



# Solihull Local Plan Review – Heritage Impact Assessments

Heritage Impact Assessment of Sites

Solihull MBC CLAUDE (Conservation of the Historic  
Environment, Landscape Architecture, Urban Design and  
Ecology), Planning Design and Engagement Service  
8<sup>th</sup> October 2020

## **Contents**

1. **Introduction** – page 2
2. **Methodology** – page 3
3. **Site heritage impact assessments** (excluding sites 1 (now BC1), 3 (BC3), 8 (KN1), 12 (BL2), 13 (BL3) and 19 (UKC1) assessed by DBP)
  - Site 2 (now BC2) Frog Lane Balsall Common – page 21
  - Site 4 (now BL1) West of Dickens Heath – page 38
  - Site 6 (now HA1) Meriden Road, Hampton in Arden – page 49
  - Site 7 (now NS1) Kingshurst village centre – page 56
  - Site 9 (now KN2) land south of Knowle– page 61
  - Site 10 (now ME1) Birmingham Road, Meriden – page 81
  - Site 11 (as per 2016 consultation) TRW Stratford Road, Shirley– page 100
  - Site 16 (now SO1) Field Lane, Solihull – page 108
  - Site 20 (now UKC2) Land at Damson Parkway – page 121

## 1. Introduction

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

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

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

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

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

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

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

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

## Scope of the Heritage Impact Assessment

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

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

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

## 2. Methodology

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

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

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

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

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

<b>IMPORTANCE</b>	<b>INDICATIVE CRITERIA</b>
HIGH	Scheduled Ancient Monuments Grade 1 and Grade 2* listed buildings Grade 1 and 2* Registered Parks and Gardens Conservation Areas containing very important buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in listing
MEDIUM	Grade 2 listed buildings Conservation Areas containing buildings that contribute significantly to its character
LOW	Setting that has been compromised Locally Listed Buildings Historic Buildings of modest quality in their fabric or historical associations
VERY LOW	Buildings of no architectural or historic interest Buildings of an intrusive character
UNKNOWN	Buildings with some hidden or inaccessible potential for historic significance

*Table for measuring Importance of Heritage Assets*

<b>SENSITIVITY OF SETTING TO CHANGE</b>	<b>REASON</b>
VERY HIGH	The original setting has been influenced by limited degrees of incremental changes that are a modern reflection of aspects of the original setting
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset
LOW	Some aspects of the original setting have been compromised at specific locations within that setting
VERY LOW	The original setting has been widely compromised

*Table for Measuring Sensitivity of Setting to Further Change*

## National and Local Planning Policy and National Guidance

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

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

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

Section 72 states that:

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

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

At paragraph 8 the NPPF states that:

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

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

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

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

At 11 it says:

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

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

16 requires that:

*'Plans should:*

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

Addressing *Strategic policies* it says that:

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

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

For *Preparing and reviewing plans*:

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

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

Paragraph 185 requires that:

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

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

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

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

At 188 it states that:

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

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

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

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

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

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

Of relevance to plan making are the following further paragraphs:

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

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

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

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

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

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

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

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

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

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

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

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

**Plan-making: historic environment**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Neighbourhood Development Plans

The relevant plans and their status are briefly addressed below.

### Balsall Common Neighbourhood Development Plan

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

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

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

#### OBJECTIVE

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

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

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

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

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

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

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

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

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

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

Extracts from this guidance follow for clarity:

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

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

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

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

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

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

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

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

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

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

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

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

### **Site Selection Methodology**

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

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

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

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

#### **Avoiding Harm**

*Identifying reasonable alternative sites*

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

*Relocating development within the site*

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

*Addressing infrastructure issues such as traffic management*

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

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

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

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

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

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

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

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

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2: Glossary).*

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

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

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

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

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

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

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

### **The extent of setting**

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

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

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

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

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

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

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

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

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

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

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

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

### **Gathering evidence**

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

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

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

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

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

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

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

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

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

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

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

### **Site allocations**

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

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

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

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

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

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

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

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

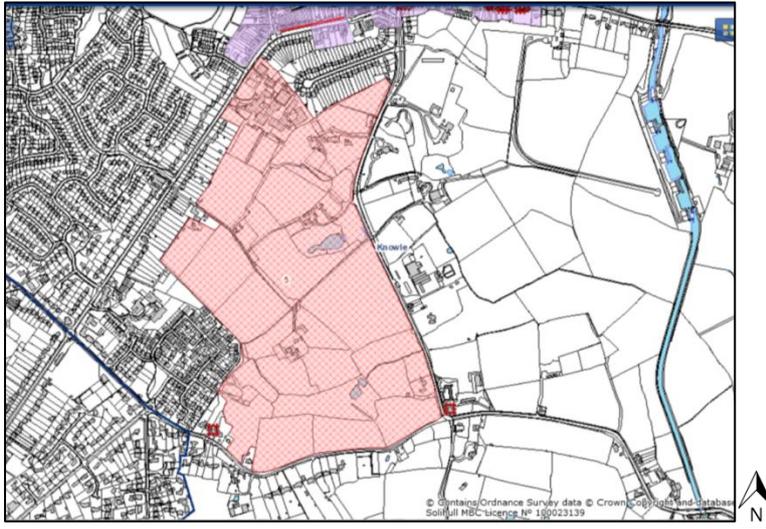
#### **Assessment of Heritage Assets directly or indirectly affected, their significance, and consequent constraints and opportunities for sites**

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

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

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

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



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



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

**1.1 Location and Description**

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

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

## 1.2 Evidence from Historic England and HER

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

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

### 1.3.1 Historic Landscape Character Summary:

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

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

**Site Sensitivity to change:**

*Historic Landscape Character:*

Any development will change the historic landscape character of this area from its present state which includes a relatively rare block of piecemeal enclosure in the south (probably 17th-18th century in origin). Elsewhere within the site there is later (18th-19th century) planned enclosure, an historic farmstead, a 20th century school and two early 20th century country houses. The Historic Landscape Character of this area should be taken into account when considering any planning application for this site.

## 1.4 Historic Mapping

- 1.4.1 The map regression from the First Edition OS reveals a surprising lack of change through time to the southern half of the site where many hedgerows, trees and watercourses survive to produce a very appealing local landscape. The gradual development of the northern, western and south western edges with residential plots is evident, as is the school site expansion in the northern corner. Many of the field divisions existed until 1955, and a number remain today in the southern portion of the site. The nature of this part of the site with valley slopes, watercourses and ground prone to wet conditions has limited use and change.

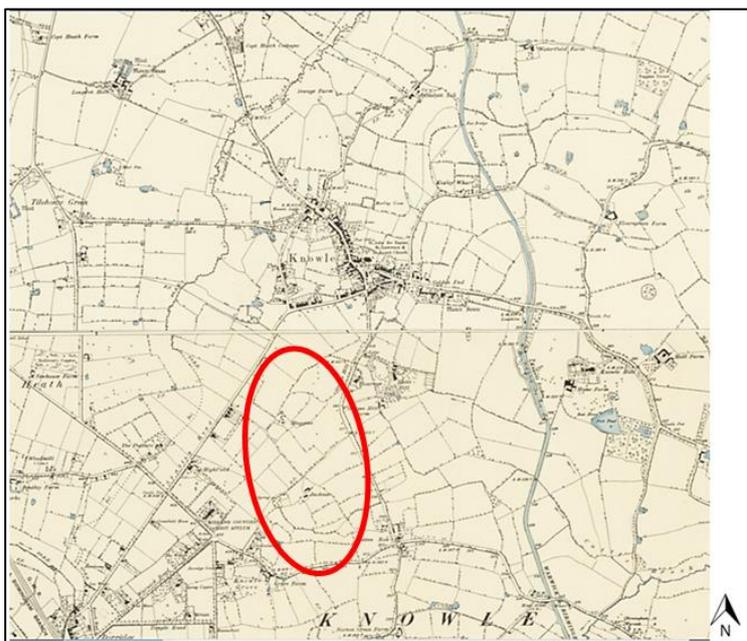


Fig. 3 OS map of 1886 (not to scale), approximate site in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

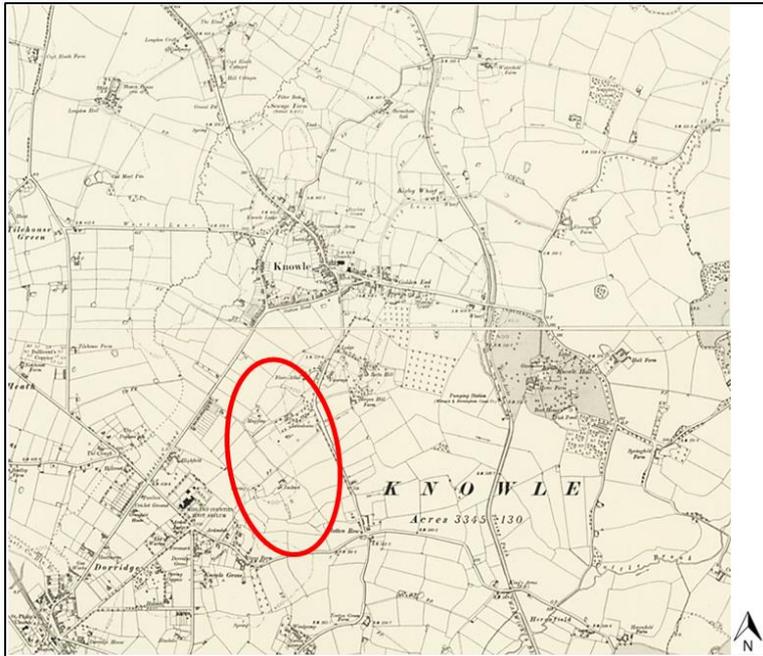


Fig. 4 OS map of 1904-1905 (not to scale) , approximate site in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

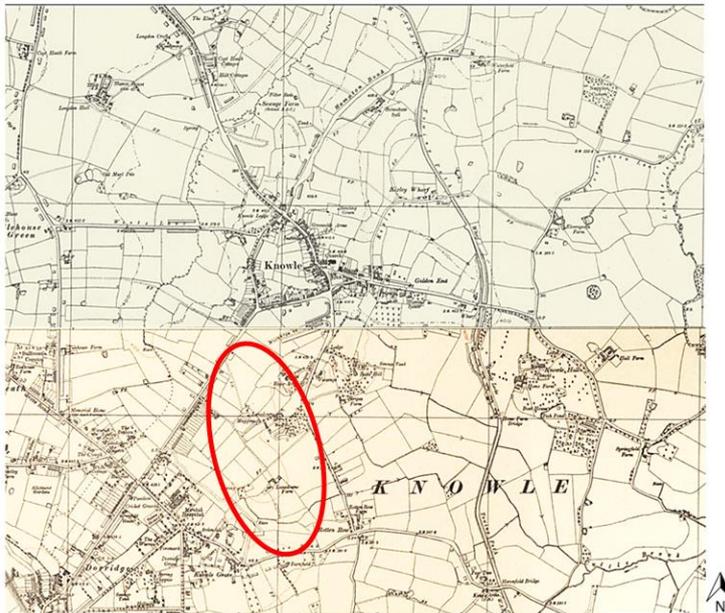


Fig. 5 OS of 1938 showing development around Knowle and Bentley Heath, and lack of change to site fieldscape (not to scale), approximate site in red (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

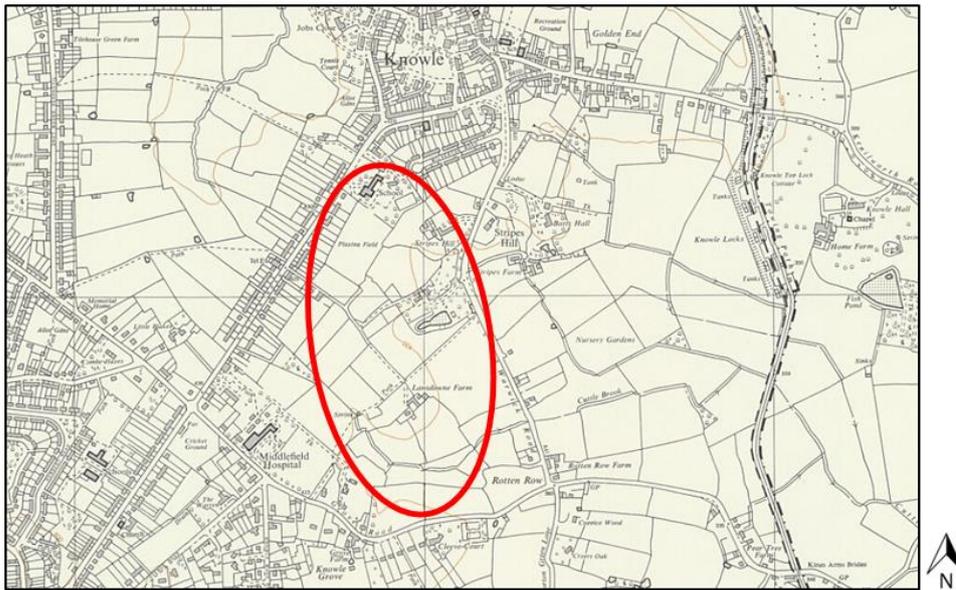


Fig. 7 OS map of 1968 (not to scale), approximate site in red - Fig. 1 shows current OS with site cross hatched (Reproduced with the permission of the National Library of Scotland - <https://maps.nls.uk/index.html>)

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



1. Rotton Row Farmhouse from Grove Road



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



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



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



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



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



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



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



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

### 1.6 Assessments of Significance and Setting

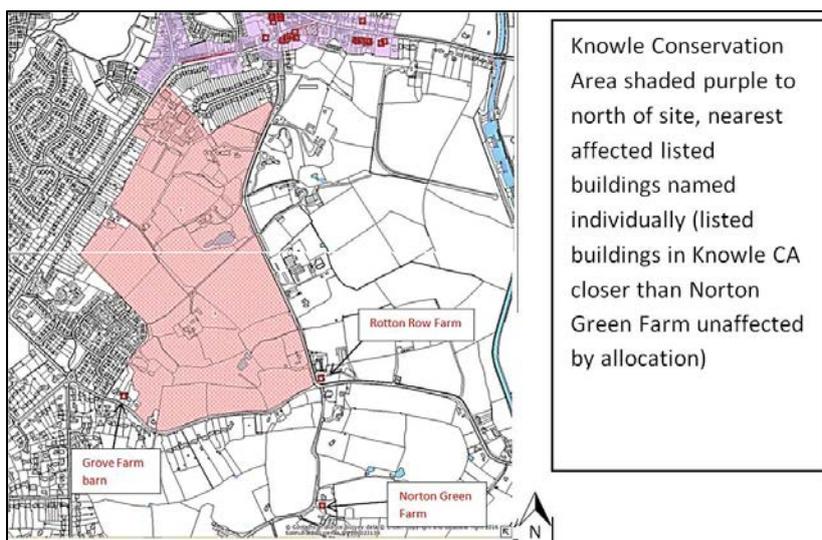


Fig.8 plan to show site and closest affected Designated Heritage Assets

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

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

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

The NPPF explains the setting of a heritage asset, which Historic England defines as: “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

Further clarity is found in Historic England Good Practice Advice Note 3 on Setting: ‘Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset.’

Finally, significance should be assessed with reference to the NPPF glossary definition as follows:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

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

IMPORTANCE	INDICATIVE CRITERIA
HIGH	Conservation Areas containing very important buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
HIGH	The original setting has been limited by medium degrees of incremental changes, some of which are modern reflections of the original setting

*Table for Measuring Sensitivity of Setting to Further Change*

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

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



Rotton Row Farmhouse

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

*Table for measuring Importance of Heritage Assets*

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

*Table for Measuring Sensitivity of Setting to Further Change*

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

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

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

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

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

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

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

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

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

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



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



*Barn in group*

IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

*Table for measuring Importance of Heritage Assets*

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of

	which are not in keeping with the setting of the original heritage asset
--	--

*Table for Measuring Sensitivity of Setting to Further Change*

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

1.6.17 Any views of development on the site would be against the backdrop of long views across the Cuttle Brook valley and towards the Grand Union Canal and Knowle village. This assumes that development would not be unduly tall in its village context and that layout, massing and materials are suited to the context of an edge of village site alongside the DHAs reported here. Assuming that buildings might be of two or two-and-a-half storeys with pitched roofs of approximately traditional pitch, it is inevitable that the higher parts of many new buildings would be seen from the **Barn north east side of Grove Road**. It is very likely that new streetlighting would produce a slight over-halo seen from the DHAs too. To some extent this would merge with that emitted from lights on Grove Road and at the edge of Knowle built-up area.

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

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

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

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

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



IMPORTANCE	INDICATIVE CRITERIA
MEDIUM	Grade 2 listed buildings

Table for measuring Importance of Heritage Assets

SENSITIVITY OF SETTING TO CHANGE	REASON
MEDIUM	The original setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the setting of the original heritage asset

Table for Measuring Sensitivity of Setting to Further Change

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

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

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

## 1.7 Other Heritage Assets

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

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

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

## 1.8 Minimising Harm and Enhancing Significance

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

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

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