointed a person under section 76D of the TCPA 1990 to determine the application instead of the SoS.
3. The application was screened under *The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017*, (as amended) by UDC and by the SoS¹. The SoS screening direction found that: '*On the basis of the information provided, the Secretary of State considers that the Proposed Development has the potential to give rise to significant visual effects and significant cumulative effects including those on the local landscape through an increase in the amount of electrical*

¹ Dated 5 October 2022, viewable in Appendix 2.2 of the *Environmental Statement, Technical Appendices* dated December 2022.

<https://www.gov.uk/planning-inspectorate>

infrastructure within the locality' and an Environmental Impact Assessment was required. An Environmental Statement (ES) has been submitted. The Applicant publicised the ES in line with the requirements of Regulation 20 of the EIA Regulations 2017. This, together with comments from statutory consultation bodies and any representations duly made by any particular person or organisation about the ES, has been taken fully into account in determining this application.

4. Following the closure of the representation period, Article 22 of *The Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013* requires the SoS (or appointed person) to consider the application either by hearing or on the basis of representations in writing.
5. Taking into account Section 319A of the TCPA and the *Procedural guidance for Section 62A Authorities in Special Measures*² published by the SoS (including Paragraph 5.1.1), the appointed person considered that the issues raised in this case could be clearly understood from the written submissions.
6. In accordance with Article 4 of *The Town and Country Planning (Section 62A Applications) (Written Representations and Miscellaneous Provisions) Regulations 2013*, on 24 March 2023, the Inspectorate wrote to the applicant to confirm the procedure.
7. Unaccompanied site visits were carried out on Tuesday 20 September 2023 at the validation stage and on Monday 27 March 2023; after the consultation period had ended. The inspection included viewing the site and the surrounding area. I, as the appointed person, have taken account of all written representations in reaching my decision.

Background and recent planning history

8. The application seeks permission for a solar farm to generate up to 49.9 MW of electricity to power approximately 16'500 homes and displace 11'000 tonnes of Carbon Dioxide (CO₂) per annum. The application site is located on agricultural land to the south of Berden, northwest of Manuden and around 6km to the north of Bishops Stortford. Further particulars are described and provided in the voluminous documents provided by the Applicant, designated authority and other interested parties, which have been taken into account in determining the application. Accordingly, it has not been re-produced here. However, where appropriate, references are provided to the source text.
9. Planning application UTT/21/3356/FUL sought full planning permission for the 'Construction and operation of a solar farm comprising ground mounted solar photovoltaic (PV) arrays and battery storage together with associated development, including inverter cabins, DNO substation, customer switchgear, access, fencing, CCTV cameras and landscaping'. This application was submitted to Uttlesford District Council in November 2021 and subsequently refused on 24 January 2022 under delegated powers with eight reasons for refusal.
10. The Council acknowledged that this revised application has been submitted to the Secretary of State in which further information and revisions have been made in the attempt to address and overcome the reasons for refusal as imposed on the decision notice ref: UTT/21/3356/FUL.

² [Procedural guidance for Section 62A Authorities in Special Measures - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/procedural-guidance-for-section-62a-authorities-in-special-measures)

11. The Council has also recognised that the Applicant held pre-application discussions with the officers of both Essex County Council and Uttlesford District Council prior to the submission of this application to the Secretary of State.³

Reasons

Need and potential benefits

12. The proposal would generate electricity to power around 16'500 homes and displace around 11'000 tonnes of CO² per annum. On the basis of these figures, over the 40-year lifespan of the proposal, it would potentially displace around 440'000 tonnes of CO². This would make a moderate contribution to the local and national aspirations and legal requirements to transition to a low carbon future.
13. Indeed, there is a large amount of national legislation, guidance, and policy which supports the transition to a low carbon future⁴. Renewable energy creation; including schemes such as the proposal here, will play an important part in delivering this. Locally, UDC declared a climate change emergency in 2019, and seeks to reduce its own emissions to net zero by 2030.
14. It is clear, therefore, that there is a pressing need for renewable energy sources to provide part of the future energy mix as England moves towards a low carbon future. This is a factor which I afford significant weight in favour of the proposal. That said, it does not automatically follow that any scheme for renewable energy creation has a *carte blanche*: as with most planning matters the need for renewable energy creation needs to be weighed against the potential adverse effects or harm arising and, if this occurs, whether this harm can be mitigated, so allowing a judgment in favour of the proposal.
15. The proposal would result in socio-economic benefits in the form of the creation of 117 direct/indirect jobs and up to £3.6 million of gross value added over the five-month construction period. During the proposed 40-year operational lifespan, the proposed development would create five net additional jobs in the Uttlesford economy, £6 million of gross value added per annum and business rates of around £3.7 million over 40-years⁵ (at present values). However, it has not been clearly indicated how this would compare with the existing socio-economic activity on the application site. This being so, these social-economic benefits are afforded modest weight in favour of the proposal.
16. The development proposes biodiversity enhancements including the provision of ten bat boxes, hedgerow improvements, the provision of three hibernaculum for Great Crested Newts, seeding of native grassland and diverse wildflower seeded areas, 20 bird boxes, and installation of 20 dormouse boxes in Battles Wood. Given that many of these enhancements could be instigated regardless of whether permission was forthcoming, and that some of them are mitigation measures intended to ameliorate adverse impacts on protected species arising from the proposal, these benefits are accordingly afforded only modest weight in favour of the proposal.

³ Letter from UDC dated 15 March 2023 from Principal Planning Officer following Planning Committee meeting on 8 March 2023

⁴ See for example, *Planning Statement, Pelham Spring Solar Farm, P20-1300, Appendix 4*, Dated August 2022

⁵ *Environmental Statement, Non-Technical Summary, January 2023* Page 15

Character and appearance of the area

17. The application site is currently used as a mix of nine agricultural fields. These are used as a mixture of mainly arable farmland with two pastoral fields. The proposal would see a large part of the nearly 80-hectare site area covered by solar arrays and associated infrastructure in six 'development zones'. The effect would be that the currently open, rural and agrarian character and appearance of the area would be drastically and noticeably altered with the introduction of an overtly utilitarian industrial infrastructure into the open countryside.
18. This would be highly contrasting industrial infrastructure that would be present for an extended period of around 40 years. This extended chronological span, together with the scale and size of the proposal, would be perceived as permanent rather than temporary features within the landscape. Whilst there is the potential to use planting to mitigate some of the impact, this would take time to establish and would not completely screen the site from public vantage points.
19. Accordingly, the proposal would have a significantly harmful effect on the rural character and appearance of the area through adversely eroding the agricultural landscape and the intrinsic beauty of the countryside. As such the proposal is contrary to Policy S7 of the *Uttlesford Local Plan 2005* (LP) which sets out that in the countryside, which will be protected for its own sake, planning permission will only be given for development that needs to take place there, or is appropriate to a rural area and that development will only be permitted if its appearance protects or enhances the particular character of the part of the countryside within which it is set or there are special reasons why the development in the form proposed needs to be there.
20. The proposal is also contrary to Paragraph 174 of the *National Planning Policy Framework* (the Framework) which sets out that planning policies and decisions should contribute and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside.

Landscape and Visual

21. Chapter 6 of the *Environmental Statement* (ES) identifies in the summary of Significant effects, that during the five months construction period there would be High magnitude of effect and Major significance of effect which would have major adverse significant residual effects from a number of viewpoints, public footpaths/bridleways, and for receptors (occupiers) at residential properties Brick House End Cottages and Rose Garth.
22. Longer term, during the 40-year operational phase, the magnitude of effect would be High in most cases, with a few reductions to Medium. The magnitude of effects would be High to the sensitivity of receptors, with significance of effects Major, with the residual effects considered to be 'Moderate'.⁶
23. In landscape terms, the proposal would introduce long rows of solar panels and associated infrastructure which would have a starkly more utilitarian appearance when compared to the currently unspoilt and open rural qualities of the site. The proposal would detract from the currently pleasant rural scene

⁶ *Environmental Statement*, Chapter 6, Table 6.5 Summary of Significant Effects, Mitigation and Residual Effects

and erode the qualities of the lower rolling farmed and settled undulating slopes.

24. Moreover, with the solar panels potentially up to three metres high, it would not be possible to completely mitigate the effects of the development. The regimented arrays of dark coloured panels would contrast sharply with the harmonious organic pattern of open fields and appear odd amongst the typical patchwork of green- and yellow-coloured fields found in the location generally. This drastic change would become especially acute for users of various Public Rights of Way and Bridleways both in and near to the site, and also users of nearby public highways such as that between East End and Maggots End, who would no longer be able to enjoy the rural landscape through its extended and prolonged use as a large utilitarian development.
25. Accordingly, the proposal conflicts with Paragraph 174 of the Framework which sets out that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Heritage assets – setting

26. The Framework explains in the Glossary that:

'Setting of a heritage asset: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

27. In terms of Scheduled Monuments, the Applicant's Heritage Statement concludes that there is considered to be no harm to the heritage significance of the Scheduled The Crump with regards to setting⁷. It provides no similar conclusion in respect of the Scheduled Monument of Battles Manor.
28. The Crump is a well-preserved earthwork. Historic England, the government's statutory adviser on the historic environment, identify that these are rare nationally with only 200 recorded examples and, as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period. Historic England identify that the proposal would result in less than substantial harm to The Crump. Similarly, the 'Moated site at Battles Manor' are the remains of a medieval moated enclosure⁸. Historic England suggest that there is the potential for less than substantial harm to this latter Scheduled Monument.
29. These Scheduled Monuments are located within a strongly defined rural context, and this contributes positively to their surroundings and significance. Visitors are currently able to appreciate the agricultural and societal history of this part of Essex and its connection with the wider landscape. The introduction of rows of solar panels and associated infrastructure would drastically alter this relationship and the experience of those seeking to appreciate it. Instead of open agricultural fields the proposal would form an expansive industrial 'techscape', severing the monuments from the rural context in which they are currently experienced.

⁷ Applicant's *Heritage Statement* dated September 2022, Page 47, paragraph 7.11

⁸ Historic England representation dated 23 February 2023

30. The Crump in particular is a rare survival, and the monument draws a considerable amount of significance from how it is experienced in the historic landscape setting. A setting which, whilst changing over the centuries, retains a dominantly rural character. Accordingly, this would result in harm to the significance of the scheduled monument The Crump, and to a lesser degree, that of Battles Manor.
31. With regard to listed buildings, Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as amended, (PLBCA) requires that the SoS shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.
32. The Crump (buildings rather than the ringworks) and Battles Hall are both Grade II listed buildings. The latter is also associated with the Grade II listed Cart Lodge, and Dovecote. Brick House, Rose Garth and Peyton Hall and Barn are all Listed Grade II buildings and located no more than 500 metres from the site. Similar to the Scheduled Monuments, the settings of these listed buildings would be dramatically altered. Rather than read and experienced within a rural landscape and associated historical connections with it, the listed buildings would instead be experienced in an utilitarian setting defined by solar arrays, fencing, CCTV cameras on poles, a DNO substation and other infrastructure. Accordingly, the proposal would fail to preserve the setting of the listed buildings.
33. Great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. In this case, the harm arising to the settings of the Scheduled Monuments and listed buildings identified would be no greater than less than substantial⁹ and therefore Paragraph 202 of the Framework applies.
34. The public benefits of the proposal are set out in the 'Need and potential benefits' section of this decision. Whilst these benefits weigh significantly to moderately in favour of the proposal, they would not outweigh the significant harm to the settings of the Scheduled Monuments the conservation of which is afforded great weight in the Framework. For similar reasons, they would fail to preserve the setting of the listed buildings, in being contrary to the clear expectations of s66(1) of the PLBCA, which anticipates special regard being had to that preservation. The dual conflict of the proposal with national policy and statute, and the cumulative harm that would arise from them, are matters of very significant weight that militate against them succeeding.
35. Accordingly, the proposal conflicts with Policies ENV2 and ENV4 of the LP which require that where nationally important archaeological remains and their settings are affected by proposed development there will be a presumption in favour of their physical preservation in situ and development affecting a listed building should be in keeping with its scale, character and surroundings.
36. It is also at odds with Chapter 16. Conserving and enhancing the historic environment of the Framework, which include in determining applications, local planning authorities should take account of the desirability of sustained and enhancing the significance of heritage assets and that great weight should be

⁹ This is, to varying degrees and applicability, in line with the advice provided by the Applicant's Heritage Consultant, Historic England, and the designated authority's heritage advisers who all identified 'less than substantial' to at least some of the heritage assets in this section.

given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Heritage assets – Archaeology

37. Paragraph 194 of the Framework sets out that where there is potential for archaeological interest on sites, an appropriate desk-based assessment and, where necessary, a field evaluation should be undertaken. Footnote 68 of the Framework sets out that *'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.'*
38. Significant archaeological remains from Iron Age to Roman dates and a moated enclosure and ditch-like anomalies from geographical survey are identified on the site. These are located in the northern and western parts of the application site. The applicant's heritage expert indicates that *'The majority of moated sites served as prestigious aristocratic and noble residences with the provision of a moat was intended as a status symbol. They commonly consist of wide ditches which are often water-filled, which partly or completely enclose an 'island' of dry ground¹⁰.'*
39. A metal detector survey was undertaken in the mid-2000s, but only on part of the northern end of the site, and there have been finds of coins from the early first millennium. On this basis, the Applicant considers that the potential for significant archaeological remains of Iron Age to Roman date within the site is moderate to high. They go on to consider that there are around 6'000 moated sites known within England, and the two potential enclosures identified within the application site, and contained within areas earmarked for development, are not scheduled like others found nearby with the visible remains are barely perceptible above ground. They should, therefore, be considered as non-designated heritage assets rather than as commensurate with Scheduled Monuments.
40. Place Services, Essex County Council -Specialist Archaeological Advice dated 20 February 2022¹¹ set out that significance of the remains of the moated enclosure have not yet been ascertained. They recommend that trial trenching evaluation is undertaken in advance of a planning decisions. Historic England note the above comments and indicate that it is best practice in terms of the assessment of archaeological remains to identify whether any important remains are present that could preclude or modify the proposed development.
41. With a lack of trial trenching at the application site it is not possible to ascertain the significance of buried archaeological remains. In such circumstances, the decision-maker is unable to undertake the balancing exercise set out at Paragraph 202 of the Framework (or Paragraph 201 if substantial harm).
42. Clearly there is an incomplete picture in the evidence before me. The geophysical survey has found evidence of Romano-British enclosed structures; yet it is unclear whether there is any discernible evidence as to what these are and what other archaeology remains. Whilst there has been some metal

¹⁰ Applicant's *Heritage Statement* dated September 2022, Page 18, Paragraph 5.28

¹¹ I consider this to be a typo of 202, as it is clearly referenced as a response to the application here.

detector surveying these were limited to the northern part of the site and took place some time ago. My role is to consider what is reasonable and proportionate based upon the available evidence before me. Despite evaluation carried out to date, I cannot be assured of the specific nature or significance of the potential buried archaeological remains.

43. An understanding of the significance of any heritage asset is the starting point for determining any mitigation, and therefore I am unable to assess whether the mitigation proposed would be appropriate. Similarly, I cannot be certain of the potential harm that may result to the archaeological interest from the proposal, for example through the siting of solar arrays and the groundworks required.
44. The heritage asset might have archaeological interest which could be unlocked through further field evaluation which would enable a greater understanding of any remains and their wider context. On this basis, and given that the significance of the potential remains could be of local and potentially regional importance (or greater if associated with the nearby Scheduled Monuments), I find that the approach suggested by Place Services and endorsed by Historic England is proportionate to the potential asset's importance and no more than is sufficient to understand the potential impact of the proposal. This approach is consistent with Paragraph 194 of the Framework.
45. Furthermore, I do not consider that the imposition of a planning condition would provide adequate mitigation for the safeguarding of what amounts to a non-designated heritage asset, given the affected land is in close proximity to land that has known above ground archaeological remains which are afforded the highest levels of protection as Scheduled Monuments.
46. After careful consideration of the archaeological matters arising in this instance the evidence remains incomplete. I therefore conclude that the application fails to provide sufficient evidence regarding potential archaeological remains or features of interest, such that I cannot be assured that material harm to archaeological remains would not result.
47. Accordingly, the application would fail to accord with Policy ENV4 of the LP, which, amongst other aims, seeks to ensure that in situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decision to be made. In circumstances where preservation is not possible or feasible, then development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording prior to commencement of the development. This policy requires an approach to the conservation of archaeological remains that is consistent with the *Overarching National Policy Statement for Energy (EN-1)* July 2011.
48. The proposal would also conflict with Section 16: Conserving and enhancing the historic environment of the Framework and in particular Paragraphs 194 and 200 (and footnote 68) which, amongst other aims, set out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to assets of the highest significance, notably scheduled monuments should be wholly exceptional.

Best and Most Versatile Agricultural Land

49. The Applicant's survey and report on Agricultural Land Classification identifies that around 54% of the site is evaluated to be within the Grade 2 (very good) category, roughly 28% as 3a (good) and the remaining 19% as 3b (moderate) or other land/non-agricultural¹². The *Framework* defines the Best and Most Versatile Agricultural Land (BMVAL) as being in Grades 1, 2 and 3a. Accordingly, around 82% of the site is within the BMVAL classification. The Report suggests that the Uttlesford district benefits from a high proportion of agricultural land in Grade 2 (approximately 80%, compared to 14% in England and 29% in the Eastern Region)¹³.
50. Whilst the currently arable land around the solar arrays and associated infrastructure could potentially be used for sheep grazing, it is likely that over the 40-year life of the proposed development there would be a significant reduction in agricultural production over the whole development area. This would not be an effective use of BMVAL, as reflected in the planning practice guidance which encourages the siting of large solar farms on previously developed and non-agricultural land.
51. Whilst the Applicant refers to the temporary nature of the proposal, 40 years is a considerable length of time for the solar arrays, DNO substation, fencing, CCTV towers and other associated structures to be present on site. Given this duration the proposed development would be seen as permanent features rather than as temporary.
52. Whilst an *Alternative Sites Assessment* (dated September 2022) has been submitted, this is limited by the reliance on an unsubstantiated distance of 4km point of connection with the electricity grid. Moreover, the search area was mainly limited to the Uttlesford District (for example the brownfield land search) even though the East Herts District is located immediately to the west of the site. Whilst such assessment cannot be exhaustive *ad infinitum* it is, nonetheless, reasonable to assume that it would detail reasoning as to why 4km is the maximum range for a connection point and take into account the geographical scope of the site – rather than local authority boundaries. It has also not been demonstrated that the significant development of this BMVAL is necessary in this instance – even taking into account net zero aspirations.
53. Accordingly, the proposal would conflict with Policy ENV5 of the LP which sets out that development of BMV land will only be permitted where opportunities have been assessed for accommodating the development on previously developed sites or within existing development limits. It goes on to indicate that where development of agricultural land is required, developers should seek to use areas of poorer quality except where other sustainability considerations suggest otherwise.
54. It would also conflict with Paragraph 174 of the *Framework*. This sets out that planning decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside – including the economic and other benefits of the best and most versatile agricultural land. Footnote 53 indicates that where significant

¹² *Agricultural Land Classification: Pelham Spring Solar Farm, Essex* dated September 2021, Page 12, Paragraph 3.6.1

¹³ *Ibid*, page 13, Paragraph 4.2.1

development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

Highway safety

55. Principally, construction traffic (of around 922 vehicles/trips) would access the site to the east of Manuden Road, with the vehicles having lengths of no more than 16.5 metres. These vehicles would use the M11, with access to and from along the B1383 (aka London Road to the south of Newport), turning to the west at Newport along the B1038, to Clavering when turning to leave/enter the site down Manuden Road. It is envisaged that construction traffic will only access the site from this north route and not through Manuden. Nonetheless, these are roads which, when leaving the motorway, tend to become narrower and winding without many places for larger vehicles to easily pass each other the closer to the site one is.
56. The proposed route for construction traffic is included in the submitted *Construction Transport Management Plan Sept 22 Issue (2)* (CTMP). However, since that work was undertaken further planning applications for similar development proposals have been submitted¹⁴. The CTMP does not take into account the potential cumulative impact arising from the number of proposed developments in this locality. In particular, it requires further investigation on traffic movements on Stortford Road and in specific around Clavering Primary School. The cumulative impact of construction traffic should be assessed in order to inform any plans for mitigation and co-ordination of traffic movements between sites during the construction phases.
57. Moreover, the main site access requires an updated Stage 1 Road Safety Audit and additional information to determine if the existing vehicular access at Maggots End is safe and suitable for operational vehicles. This should include a speed survey with visibility splays provided in accordance with the 85th percentile recorded. A road safety audit should accompany the current proposals.
58. In the absence of the above information and assessments, the proposal is contrary to Policy GEN1 of the LP which sets out that certain criteria should be met in order for development to be permitted. This includes that access to the main road network must be capable of carrying traffic generated safely and accommodated within the surrounding road network.
59. For the same reasons, in the absence of the above information, surveys and assessments the proposal would have an unacceptable impact on highway safety. It is therefore contrary to Paragraph 111 of the Framework which sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Biodiversity

60. The Applicant's *Ecological Impact Assessment* (September 2021) identifies that the application site contains breeding territories, sites, or foraging areas for farmland bird species including Skylarks, Yellow Wagtails, and Yellowhammers. These are all 'Red Species of Conservation Concern' and as 'Species of Principal

¹⁴ See consultation response from Essex County Council Highways and Transportation Services, dated 20 March 2023

Importance' under Section 41 of the *Natural Environment and Rural Communities Act 2006*, as amended (NERC). In particular, Skylarks were found to show 'a persistent association with the site'.¹⁵

61. The *Ecological Impact Assessment* identifies that at the time of the surveying, around seventeen breeding territories for Skylarks were identified across the site¹⁶ and in particular on the areas identified as development zones. The main loss of habitat is almost entirely attributed to loss of arable vegetation; habitat which is used by at least three Species of Principal Importance. Ground-nesting species such as Skylark will be especially affected by the loss of the arable farmland and its conversion to pastoral land for sheep-grazing and solar farming.
62. Consequently, it is necessary to adopt a precautionary principle and so it is reasonable to assume that the application site will support a considerably reduced number of birds than it currently supports. As such, a negative impact on breeding birds of open ground (particularly skylarks) is anticipated as a result of loss of nesting habitat as well as unmitigated direct impacts of construction associated with the proposal.
63. Mitigation for the loss of the Skylark territory has been suggested in arable fields in the local area through the provision of two 'bird foraging plots' per territory lost and that there is an abundance of open, arable farmland within the surrounding 5km of the site. However, it is unclear as to how such mitigation would be provided given that, as the *Ecological Impact Assessment* identifies: 'any off-site mitigation would need to be secured via a Section 106 agreement' but no such legal agreement is before me. Nor is there any indication where within the application site itself such areas could be provided. Lastly, it is unclear as to how such provision would also be made for other Species of Principal Importance identified such as Yellowhammer and Yellow Wagtail.
64. The potential biodiversity improvements arising from the proposal are noted. These include improvements in foraging areas, in soil qualities, and in hedgerows. However, the proposal would result in significant harm to Species of Principal Importance and their habitats. This is harm that cannot be avoided, adequately mitigated, and there is no mechanism to secure compensation for. Paragraph 180 of the Framework indicates that planning permission should be refused in such circumstances.
65. The proposal in this case would fail to conserve and enhance biodiversity, the Duty of which falls on public bodies in England under Section 40 of NERC. It is contrary to Policy GEN7 of the LP which sets out that development that would have a harmful effect on wildlife will not be permitted unless the need for the development outweighs the importance of the feature to nature conservation and where the site includes protected species or habitats for protected species measures to mitigate and/or compensate for the potential impacts of the development, secured by planning condition or condition, will be required.
66. The proposal is also contrary to Paragraph 180 of the Framework which sets out that when determining planning applications, local planning authorities should apply the following principles: (a) if significant harm to biodiversity

¹⁵ Applicant's Ecological Impact Assessment Sept 2021, Paragraph 2.6.127

¹⁶ Applicant's Ecological Impact Assessment Sept 2021, Paragraph 2.6.105

resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

67. The information concerning European Protected Species on or near to the site, including Bats and Great Crested Newts (GCN), has been fully considered. The information concerning badgers, which are protected under the *Countryside and Wildlife Act 1981*, as amended, and also the *Badger Protection Act 1992*, as amended, has been taken into account.
68. The impact of the proposal on these species could potentially be adequately mitigated through the biodiversity improvements suggested and secured through the use of appropriately worded planning conditions. Nonetheless, this does not overcome the significant harm identified to bird species on or visiting the application site arising from the proposal.

Noise

69. The submitted *Acoustics Report A1784 R01b* dated September 2021 identifies that the noise climate during set up of monitoring equipment was relatively tranquil. Besides some noise from larger passenger aircraft, most sources of noise included birdsong, grasshoppers, other natural sounds and low-level wind noise in trees at monitoring station M01 and M02. The application would result in operational noise from the facility and associated infrastructure. The report does not consider impact arising from noise to users of the nearby Public Rights of Way/ Public Bridleway.
70. The UDC Environmental Health comments of 17 March 2023 identify a number of concerns with the submitted report, including what British Standards have been applied. It concludes that it is not possible to apply a robust post construction condition to ensure that noise from the site will not be detrimental to residential amenity or increase background and ambient noise levels in the area. It also raises concerns that the low frequency noise levels at noise sensitive receptors will increase because of the proposed development and may result in significant adverse impact when considered individually and cumulatively with the existing facilities.
71. Whilst there are some 'modern' noise intrusions – such as that from the overhead power lines and commercial aircraft – in the main the application site currently benefits from a relatively tranquil noise environment. This includes users of Public Rights of Way close to and near to the site. As evidenced in the comments from interested parties, this is an area that is prized for its recreational and amenity value because of its tranquillity.
72. Accordingly, the proposal would be at odds with Paragraph 185 of the Framework which sets out that planning decisions should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or wider area to impacts that could arise from the development. In doing so they should (a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life and (b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

73. Accordingly, the proposal conflicts with Policies GEN2, GEN4, and ENV11 of the LP which, amongst other aims seek to not permit developments where noise generated would cause material disturbance or nuisance to occupiers of surrounding properties.

Other Matters

Planning obligation

74. The designated planning authority indicate that they expect the submission of a s106 agreement (or planning obligation) to address a decommissioning plan and secure a bond or deposit to cover decommissioning works if required. No such obligation was submitted by the applicant. Nonetheless, as the proposal is refused, I have not considered this matter further.

Conditions

75. I note that conditions have been suggested by the designated planning authority and other parties. Whilst my considerations of the planning merits indicate that permission should be refused, I am satisfied that the use of planning conditions would not mitigate or address the harms arising in this case in order to make the proposal otherwise acceptable.

Planning balance and Conclusions

76. The proposal would clearly result in wider benefits including the moderate contribution to the local and national aspirations to transition to a low carbon future, the significant benefit arising from the renewable energy creation and future energy mix, the modest weight to socio-economic benefits and the modest benefits to ecology and biodiversity.
77. However, these fail to negate the harms identified to character and appearance, landscape and visual matters, the settings of designated heritage assets, archaeological remains, loss of BMVAL, highway safety, biodiversity and noise. The benefits in this case are clearly outweighed by the harms identified.
78. Accordingly, the proposed development would not accord with the adopted development plan when considered as a whole and there are no material considerations which indicate a decision otherwise than in accordance with it. It would also conflict with significant parts of national planning policy identified, including those principally contained within the Framework.
79. Accordingly, planning permission is refused for the aforesaid reasons.

C Parker

INSPECTOR (appointed person for the purposes of s62A and 76D TCPA)

Informatives

- (i) *In determining this application, the Planning Inspectorate, on behalf of the Secretary of State, has worked with the applicant in a positive and proactive manner. In doing so, the Planning Inspectorate worked with the applicant to seek solutions to ensure an efficient and effective determination of the application.*
- (ii) *The Planning Inspectorate, on behalf of the Secretary of State, has taken the environmental information provided - comprising the Environmental Statement and technical appendices - into account during the determination of this application by the appointed person.*
- (iii) *The decision of the appointed person (acting on behalf of the Secretary of State) on an application under section 62A of the Town and Country Planning Act 1990 is final. This means there is no right to appeal. An application to the High Court under s288(1) of the Town and Country Planning Act 1990 is the only way in which the decision made on an application under Section 62A can be challenged. An application must be made within 6 weeks of the date of the decision.*
- (iv) *These notes are provided for guidance only. A person who thinks they may have grounds for challenging this decision is advised to seek legal advice before taking any action. If you require advice on the process for making any challenge you should contact the Administrative Court Office at the Royal Courts of Justice, Strand, London, WC2A 2LL (0207 947 6655) or follow this link: <https://www.gov.uk/courts-tribunals/planning-court>*

Appendix 4: Sources

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