



Hodgetts Estates

LAND NORTH-EAST OF JUNCTION 10 M42, NORTH WARWICKSHIRE

Historic Environment Desk-Based Assessment





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WSP

The Mailbox

Level 2

100 Wharfside Street, Birmingham

B1 1RT

Phone: +44 121 352 4700

WSP.com



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EXECUTIVE SUMMARY

WSP has been commissioned by Hodgetts Estates to carry out a historic environment desk-based assessment (HEDBA) in advance of proposed development at land north east of Junction 10 M42, North Warwickshire.

The proposed development comprises the provision of Class B2/B8 warehousing and Class E(g)(iii) light industrial premises (up to a total of 100,000sqm employment floorspace), an overnight lorry parking facility (up to 150 parking spaces with up to 400sqm amenity block) and ancillary infrastructure. Vehicular and pedestrian access is proposed, as are landscaping buffer zones to the site perimeter.

This desk-based study assesses the impact on buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the site. It also considers the impact of the scheme on the historic character and setting of designated assets within and beyond the site (e.g. views to and from listed buildings and conservation areas). The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments or listed buildings.

Above ground heritage assets

No physical impacts on above ground heritage assets have been identified. There may be very slight impacts to the heritage significance of the following asset due to possible change to wider setting, which may very slightly affect how the asset is experienced:

- **Hall End Hall Farm:** Grade II listed farmhouse, built in the late 17th to early 18th century, 750m east of the Site

The proposed development would result in no harm to the significance of Hall End Hall Farm, as defined by the National Planning Policy Framework (NPPF). The loss of agricultural land, which forms part of the wider historic setting of Hall End Hall, would not detract from the appreciation of the historical building. The proposal would introduce built form into the peripheral setting, which has the potential to be seen in long distance views to and from the listed building. This would not have an impact upon the ability to appreciate the significance of this heritage asset, given the distance between it and the site, and the presence of the A5 dual carriageway, which already severs the asset and its historic rural setting from the site.

Buried heritage assets

A geophysical survey in 2020 identified two possible prehistoric and/or Romano British enclosures. Anomalies at the centre of the Site and at its south-eastern corner coincide with the site of a post-medieval farmstead and sheepwash. Across the majority of the site, linear features of probable former field boundaries, plough headlands and a possible trackway were identified.

Buried heritage assets that may be affected by the proposals comprise:

- **Prehistoric and/or Romano British remains.** There is a moderate potential for encountering prehistoric and/or Romano-British activity associated with the two possible enclosures recorded by the geophysical survey. The A5 road that lies alongside the southern boundary of the site

follows the line of Watling Street Roman road. There is thus potential for roadside activity and quarrying along this major line of communication. The heritage significance of any prehistoric or Roman remains would depend on their nature and extent but may be medium or high.

- **Later medieval/post-medieval agricultural activity including the site of Leisure Barn and a sheepwash.** There is high potential for encountering evidence of the former farmstead, sheepwash and past agricultural activity, of low heritage significance.

Archaeological survival is likely high as it has remained largely undeveloped agricultural land since at least the medieval period and any remains present would likely be found at a shallow depth.

The primary impact to potential archaeological remains would be the preliminary site-wide topsoil stripping and subsequent deeper construction works (cut and fill and building foundations; design to be finalised) which would truncate or completely remove any archaeological remains. Tree planting and services/drainage would partly or completely remove any surviving remains within their footprint.

It is anticipated that the local planning authority (LPA) archaeological advisor would request archaeological evaluation trenches, aimed at assessing the presence, nature and significance of any remains in the area of proposed impact. The results would enable the formulation of an appropriate mitigation strategy for any significant assets (e.g. design changes/avoidance and/or targeted excavation and/or 'strip, map and sample'). Alternatively, the evaluation may indicate that no further work is necessary. Any archaeological work would need to be undertaken in consultation with the LPA archaeological advisor, in accordance with an approved Written Scheme of Investigation (WSI).

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. WSP has been commissioned by Hodgetts Estates to carry out an historic environment desk-based assessment (HEDBA) in advance of proposed development at the land to the north east of Junction 10, M42, west of Dordon, in North Warwickshire Borough in Warwickshire (National Grid Reference / NGR 424823, 300962; **Figure 14.1**).
- 1.1.2. The proposed development comprises the provision of Class B2/B8 warehousing and Class E(g)(iii) light industrial premises (up to a total of 100,000sqm employment floorspace), an overnight lorry parking facility (up to 150 parking spaces with up to 400sqm amenity block) and ancillary infrastructure. Vehicular and pedestrian access is proposed, as are landscaping buffer zones to the site perimeter.

1.2 SCOPE

- 1.2.1. The report provides a baseline of known or potential buried heritage assets (archaeological remains) and above ground heritage assets (structures and landscapes of heritage interest) within or immediately around the proposed development (hereafter the 'site'). These are identified as having a degree of significance meriting consideration in planning decisions and includes designated heritage assets and assets identified by the local planning authority (including local listing), and non-designated assets.
- 1.2.2. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, considering past ground disturbance which may have compromised survival.
- 1.2.3. The report assesses the impact of the scheme on the historic character and setting of designated assets within and beyond the Site (eg views to and from listed buildings and conservation areas) potentially affected by the proposals. The report includes recommendations to mitigate any adverse effects (eg site-based investigation and/or design changes), where appropriate.
- 1.2.4. The assessment forms a technical appendix in support of an Environmental Statement and is required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets.

1.3 AIMS AND OBJECTIVES

- 1.3.1. Archaeology and built heritage are a material consideration in the planning process and their value is recognised in national and local planning policy. The aim of this report is to assess the impact of the proposed development and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application to develop the site. The aim is achieved through six objectives:
- identify the presence of any known or potential heritage assets that may be affected by the proposals;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), considering factors which may have compromised asset survival;

- determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- assess the likely impacts upon the significance of the assets arising from the proposals,
- assess the impact of the proposed development on how designated heritage assets are understood and experienced through changes to their setting; and
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing completely any adverse effects.

1.4 KEY HERITAGE CONSTRAINTS

- 1.4.1. The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings, conservation areas, registered battlefields or registered parks and gardens.
- 1.4.2. The closest listed building is the Grade II listed Hall End Hall Farm, constructed in the late 17th-early 18th century, located 750m south-east of the site. A group of four Grade II listed buildings is located at Freasley between 840m and 960m south-west of the site.
- 1.4.3. There are no scheduled monuments, registered battlefields, registered parks and gardens or conservation areas within the 1km outer study area.

1.5 STATEMENT OF LIABILITY

- 1.5.1. This document is for the exclusive benefit of the Client (Hodgetts Estates). It may not be assigned to or relied upon by a third party without the agreement of WSP UK Limited ('WSP') in writing. WSP retains all copyright and other intellectual property rights in the document and its contents unless transferred by written agreement between WSP and the Client.
- 1.5.2. The findings and opinions expressed are based on the conditions encountered and/or the information reasonably available at the date of issue of this document (or other date e.g. date of inspection) and shall be applicable only to the circumstances envisaged herein.
- 1.5.3. No person except the Client shall have the benefit of this document by virtue of the *Contracts (Rights of Third Parties) Act 1999*.

2 PLANNING FRAMEWORK

2.1 STATUTORY PROTECTION

LISTED BUILDINGS AND CONSERVATION AREAS

- 2.1.1. *The Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect listed buildings or conservation areas. The grading of listed buildings includes Grade I, which are buildings of exceptional interest; Grade II* are particularly significant buildings of more than special interest; and Grade II are buildings of special interest.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

- 2.2.1. The Government issued a revised version of the National Planning Policy Framework (NPPF) in July 2021 (MHCLG 2021) and supporting revised Planning Practice Guidance in 2019 (MHCLG 2019).
- 2.2.2. The purpose of the planning system is to contribute to the achievement of sustainable development, and the NPPF has a presumption in favour of such, where it meets needs of the present without compromising the ability of future generations to meet their own needs. Sustainable development is achieved within the context of economic, social and environmental objectives.
- 2.2.3. Section 16 of the NPPF deals with 'Conserving and Enhancing the Historic Environment'. The NPPF recognises that heritage assets are an irreplaceable resource which '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' (para 189).
- 2.2.4. The NPPF requires the significance of heritage assets to be considered in the planning process, whether designated or not. NPPF Section 16 is reproduced in full below:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their contribution to the quality of life of existing and future generations.

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

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

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

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

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

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

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

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

197. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the

importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

199. 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.

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

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

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

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

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

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

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

- 2.2.5. The web-based National Planning Policy Guidance (<https://www.gov.uk/government/collections/planning-practice-guidance>) provides supporting information in respect of conserving and enhancing the historic environment.

2.3 LOCAL POLICY

- 2.3.1. The North Warwickshire Local Plan was adopted on 29 September 2021.

- 2.3.2. Policy LP15 (Historic Environment) recognises the importance of the historic environment to the Borough's local character, identity and distinctiveness, its cultural, social, environmental and economic benefits. The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced. In particular:

- Within identified historic landscape character areas development will conserve, or enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and, development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site;
- The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset.

- 2.3.3. Policy LP15 also states that, wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.

- 2.3.4. Policy LP15 provides further guidance for development proposals:

“All development proposals that affect any heritage asset will be required to provide sufficient

information and an assessment of the impacts of those proposals on the significance of the assets and their setting. This is to demonstrate how the proposal would contribute to the conservation and enhancement of that asset. That information could include desk-based appraisals, field evaluation and historic building reports. Assessments could refer to the Warwickshire Historic Environment Record, Conservation Area Appraisals, The Warwickshire Historic Towns Appraisals, The Heritage at Risk Register and Neighbourhood Plans or other appropriate report.

Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification with regard to the public benefits of the proposal. A balanced judgement will be taken regarding the scale of any harm or loss to the significance of a non-designated heritage asset, and the relative significance of that heritage asset must be justified and will be weighed against the public benefits of the proposal.

Where a proposal affects the significance of a heritage asset, including a non-designated heritage asset, or its setting, the applicant must be able to demonstrate that:

- i) all reasonable efforts have been made to sustain the existing use; find new uses or mitigate the extent of the harm to the significance of the asset; and,*
- ii) the works proposed are the minimum required to secure the long term*
- iii) use of the features of the asset that contribute to its heritage significance and interest are retained.*

Additional evidence, such as marketing details and/or an analysis of alternative proposals will be required where developments involve changes of use, demolitions, sub-divisions or extensions.

Where a proposal would result in the partial or total loss of a heritage asset or its setting, the applicant will be required to secure a programme of recording and analysis of that asset and archaeological excavation where relevant and ensure the publication of that record to an appropriate standard."

3 METHODOLOGY AND SOURCES

3.1 DESK-BASED ASSESSMENT

- 3.1.1. The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021) and National Planning Practice Guidance (NPPG) (MHCLG 2019) and to standards specified by the Chartered Institute for Archaeologists (CifA Dec 2014a, 2014b) and Historic England (HE 2016, HE 2017).
- 3.1.2. In order to determine the full historic environment potential of the site, a broad range of standard documentary and cartographic sources, including results from any archaeological investigations in the site and an inner 500m radius study area around it were examined in order to determine the likely nature, extent, preservation and significance of any known or possible buried heritage assets that may be present within or adjacent to the site. An outer study area of 1km was used for nationally designated heritage assets to allow for considerations to be made regarding the setting of these assets.
- 3.1.3. The table below provides a summary of the key data sources. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Table 3-1 –Data sources consulted

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Warwickshire County Council	Historic Environment Record (HER)	Primary repository of archaeological information. Includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. Aerial photographs were supplied by the HER.
Historic England	National Heritage List of England (NHLE)	National database maintained by Historic England. Not as comprehensive as the HER but can occasionally contain additional information. Accessible via pastscape website. This was consulted for the Site and its immediate vicinity only.
Local Planning Authority	Locally listed building	Building of local importance designated by the local planning authority due to architectural and/or historic significance and a positive contributor to the character of an area. Whilst not statutorily protected, a building's inclusion on the list means that it is a material consideration in the planning process.
British Geological Survey (BGS)	Solid and drift geology digital map; online BGS geological borehole record data.	Subsurface deposition, including buried geology and topography, can provide an indication of potential for early human settlement, and potential depth of archaeological remains.

Source	Data	Comment
Groundsure Ltd	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides a good indication of past land use and impacts which may have compromised archaeological survival. Provides an indication of the possible date of any buildings on the Site.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, Urban Extensive Surveys, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Project acquired geotechnical data	The information can be very useful in enhancing understanding of the nature and depth of natural geology (see above) and any made ground, whether it is modern or of potential archaeological interest.
The client	Topographical survey data	Survey data can provide an indication of the impact of past land use, e.g. ground raising or lowering, which is useful for understanding possible truncation and likely depth of archaeological remains.

- 3.1.4. Due to the Covid-19 pandemic national lockdown, the Historic England Archive, the repository for both vertical and oblique aerial photographs was not available for consultation during the production of this document. The Warwickshire Record Office confirmed that they held no historic maps for the Site and the Staffordshire Record Office was also closed due to the pandemic
- 3.1.5. **Figure 14.2** shows the location of known historic environment features within the study area, as identified by the sources above, the site visit, or during the course of research for this assessment. These have been allocated a unique 'assessment' reference number (**A1, 2**, etc.), which is listed in a gazetteer at the back of this report and is referred to in the text. All distances quoted in the text are approximate (within 5m).

3.2 SITE VISIT

- 3.2.1. The assessment included a site visit carried out on the 21st of October 2020 in order to determine the topography of the Site and existing land use, the nature of the existing buildings, identify any visible heritage assets (e.g. structures and earthworks), and assess factors which may have affected the survival or condition of any known or potential assets.
- 3.2.2. The site visit also extended into beyond the Site for the purposes of scoping designated heritage assets and their intervisibility with the proposed development, as recommended by Historic England guidance, and for the settings assessment itself.

3.3 ASSESSING HERITAGE SIGNIFICANCE

- 3.3.1. The NPPF defines significance as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be historic, archaeological, architectural or artistic.' The determination of the significance is based on statutory designation and/or professional

judgement against these values (they are also identified in Historic England *Conservation Principles* revised consultation draft Nov 2017).

3.3.2. Historic England’s *Conservation Principles* (previously English Heritage, 2008) identifies four high level values: evidential, historic, aesthetic and communal. The determination of the significance of these assets is based on statutory designation and/or professional judgment against the following values referred to in Historic England’s *Conservation Principles* (2008):

- **Evidential value:** the potential of physical remains to yield evidence about past human activity. This might consider date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place and/or heritage asset to the present. This tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place and or heritage asset, considering what other people have said or written.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3.3.3. These values encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. Each asset is evaluated against the range of criteria listed above on a case by case basis. Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

3.3.4. In relation to designated heritage assets, the assessment considers the contribution which the historic character and setting makes to the overall significance of the asset.

3.3.5. **Table 3.2** sets out the criteria for establishing the value in relation to the cultural heritage resource. This has been adapted from the revoked DMRB Volume 11 Environmental Assessment Section 3 Environmental Topics Part 2 HA 208/07 Cultural Heritage (2007) to act as guidance in assessing the value of heritage assets.

Table 3.2 – Criteria for Establishing the Value of Heritage Assets

Heritage Asset description	Value (Significance) of heritage resource
Structures inscribed as of universal importance as World Heritage Sites (including nominated sites) Other heritage assets of recognised international importance Undesignated heritage assets of international importance	Very High
Scheduled Monuments Grade I and Grade II* listed buildings Grade I and Grade II* registered parks and gardens Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations Conservation Areas containing very important buildings Undesignated structures of clear national importance Undesignated heritage assets of national importance	High

Heritage Asset description	Value (Significance) of heritage resource
Grade II listed buildings Grade II registered parks and gardens Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations Conservation Areas containing buildings that contribute significantly to its historic character Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures) Undesignated heritage assets with regional importance	Medium
Locally listed buildings Historic (unlisted) buildings of modest quality in their fabric or historical association Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures) Undesignated heritage assets with a local importance	Low
Buildings of no architectural or historical note; buildings of an intrusive character Undesignated heritage assets with no significant value or interest	Negligible
The value of the resource has not been ascertained Buildings with some hidden (i.e. inaccessible potential for historical significance.	Unknown

3.4 ASSESSING HARM

- 3.4.1. Professional judgement is used to consider the impact (the magnitude of change) of future development on the significance of a known or potential heritage asset. This is assessed in NPPF terms as ‘no harm’, ‘less than substantial harm’, ‘substantial harm’ or ‘total loss of significance’.

3.5 ASSESSING THE CONTRIBUTION OF SETTING

- 3.5.1. In relation to designated heritage assets, the assessment takes into account the contribution that setting makes to the overall significance of the asset.
- 3.5.2. Setting is the way in which the asset is understood (i.e. evidential and historical values) and experienced (aesthetic and communal values). It is not an asset in itself. It differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).
- 3.5.3. Guidance produced by Historic England (HE 2016) and the Landscape Institute and Institute of Environmental Management and Assessment (2013) has been used to adopt a stepped approach for settings assessment. The former sets out five steps, of which the first four are relevant in this case:

- *Step 1: asset identification.* The NPPF requires an approach that is proportional to the significance of the asset. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the Site.
- *Step 2: assess the contribution of setting.* This stage assesses how setting contributes to the overall significance of a designated asset.
- *Step 3: assess change.* This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
- *Step 4: mitigation.* This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e. embedded design mitigation).
- *Step 5: reporting.* Making and documenting decisions and outcomes. This reports the assessment of effects.

3.5.4. The assessment has taken into account the physical surroundings of the asset, including topography and intervening development and vegetation. It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

4 HISTORIC ENVIRONMENT BASELINE

4.1 SITE LOCATION

- 4.1.1. The site is located on the land to the north east of junction 10, M42, west of Dordon, North Warwickshire (NGR 424823, 300962: **Figure 14.1**). The site comprises a single large field comprising approximately 30ha and the western edge of the adjacent field comprising approximately 2ha. Both of these fields, with the exception of 0.5ha of hardstanding at the south-eastern corner of the site, are currently under arable cultivation. The Site is bounded by the M42 to the west and A5 Watling Street to the south, agricultural fields to the east and housing to the north.
- 4.1.2. The site falls within the historic parish of Polesworth and is located within the county of Warwickshire. It is currently under the administration of North Warwickshire Borough Council. The site lies 230m east of the Staffordshire and Warwickshire county boundary.
- 4.1.3. The nearest watercourse is the Kettle Brook in Staffordshire, a small tributary of the River Tame, located 715m to the south-west of the site.

4.2 TOPOGRAPHY

- 4.2.1. Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 4.6).
- 4.2.2. The site is level and located on a slight, gradual incline upwards from 92.4m Ordnance Datum (OD) in the south-west to 105.1m OD in the north-east.

4.3 GEOLOGY

- 4.3.1. Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 4.3.2. The geology comprises of Halesowen Formation bedrock which comprises of mudstone, siltstone and sandstone (**Figure 14.3**). It is a sedimentary bedrock formed approximately 308–310 million years ago in the Carboniferous Period and it is thought the local environment was previously dominated by rivers.
- 4.3.3. There is no superficial geology recorded in this area.
- 4.3.4. Ground Investigations (GI) were completed across the site in September 2020 comprising eight boreholes and 31 trial pits (Ground and Project Consultants Ltd, 2021). The GI was carried out for engineering purposes and were not archaeologically monitored. Natural subsoil comprising sandstone, mudstone, siltstones and clays formed of weathered Halesowen Formation was recorded across the Site at uniform depths of between 0.3m below ground level (mbgl) and 0.4m bgl above the solid geology of Halesowen Formation.
- 4.3.5. One trial pit investigated the surfaced area at the south-eastern corner of the site and recorded made ground comprising gravelly clayey sand, brick fragments, coal fragments and sandstone of up to 1m bgl.

4.4 OVERVIEW OF PAST INVESTIGATIONS

- 4.4.1. A geophysical survey was carried out by AOC Archaeology in October 2020 across 32 hectares within the site (**A19; Appendix 14.2 of Volume 3**). The work was commissioned and monitored and assured by WSP Cultural Heritage and Archaeology team as part of the present scheme.
- 4.4.2. The geophysical survey did not identify any definitive archaeological anomalies, but several linear trends were interpreted as having a possible archaeological origin. These comprised two possible enclosures one located at the northern extent of the Site and the other on its western edge. The morphology of the features on the western edge may indicate prehistoric activity, whilst the morphology of the features to the north may suggest possible Romano-British activity. Linear features coinciding with former field boundaries marked on the Ordnance Survey 6" First Edition map of 1883–1885 were identified, as well as evidence for ridge and furrow cultivation. Two areas of disturbance one towards the centre of the Site and the other towards the south-eastern corner coincided with the site of a post medieval former farmstead, Leisure Barn (**A17**) and a former sheepwash (**A18**). Other linear features may indicate further former field boundaries or possible plough headlands as well as a possible trackway. A possible infilled pond was recorded towards the north-western corner of the Site.
- 4.4.3. Four previous investigations have been undertaken within the 500m study area. A geophysical (gradiometer) survey carried out in 2014 and trial trenching in 2017 were completed by Wessex Archaeology across 29ha of land 50m to the south of the Site (**A7**). The geophysical survey identified several anomalies of likely archaeological origin comprising possible enclosures and/or former field boundaries, a possible ring ditch and pit anomalies. Of the 90 trial trenches subsequently opened 47 encountered archaeological remains. Features recorded comprised a mid to late Iron Age enclosure with an undated ring ditch at its eastern end, interpreted as a gully of a possible small hut circle. A second smaller undated enclosure was also recorded to the south-east of the Iron Age enclosure (**A7a**). Linear features representing field boundaries, the majority undated, were also recorded.
- 4.4.4. A geophysical (gradiometer) survey was also carried out 300m south-west of the Site by Wessex Archaeology in 2014 (**A6**). A series of anomalies were recorded which were interpreted as either possible ditches or alternatively geological anomalies.
- 4.4.5. Just across the county boundary in Staffordshire, 280m west of the site, trial trenching was carried out in May 2020 by RSK Environmental. Eight trenches were opened which encountered evidence for post-medieval agricultural activity in the form of two former field boundaries and possible truncated post holes (**A16**).

4.5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

PREHISTORIC PERIOD (800,000 BC–AD 43)

- 4.5.1. The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dating to the Palaeolithic within the study area.

- 4.5.2. The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known sites or finds dated to this period within the study area. Within the wider area Mesolithic flint scatters and a ditch were encountered during archaeological investigations 3km north-east of the Site in Polesworth parish (Morton 2015).
- 4.5.3. The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There is limited information within the wider area for this period. A possible Neolithic ring ditch and evidence for Iron Age activity 3km north-east of the site and large-scale evidence for Iron Age activity was recorded at Hoo Hill 2km to the north-east (Morton 2015).
- 4.5.4. The only late prehistoric site within the 500m study area is a probable mid-late Iron Age enclosed farmstead located 450m south-west of the site (**A7a**). A second smaller undated enclosure was encountered just to the south-east of the farmstead and was possibly associated with it.
- 4.5.5. The only other evidence for late prehistoric activity within the study area comprises two small flints which were found during the construction of the M42 to the west of the site (**A14**) and an Iron Age coin was found by a metal detector in Dordon parish (**A16**); the precise find locations of all these artefacts is unknown.
- 4.5.6. Two possible enclosures were identified within the site by a geophysical survey completed in October 2020 (**Appendix 14.2 of Volume 3**). The first was a weakly defined rectilinear enclosure with a possible internal sub-division located on the northern edge of the site (**A19a**). On the western boundary of the site a series of curvilinear trends suggested a second possible enclosure (**A19b**). Whilst these features were difficult to characterise, they may be indicative of prehistoric or Romano-British activity located within the site.

ROMAN PERIOD (AD 43–410)

- 4.5.7. The proposed development lies immediately north of the major Roman Road of Watling Street, which linked London to Wroxeter, the fourth largest Roman town in Britain. The road is aligned east-west along the line of what is now the A5 road, and forms the southern boundary of the site. The site is located between the Roman military site and settlement at Mancetter, 8km to the south-east (NHLE 1017585) and the military site and settlement at Wall, Staffordshire 15km to the north-east (NHLE 1006108).
- 4.5.8. There is very limited evidence for further Romano-British activity within the 500m study area. Three post holes were encountered during the construction of the M42 motorway to the west of the site one of which contained a sherd of Romano-British pottery perhaps indicating settlement activity and a further unstratified Romano-British pottery sherd was also recorded (**A14**). The precise location of the post holes and the pottery sherd find is not known. As noted above the two possible enclosures identified by geophysical survey in October 2020 may indicate Romano-British activity within the site boundary (**A19a** and **A19b**).

- 4.5.9. In all likelihood the site lay within a rural landscape of scattered farmsteads. The presence of the Roman road is likely to have attracted activity. Roadside quarrying and activity is possible.

EARLY MEDIEVAL (SAXON) PERIOD (AD 410–1066)

- 4.5.10. Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church. Within the wider area, Tamworth, located 4.7km north-west of the Site, was probably the location of the principal royal settlement within the kingdom of Mercia by the late 8th century. It was re-founded as a burh (fortified settlement) in AD913 by Aelflaed of Mercia as part of the offensive against the Danes who held the much of the north and central eastern parts of England (Shaw and Langley 2011).
- 4.5.11. Tradition states that Polesworth Abbey, located 1.5km north-east of the site, was first founded in the 9th century and is associated with St Editha (MOLA 2015). Archaeological investigations at the site of the later medieval abbey encountered three inhumations of probable 9th and 10th century date. No further evidence for early medieval activity is known from Polesworth and it is not recorded in Domesday Book (AD 1086).
- 4.5.12. There is no evidence for activity during the early medieval period within the study area. The utilisation of this site during this period is unknown but it may have formed part of the wider agricultural economy or else formed heathland or woodland.

LATER MEDIEVAL PERIOD (AD 1066–1540)

- 4.5.13. The site was located within the historic parish of Polesworth located 1.2km to the north-east. Polesworth was not recorded in Domesday Book and the earliest known documentary reference is a market charter granted to the Abbess of Polesworth Abbey in 1242 (VCH *Warwick ii* 1908). The 17th century historian, William Dugdale, reported seeing a charter which may infer that the abbey was founded (or possibly re-founded, see above) in the mid-12th century by Sir Robert Marmion the lord of Tamworth.
- 4.5.14. Within the 500m study area Hall End Hall Farm, demolished in 1969, was located at its closest point 425m to the south-east of the site (**A10a**) and was probably the seat of an estate known as Hall End which existed by the late 15th century (VCH *Warwick iv* 1947). The HER records medieval and post-medieval settlement associated with Hall End Hall, although the precise location and extent is unknown (**A10**).
- 4.5.15. The site probably lay in open agricultural fields or formed pasture, heathland or woodland during the medieval period. The October 2020 geophysical survey recorded anomalies that may indicate evidence of ridge and furrow cultivation which represent the remains of arable cultivation in open fields involving the use of animal drawn ploughs (usually oxen) probably originating in this period. However, some of these anomalies may alternatively represent evidence of more recent ploughing. In the wider 500m study area ridge and furrow earthworks are recorded 390m north-west of the site (**A12**).

POST-MEDIEVAL PERIOD (AD 1540–PRESENT)

- 4.5.16. The Ordnance Survey 1st edition 6" map of 1883–85 shows the site formed an irregular field system comprising four fields and parts of a further four fields (**Figure 14.4**). Towards the centre of the field

system a small isolated complex of two buildings is shown. The buildings form the northern and western ranges to a central square yard (**A17**). The complex is described by the Warwickshire Historic Landscape Character project as an ‘outfarm’ suggesting these were probably barns and/or animal sheds/stables. Two trackways are shown on the eastern side of the site, both of which are extant. These comprise a north-south aligned track linking the A5 road (Watling Street) with Birchmoor to the north. The second track leaves the first track at a ‘T’ junction opposite the outfarm and leads south-east through the Hall End Hall Farm complex (**A10a**), 450m east of the site, to reach the A5 road at Hall End opposite the Grade II listed Holt Hall (now known as Hall End Hall Farm) (**A2**). Within the site to the west of the north-south trackway and around 100m north-east of the A5 road a small structure is shown, but not named (**A18**).

- 4.5.17. Between the 1880s and the Ordnance Survey 2nd edition map of 1901 a large range was constructed on the eastern side of the yard at the outfarm, now named as Leisure Barn (**Figure 14.5**). A new trackway linking Leisure Barn to the north-south track to the east had also been constructed possibly suggesting that the new building was a farmhouse for which regular access would be required. Otherwise there are no changes to the landscape within the site boundary.
- 4.5.18. The small structure in the south-eastern corner of the site is referred to as a ‘Sheepwash’ from the Ordnance Survey 3rd edition map of 1921–25 (not reproduced) until the Ordnance Survey 6” map of 1967 when only a small pool of water is shown (**Figure 14.6**). No evidence for a structure or pond was observed at this location during the site visit in October 2020. The 1967 map also suggests that the Leisure Barn complex had been redeveloped. Between the 1901 map and the Ordnance Survey 6” map of 1955 (not reproduced) the complex had comprised three buildings forming eastern, northern and western ranges set around a yard. By 1967, however, the building arrangement had altered to form a small ‘L’ shaped building at the south-western corner of the yard and a small building to the east. At this date a third winding trackway is also depicted leading from the north-south track just to the north of the former sheepwash leading to Leisure Barn.
- 4.5.19. The greatest change to the Site occurred in the later 1980s. The Ordnance Survey 1:10,000 scale map of 1988–1989 shows the completion of the M42 motorway to the west of the Site with junction 10 to the south-east (**Figure 14.7**). All the internal field boundaries within the site were removed leaving one large field and part of a second to the east of the north-south trackway; Leisure Barn had also been demolished. It is likely that the loss of the field system and Leisure Barn was directly associated with the construction of the motorway.
- 4.5.20. Within the wider study area Hall End Hall Farm, a Grade II listed building located 750m south-east of the site to the south of the A5 road. It was constructed in the late 17th-early 18th century and was originally known as Holt Hall (**A2, Figure 14.2**). The original Hall End Hall stood 425m to the southeast of the site on the north side of the A5 road and was built in the late 16th century or earlier; it is likely to have been the focus of an estate mentioned above as being first recorded in the 15th century (**A10a**). By the late 19th century, a small landscape park existed to the south between the Hall and the A5 road (**A10**). Hall End Hall was demolished in 1969 and its park now forms part of an agricultural field.
- 4.5.21. By the 1880s Birch Coppice Colliery No. 2 was operating to the south of the A5 road, 540m south of the site. It was linked to a canal basin on the Coventry Canal at Polesworth to the north by a tramway which passed 300m to the east of the site (**A11**). The only evidence for the colliery’s existence in the modern landscape is the large spoil heap standing to the south of the A5 road (**Figures 14.8 and 14.12**). A second colliery Birch Coppice Colliery No. 1, also operating by the

1880s, stood 410m north of the site and it too was linked to the Polesworth canal wharf on the Coventry Canal via a tramway (A11). The small settlement of Birchmoor, focused on the northern end of Cockspur Road, New Street and Green Lane in the late 19th century, probably originated as a miners' settlement associated with the two collieries (Figure 14.4).

4.6 FACTORS AFFECTING SURVIVAL

- 4.6.1. Archaeological survival across the site is likely to be high across the majority of the site as it remains largely undeveloped having probably been in agricultural use since at least the medieval period. The land is currently under arable cultivation and modern ploughing, particularly where deep ploughing has been used, may have truncated any archaeological features present since they would lie directly beneath the topsoil. Generally, the upper 0.3–0.4m will have been reworked, but cut features (e.g. pits, and ditches) potentially survive.
- 4.6.2. The site of Leisure Barn, towards the centre of the where the 2020 geophysical survey encountered significant disturbance, is likely to have truncated or removed any earlier archaeological remains which may have been present. Similarly the area of hard-standing covering 0.5ha at the south-eastern corner of the site may have resulted in the truncation or removal of any archaeological remains present although cut features may survive dependent upon the depth of ground levelling which may have occurred to facilitate its construction.

5 BURIED HERITAGE ASSETS: STATEMENT OF SIGNIFICANCE

5.1 INTRODUCTION

5.1.1. This section discusses the potential of the site for each chronological period, based on the archaeological and historical background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival. For example, the site may have high potential for the presence of activity of a particular period, but with low survival. This section also includes professional opinion on the likely heritage significance of such remains, where there is low to moderate, or higher, potential for such to be present. For each chronological period where the potential is assessed as low the likely heritage significance is not included, as this implies that remains from the period are not present on the site.

5.2 PREHISTORIC

5.2.1. *The site has moderate potential to contain prehistoric remains.* There is the potential that the two possible enclosures recorded within the site during the October 2020 geophysical survey may be associated with prehistoric activity. Evidence for Iron Age activity has been recorded in the study area to the south-west of the Site indicating a degree of activity during this period within the wider landscape. Otherwise there is limited evidence for activity beyond a couple of stray finds within the study area.

5.2.2. The significance of any prehistoric remains would depend on the nature of the remains and the extent of survival. Evidence for sustained activity could potentially be of **medium or high** heritage significance, if present, derived from archaeological interest. Isolated artefacts would be of low heritage significance.

5.3 ROMAN

5.3.1. *The site has moderate potential to contain Roman remains.* The site is located adjacent to the major Roman road, Watling Street and during the construction of the M42 motorway the discovery of three post-holes indicated evidence for activity within the landscape around the site. The two enclosures identified during the October 2020 geophysical survey within the site may be associated with activity which extended into or originated in this period. The significance of any Roman remains would depend upon the nature of the remains and the extent of survival. Evidence for sustained activity could potentially be of **medium or high** heritage significance, if present, derived from archaeological interest. Isolated artefacts would be of low heritage significance.

5.4 EARLY MEDIEVAL (SAXON)

5.4.1. *The site has low potential to contain early medieval (Saxon) remains.* There are no finds or features from this period recorded within the study area. There is currently no indication that the site was either occupied or formed part of an agricultural hinterland at this date.

5.5 LATE MEDIEVAL

5.5.1. *The site has moderate potential to contain later medieval remains.* The October 2020 geophysical survey identified possible evidence for ridge and furrow as well as a number of linear features possibly originating as plough headlands, which may indicate agricultural activity originating in this

period. These remains would be of low significance, derived from archaeological and historical value.

5.6 POST-MEDIEVAL

- 5.6.1. *The site has high potential to contain post-medieval remains of agricultural origin and associated with former buildings and structures.* The 2020 geophysical survey has revealed that the former field boundaries associated with the irregular field system removed during the 1980s, survives as buried archaeological remains. Archaeological remains associated with the site of Leisure Barn and the sheepwash may also survive, albeit truncated by subsequent agricultural ploughing. These remains would be of **low** significance, derived from archaeological and historical value.

6 ABOVE GROUND HERITAGE ASSETS: STATEMENT OF SIGNIFICANCE

6.1 INTRODUCTION

6.1.1. Following Step 1 of the Historic England settings guidance, the table below indicates which designated heritage assets within the study area have been scoped out of the assessment as their significance would not be affected at all by the proposed development, in terms of material changes to their setting and how the asset is understood and appreciated. This is based on the distance of the asset from the site; the asset's location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between asset and the site.

Table 2 - Setting of designated assets: assets scoped out

Assessment ref.	Name	Rationale for exclusion
A1	Freasley Hall	<p>The Listed Building is a late 17th to early 18th century dwelling, set within private grounds with associated features including listed garden wall and gatepiers (A3). The settings comprise cottages to the west and fields to the north, east and west. Located between the Listed Building and the site is a collection of industrial warehouses and the A5 road Watling Street, which creates a physical division between the Site and the Listed Building and preventing an understanding of any association between them or intervening views. Additionally, the proximity of the M42 motorway has resulted in the loss of the tranquil setting, formerly associated with the setting of the Freasley Hall.</p> <p>Therefore, it is determined that the Site does not contribute to the setting or significance of the Listed Building. Therefore, development within the site would not affect the Listed Building.</p>
A3	Garden Wall and Gatepiers Approximately 1 metre south of Freasley Hall	<p>The garden wall and gatepiers are contemporary to Freasley Hall (A1) and form part of its setting. The setting of the garden wall and gatepiers is based Freasley Hall and drive leading from the west to the house.</p> <p>Due to distance and the nature of the garden wall and gatepiers, it was determined that the Site does not contribute to their setting and the proposed development would not impact the significance of the Listed Building.</p>
A4	Sycamore Cottage	<p>Sycamore Cottage is a 17th century dwelling located within private grounds and surrounded by other dwellings.</p> <p>Due to distance it was determined that the Site does not contribute to its setting and that the development would not impact the significance of the Listed Building. Additionally, the proximity of the M42 motorway has resulted in the loss of the historic tranquil setting associated with Sycamore Cottage as a rural dwelling. Therefore, the setting of the Yew House has already been considerably altered.</p>
A5	Yew House	<p>Yew House is a 17th century cottage set within private grounds and surrounded by other dwellings.</p>

Assessment ref.	Name	Rationale for exclusion
		<p>Due to the distance it was determined that the Site does not contribute to its setting and would therefore not impact its significance.</p> <p>Additionally, the proximity of the M42 motorway has resulted in the loss of the historic tranquil setting associated with Yew House as a rural dwelling. Therefore, the setting of the Yew House has already been considerably altered.</p>

6.2 SELECTED ABOVE GROUND ASSETS BEYOND THE SITE

HALL END HALL FARM

- 6.2.1. Hall End Hall Farm is a Grade II Listed former farmhouse dated late 17th to early 18th century with some 19th and 20th century alterations and located 750m east of the Site. The building is two-storey and constructed of brick in an irregular U-plan with minimal detailing. The building faces north onto the A5 Watling Street with a drive between the building and the road. At the road edge are trees which partially obscure the view of the building. Adjacent to the building on the west side is an associated agricultural building and to the south is a private garden enclosed by dense vegetation.
- 6.2.2. According to the Ordnance Survey first edition 6" map of 1883–85 the building was previously called Holt Hall and comprised the farmhouse and associated buildings to the east and west. The farmstead was enclosed by fields to the east, south and west, with Watling Street to the north and additional fields beyond. The map also shows a path leading from Holt Hall (now Hall End Hall Farm) to another collection of buildings recorded as Hall End Hall Farm. It is not until the Ordnance Survey third edition 6" map that the name of the building is changed to Hall End Farm. The earliest map using the name Hall End Hall, which was viewed as part of this assessment is dated to 2010.
- 6.2.3. The building derives evidential value based on the surviving historic material which can be used to study construction techniques of the period and how buildings have been adapted to serve later requirements. The physical fabric also contributes to the aesthetic value of the building, as an example of vernacular architect and use of local materials. The historic value is derived from the former use of the building as a farmhouse within a rural landscape, with the notably associated buildings allowing for an understanding of the historic character of the area. The building does not retain any communal value as it was not designed to serve the community nor does it now.
- 6.2.4. As a Grade II listed building, Hall End Hall Farm is recognised as being a heritage asset of national importance and therefore has **high significance**.
- 6.2.5. Historically, the farmhouse would have been defined by its physical and visual association with the farm complex and agricultural surroundings. However, the building is no longer in use as a farmhouse and the land enclosing the building to the east, south and west have all been converted to hard standing areas for parking, and the A5 dual carriageway stands in front of the building within very close proximity (approximately 30m). As such the setting has been significantly altered in a harmful way and the ability to appreciate the former function of the building considerably diminished. Additionally, Watling Street and the buildings to the west of Hall End Hall Farm create a physical division between the building and the surviving fields to the north, including the site to the north-west. As a result, it is harder to associate the surviving agricultural landscape with the building and its historic



value as a former farmhouse. Therefore, setting is considered to make a **low** contribution to the significance of the listed building.

7 IMPACT ASSESSMENT

7.1 INTRODUCTION

- 7.1.1. This section assesses the likelihood for the project to have an impact on the significance of buried and above ground heritage assets. Below ground impacts include anything that would cause ground disturbance, such as preliminary ground works, site strip, topsoil removal, demolition, remediation, landscaping, planting, excavation for basements, foundations, services, drainage and lighting.
- 7.1.2. The proposed development could have an impact on the significance of above ground heritage assets, due to changes to their setting. The terminology of the NPPF is used to assess the impact of the proposals on above ground heritage assets – whether substantial harm to or total loss of significance, less than substantial harm or no harm.
- 7.1.3. An assessment of operational phase effects on buried heritage has been scoped out on the basis that once the proposed development has been completed, no further ground disturbance would occur and consequently there would be no additional impacts upon buried heritage assets.

7.2 OUTLINE OF THE PROPOSAL RELEVANT TO THE ASSESSMENT

- 7.2.1. The proposed would comprise the provision of new vehicular and pedestrian access from the A5 and the construction of up to 100,000 sqm of Use Class B2, B8 and Class E(g)(iii) development floorspace with an anticipated maximum building height of 21.5m. Parking for up to 150 lorries and a 400 sqm amenity block are also proposed. An area of natural open space (over 20ha) is proposed located principally to the north and east of the site. The existing peripheral vegetation would be maintained and there is an option to create naturalistic earth mounds, utilising surplus cut material from the development site, to form a transitional zone between the developable area and natural open space and provide visual mitigation where necessary.
- 7.2.2. Groundworks are anticipated to comprise cut and fill earthworks to construct building foundation plateaus. Information on the foundation design for buildings will be confirmed during the detailed design phase.

7.3 LIKELY ARCHAEOLOGICAL IMPACT

- 7.3.1. Archaeological survival is anticipated to be high as the majority of the site has not been previously developed. There is a moderate potential for prehistoric and Romano-British activity, possibly of medium to high heritage significance depending upon the nature, survival and extent of any remains present. There is also a moderate potential for medieval agricultural activity and a high potential post medieval agricultural and domestic activity of low significance to be present.

PRELIMINARY SITE STRIP

- 7.3.2. It is assumed that topsoil would be removed across the entire site, with the exception of 0.5ha of existing hard-standing at the south of the site located adjacent to the A5, as part of the preliminary site works. The removal of topsoil is a potential impact as (in addition to the loss of any residual evidence it contains) it exposes any archaeological remains that may be present immediately beneath the topsoil. These may then be affected by movement of vehicles and plant involved in construction activities, for example through rutting and compaction. In addition, it is possible that topsoil removal without archaeological supervision may result in overstripping, which would have an

impact upon archaeological remains located beneath the topsoil, or understripping, where archaeological features are concealed beneath a thin layer of topsoil but are then exposed and unprotected from subsequent construction activities.

GROUND LEVELLING WORKS/FOUNDATIONS

- 7.3.3. Cut and fill groundworks will be required to construct building foundation plateaus and landscaping bunds, the design of which has yet to be finalised. It is assumed for the purpose of this assessment that the maximum depth of the cut would be 5m and would completely remove any remains present. The landscaping bunds will be created to a maximum height of 5m and the redeposition of the soil at these locations would result in any archaeological remains present being buried (and preserved) beneath the redeposited material.
- 7.3.4. The foundation design has yet to be finalised. For the purposes of this assessment the foundations are assumed to comprise strip foundations and/or foundation pads with possible depths of between 0.8mbgl and 2.0m bgl. Outside of any areas which have been subject to the ground levelling works the construction of the foundations could truncate or remove any archaeological remains present within their footprint.

SERVICES/UTILITIES/DRAINS

- 7.3.5. The excavation of new service trenches and drains would extend to a depth of 1.0–1.5mbgl as assumed for the purposes of this assessment. This would entirely remove any archaeological remains within the trench footprint.

TREE PLANTING

- 7.3.6. Ground intrusion from any proposed tree planting outside of the proposed landscape bunds, and subsequent root action, is assumed for the purposes of this assessment to reach a depth of c. 1.0-1.5mbgl. This would entirely remove or severely disturb any archaeological remains at the tree location.
- 7.3.7. During construction, anything that would cause ground disturbance, such as preliminary ground works, site strip/topsoil removal, remediation, landscaping, planting, excavation for basements, foundations, services, drainage and lighting, could potentially have an impact on known or possible buried heritage assets. Any impacts would be permanent and irreversible.
- 7.3.8. During the operational phase, effects on buried heritage assets are typically scoped out on the basis that once the proposed scheme has been completed, no further ground disturbance would occur and consequently there would be no additional impact.

7.4 IMPACT ON ABOVE GROUND HERITAGE ASSETS

ASSETS BEYOND THE SITE

HALL END HALL FARM

- 7.4.1. Hall End Hall Farm is a heritage asset of high significance. However, due to consecutive changes to the setting of the listed building, it has been determined that setting makes a low contribution to its significance. The proposed scheme would result in the development of part of the agricultural landscape, 750m to the north-west, into an industrial park, comprising warehouse style structure(s) and associated facilities. The proposal would result in the loss of agricultural landscape, which forms part of the wider, peripheral setting of the listed building, all be it on the other side of the A5 dual



carriageway and approximately 750m away. Intervening built structures means that there are limited existing views between the listed building and the site. However, the height of the proposed scheme might be visible, obliquely, from the listed building, all be it in the far distance.

- 7.4.2. Landscaping bunds of anticipated heights of up to 5m are proposed including one along the eastern boundary and south-eastern corner of the Site further reducing any visual impact of the proposed development upon the Listed building. The final design of the landscaping bunds is to be determined.
- 7.4.3. Taken overall, the proposed scheme would result in no harm to the significance of the Grade II Listed Hall End Hall Farm.

8 CONCLUSION AND RECOMMENDATIONS

BURIED HERITAGE ASSETS

- 8.1.1. There are no designated buried heritage assets within the Site boundary.
- 8.1.2. Archaeological potential is likely to be high as the land within the site has remained largely undeveloped probably being in agricultural use since at least the medieval period. Most of the land is currently under arable cultivation and successive ploughing over time may have truncated potential archaeological features which would lie directly beneath the topsoil.
- 8.1.3. A geophysical survey was undertaken across the site in October 2020, which identified possible archaeological anomalies comprising two possible enclosures which may represent evidence for prehistoric and/or Romano-British activity. Further anomalies included
- 8.1.4. There is the potential for further previously unrecorded features to be present within the site.
- 8.1.5. The primary impact to potential archaeological remains would be the preliminary topsoil stripping within the site boundary and other deeper construction works (cut and fill and building foundation designs to be finalised) which would truncate or completely remove any archaeological remains within their footprint. Further impacts would arise from tree planting and services/drainage which would truncate or completely remove any archaeological remains within their footprint.
- 8.1.6. The creation of landscape bunds would result in any archaeological remains present being buried (and preserved) beneath the redeposited material
- 8.1.7. The table below summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 8.1 – Predicted impacts to buried heritage assets prior to mitigation

Heritage asset	Potential	Asset significance	Impact of proposals
Prehistoric and/or Romano-British remains	Moderate	Medium or high for evidence of sustained activity. Low for isolated artefacts	Preliminary soil stripping across the Site, cut and fill groundworks, construction of foundations and tree planting. Substantial harm: asset significance reduced to negligible
Medieval/post medieval agricultural activity including the site of Leisure Barn (A17) and the site of the sheepwash (A18)	High	Low	

- 8.1.8. It is anticipated, in the light of the archaeological potential of the site, in particular for prehistoric and/or Romano-British remains, that the local authority’s archaeological advisor would request further investigation of the archaeological potential, in order to clarify the likely impacts of the development. This would most likely take the form of archaeological evaluation trenches. These would aim to assess the presence, nature and significance of any archaeological remains in the

area of proposed impact. The scope of the archaeological evaluation trenching would need to be agreed with the local authority’s archaeological advisor.

- 8.1.9. The results of the evaluation would inform the scope of any archaeological mitigation which may be required. For heritage features of high or very high (national) significance; where feasible these could be preserved in situ, i.e. through modifications to the design (e.g. foundations and formation levels or avoidance) or preservation by record (archaeological excavation and recording). For other remains, mitigation could take the form of a targeted excavation (preservation by record) well in advance of the commencement of ground works across all areas where disturbance is proposed. Alternately a programme of 'strip, map and record' could be employed alongside the preliminary construction works (site strip) to ensure all potential archaeological remains were not removed without record. This would need to be programmed with adequate time for the recording of archaeological features. This would ensure that any archaeological assets were not removed without record prior to construction works.
- 8.1.10. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI).

ABOVE GROUND HERITAGE ASSETS

There are no nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or Registered Battlefields are located within the site.

The proposed development would impact very slightly on the setting of the Hall End Hall Farm, as it would result in the loss of agricultural landscape which forms part of the peripheral setting of the listed building. Whilst intervening buildings prevent any views between the Site and the listed building, the proposed height of the scheme means that it might be visible over the existing building. However, due to the distance and altered state of the existing setting of the listed building, and the proximity of the A5 dual carriageway, there would be no harm to heritage significance.

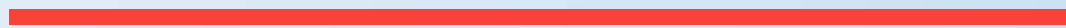
Table 8-1 - Predicted impacts to above ground heritage assets prior to mitigation

Heritage asset	Asset significance	Asset Significance	Impact of proposals
Hall End Hall Farm	Listed Grade II	High	Impact to setting. No harm

- 8.1.11. The proposed development would result in no harm to the heritage significance of Hall End Hall Farm. The loss of agricultural land which contributes to the peripheral setting of Hall End Hall Farm would be mitigated by the provision of the proposed landscaping bunds.

Annexe A

HISTORIC ENVIRONMENT GAZETTEER



The table below represents a gazetteer of known historic environment sites and finds within the study area. Each entry has an assessment (A) reference number. The gazetteer should be read in conjunction with the historic environment features map.

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Abbreviations:

HER - Historic Environment Record

NHL - National Heritage List

NRHE - National Record for the Historic Environment

Table 0-1 - Gazetteer of known historic environment assets

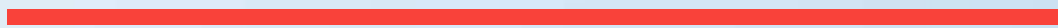
Assess. (A) ref.	Description	Period	HER ref / NHL ref. / site code
1	Freasley Hall is a Grade II listed building which possibly originated in the late 17th century house but is dated 1723. There are late 20th century alterations.	18th Century	NHLE1034714
2	Hall End Hall is a Grade II listed former farmhouse which dates to the late 17th/early 18th century with some alterations in later centuries.	17th-18th Century	NHLE1034715
3	Grade II listed garden walls and gatepiers located 1m south of Fraseley Hall. These are of 17th or 18th century date.	17th-18th Century	NHLE1186196
4	Sycamore Cottage is a Grade II listed 17th century cottage which was largely refaced in the 19th century.	17th Century	NHLE1186208
5	Yew House is a Grade II listed late 16th/early 17th century house which was refaced in the late 18th/early 19th centuries. There have been subsequent additions.	16th-17th Century	NHLE1365190
6	A magnetometry survey was undertaken in March 2014 by Wessex Archaeology. The survey identified a series of possible ditches across the proposed development site. They may be geological in origin.	Undated	Warwickshire HER: EWA10222
7 7a	A geophysical survey and subsequent trial trenching comprising 90 trenches carried out by Wessex Archaeology. The detailed gradiometer survey carried out between August and September 2014 identified several anomalies of likely archaeological origin. These comprised possible enclosures and/or former field boundaries. A possible ring ditch and pit anomalies were also identified. The trial trenching undertaken between February to March 2017 identified an Iron Age enclosure with an undated ring ditch, interpreted as a possible small hut circle at its eastern end (A7a). A second smaller undated enclosure was record to the south-east of the Iron Age enclosure. Linear features representing field boundaries, the majority undated, were also recorded.	Prehistoric	Warwickshire HER: EWA10803 EWA10701 MWA30377

Assess. (A) ref.	Description	Period	HER ref / NHL ref. / site code
8	Watling Street Roman Road is a major Roman Road which runs from London to Wroxeter. Along the road there have been several finds including the road ditch, pottery, some ironwork and a trumpet brooch. In the post-medieval period it formed part a non-turnpike road in Staffordshire extending for 11.8 miles between Muckley Corner and Fazeley. Five post medieval mileposts survive.	Roman Post Medieval	Warwickshire HER: MWA420 MWA4758 Staffordshire HER: PRN1140 PRN58545
9	Various finds including Neolithic to Bronze Age flints and Roman, medieval and post medieval pottery sherds all recovered during the construction of the M42 in the 1980s. Three post holes, one of which contained a sherd of Romano-British pottery, were also encountered during the construction works. The post holes may indicate evidence for occupation in this vicinity during the Romano-British period. The precise location of these finds and the postholes is unknown; the single findspot given in the HER is indicative of the general location.	Prehistoric Roman Medieval Post Medieval	Warwickshire HER: MWA5320 MWA5321 MWA4882 MWA5322 MWA4881
10 10a	The site of a 16th century or earlier manor house depicted on the Ordnance Survey 6" First Edition map of 1883-1885 as Hall End Hall Farm. The property was demolished in the late 1960s (A10a). A possible garden and orchard associated with the manor house are also recorded on historic maps. The Ordnance Survey 6" Second Edition map of 1901 suggests the gardens lay to the south of Hall End Hall Farm (A10). Pottery sherds found 200m south of the site of Hall End Hall Farm indicates undefined activity in the vicinity during the medieval period.	Medieval to Post Medieval	Warwickshire HER: MWA230 MWA12541 MWA13161
11	The Birch Coppice Colliery No. 1 is marked on the Ordnance Survey 6" First Edition map of 1883-1885 north of the village of Birchmoor. It was served by a tramway which transported the coal to the Coventry Canal at Polesworth to the north-east. A second colliery, Birchmoor Colliery to the south of the A5 is also shown on the First Edition Ordnance Survey 6" map and was also linked to the Coventry Canal at Polesworth by a tramway.	Post Medieval	Warwickshire HER: MWA6504 MWA13151 MWA13152
12	Surviving ridge and furrow earthworks on Green Lane, Birchmoor near Stoneydelph.	Medieval	Warwickshire HER: MWA30895
13	The site of a cricket ground formerly identified as unknown archaeological feature on an aerial photograph.	Modern	Warwickshire HER: MWA8115
14	A medieval ampulla and a 14th century coin found during metal detecting; the precise find location is unknown.	Medieval	Warwickshire HER: MWA20763
15	An Iron Age coin found during metal detecting in 1986; the precise find location is unknown.	Iron Age	Warwickshire HER:

Assess. (A) ref.	Description	Period	HER ref / NHL ref. / site code
			MWA21020
16	An archaeological evaluation comprising trial trenching and metal detecting was undertaken by RSK in May 2019 at Relay Park Industrial Estate, Kinsall Green. Ten trenches were opened eight of which were targeted upon anomalies identified during an earlier geophysical survey. The trial trenching encountered two linear features interpreted as post medieval field boundaries as well as possible truncated post holes.	Post Medieval	Staffordshire HER: EST3160
17	The site of Leisure Barn which is depicted as two small buildings set on two sides of an internal yard on the Ordnance Survey First Edition 6" map of 1883-1885. A further building had been constructed on the east side of the yard by the time of the Ordnance Survey Second Edition 6" map of 1901. The complex was demolished in the late 20th century.	Post Medieval	N/A
18	A small unnamed structure depicted on the Ordnance Survey First and Second 1st and 2nd Edition 6" maps of 1883-1885 and 1901. It is described as a sheepwash on the Ordnance Survey 3rd edition 6" map of 1925 but had gone by the time of the Ordnance Survey 1:10,560 map of 1967.	Post Medieval	N/A
A19 A19a A19b	A geophysical survey was carried out by AOC Archaeology across the Site in October 2020. No archaeological anomalies were identified, but several linear trends were interpreted as having a possible archaeological origin. These comprised two possible enclosures one located at the northern extent of the Site (A19a) and the other on its western edge (A19b). The morphology of these features may indicate prehistoric or Romano-British activity. Linear features coinciding with former field boundaries marked on the Ordnance Survey 6" First Edition map were identified, as well as evidence for ridge and furrow cultivation. Two areas of disturbance one towards the centre of the Site and the other towards the south-eastern corner coincided with the site of a post medieval former farmstead, Leisure Barn (A17) and a former sheepwash (A18). Other linear features may indicate further former field boundaries or possible plough headlands as well as a possible trackway. A possible infilled pond was recorded towards the north-western corner of the Site.	Possible prehistoric/RB	N/A

Annexe B

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The Mailbox
Level 2
100 Wharfside Street, Birmingham
B1 1RT

wsp.com