



## **Tidbury Green, Solihull**

### **Heritage Desk Based Assessment**

September 2013

**Waterman Energy, Environment & Design Limited**

Merchants House, Wapping Road, Bristol BS1 4RW , United Kingdom  
[www.watermangroup.com](http://www.watermangroup.com)



# Tidbury Green, Solihull

## Heritage Desk Based Assessment

**Client Name:** Lioncourt Homes  
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### Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

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Issue	Date	Prepared by	Checked by	Approved by
First	March 2013	Susana Parker Consultant Archaeologist	Fiona McKenzie Technical Director	Fiona McKenzie Technical Director
Second	September 2013	Susana Parker Consultant Archaeologist	Fiona McKenzie Technical Director	Fiona McKenzie Technical Director

### Comments

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## 1. Introduction

- 1.1. This heritage assessment has been prepared by Waterman Energy, Environment & Design Ltd (Waterman EED) on behalf of Lioncourt Homes to support the submission of a planning application for development of the Site. The location and extent of the Site is shown in Figure 1.
- 1.2. The aim of the report is to provide a baseline summary of known, built and buried heritage assets for the area, based on existing data, the analysis of historic sources and a walk-over survey. The aim is to also assess the potential for unknown buried heritage assets and the nature of any impact that the Development is likely to have on the buried historic environment. In addition, the impact of the development on the settings of built and buried heritage assets surrounding the Site is also assessed.
- 1.3. The assessment follows best practice procedures produced by English Heritage and the Institute for Archaeologists (EH 2009<sup>1</sup> and IfA 2012<sup>2</sup>) and that contained in Section 12 of the National Planning Policy Framework (NPPF), *Conserving and Enhancing the Historic Environment* (DCLG 2012).
- 1.4. In light of the planning policy context relating to heritage (see below for detail), this assessment forms the basis for the consideration of the need for any further archaeological investigations pre-determination to inform the planning process, such as an archaeological evaluation, and also the need, as necessary, of any measures that would mitigate the Development's impact on the built and buried historic environment.

### The Site

- 1.5. The Site is approximately 14.1 hectares (ha) in area, centred on Ordnance Survey Grid Reference SP 103 756. The Site is located approximately 5 miles to the south west of Solihull on the south eastern edge of the village of Tidbury Green. The Site lies within the Solihull Metropolitan Borough Council boundary, however it is located close to the Warwickshire County Council boundary to the west and north-west, and therefore a search of information within a 1 km radius of the Site has meant that both Historic Environment Records had to be consulted in order to build a picture of human occupation and history for the Site.
- 1.6. The Site is divided into 7 separate fields used for agricultural purposes and divided by hedgerows and drainage ditches. All hedgerows within the Site are classed as Historic Hedgerows as they are within Historic Landscape Characterisation areas. The only structures within the Site are shed-type structures. Tidbury Green Farm buildings are located to the north-west of the Site. Tidbury School and Nursery and Big Dickens Wood (Ancient Woodland) are located to the north. The Site is bound by other agricultural land to the east, residential properties fronting onto Norton Lane to the south-west, and Fulford Hall Road to the west.

### Topography

- 1.7. The Site is located within a contour line of 150 m, and slopes gently from north-west to south-east.

### Geology

- 1.8. The British Geological Survey 1: 50 000 Series Sheet 183 *Redditch* (Solid and Drift Geology) indicates that the Site is part of an area of Till (Boulder Clay), with a thin area of alluvium along the south-west boundary of the Site, associated with a glacial lake deposit. This is underlain by Arden sandstone, and beneath this, the solid geology is made up of Mercia mudstone. The Site lies immediately to the west of the Dickens Heath fault.

<sup>1</sup> Greater London Archaeological Advisory Service, 2009, Standards for Archaeological Work

<sup>2</sup> Institute for Archaeologists, November 2012, Standard and Guidance: Desk Based Assessments

### **Scope of Works**

- 1.9. Proposals for the Site currently comprise residential development with associated infrastructure, open spaces and soft landscaping.

## 2. Relevant Planning Policy and Legislation

### National

#### Planning (Listed Buildings and Conservation Areas) Act 1990<sup>3</sup>

- 2.1. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it states that:

*"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".*

#### National Planning Policy Framework (NPPF)<sup>4</sup>

- 2.2. Section 12 of the NPPF, *Conserving and enhancing the historic environment* provides Government policy on planning and the historic environment. Section 12 of the NPPF states, in paragraph 128, that a planning applicant is required *"to describe the significance of any heritage assets affected, including any contribution made by their setting"*.
- 2.3. As a minimum, the NPPF requires that the relevant historic environment record will be consulted and any heritage assets likely to be affected by the proposal will have their significance assessed using appropriate expertise. Where an application site may have an effect on heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision-making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.
- 2.4. Section 12, paragraph 132, of the NPPF adds that *"heritage assets are irreplaceable, any harm or loss should require clear and convincing justification"* and Section 12, paragraphs 133 and 134 state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).

### Local

#### Solihull Unitary Development Plan (2006)<sup>5</sup> - saved policies

- 2.5. The current development plan for Solihull is the Solihull Unitary Development Plan (UDP). The Solihull Unitary Development Plan (UDP) was adopted in February 2006. In February 2009 the Secretary of State made a direction confirming that most of the UDP policies will remain in place until they are replaced. The policies listed below are those which relate to heritage and have been saved, and which are relevant for this assessment.

#### ENV6 Listed Buildings

*"In considering proposals for development, the Council will safeguard and encourage the enhancement of the special character of Listed Buildings. Proposals for the demolition of a Listed Building will not be permitted, unless it is proven that no realistic alternative for its survival can be*

<sup>3</sup> Planning (Listed Buildings and Conservation Areas) Act 1990

<sup>4</sup> Department for Communities and Local Government, March 2012, National Planning Policy Framework

<sup>5</sup> Solihull Metropolitan Borough Council, February 2006. *Solihull Unitary Development Plan*



*secured. Development involving alterations or additions will be permitted only if it would not have an adverse effect on the special character of the building or its setting. Changes of use of a Listed Building will be permitted only if it is demonstrated that the proposal would contribute to the conservation of the building whilst preserving or enhancing its special character."*

#### ENV7 'Locally Listed' Buildings

*"Development that involves the loss of a 'locally listed' building will be permitted only if it is proven that no realistic alternative for its survival can be secured, and the benefits of the development outweigh the need to safeguard its conservation value."*

#### ENV7/1 Buildings of Local Architectural or Historic Interest

*"The Council will maintain and review a list of buildings of local architectural or historic interest in the Borough and encourage the preservation of the buildings."*

#### ENV8 Ancient Monuments and Archaeological Sites

*"The Council will safeguard and encourage the enhancement of the Borough's archaeological remains, as a finite and irreplaceable resource. Proposals for development that may affect archaeological remains will be required to provide adequate information to allow the impact to be properly assessed, including suitable investigation where the existence or importance of the remains is uncertain."*

*Development that would have an adverse effect on remains of regional or local importance, or their settings, will be permitted only if the benefits of the development outweigh the archaeological importance of the remains. Where preservation is not feasible or warranted, developers will be expected to make appropriate provision for the prior excavation and recording of the remains."*

### Solihull Metropolitan Borough Council, September 2012. Solihull Draft Local Plan Shaping a Sustainable Future<sup>6</sup>, Local Development Framework Submission Document

- 2.6. The Local Development Framework (LDF), when adopted, will replace the UDP. The relevant heritage policy as presented in the draft submitted for consultation is presented below.

#### POLICY P16 Conservation of Heritage Assets and Local Distinctiveness

*"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:*

*(...)*

*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;*

<sup>6</sup> Solihull Metropolitan Borough Council, September 2012. Solihull Draft Local Plan - Shaping a Sustainable Future

*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 fieldsapes as defined in the Warwickshire Historic Landscape Characterisation; and*

*(...)*

*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."*

### 3. Methodology

- 3.1. This assessment is primarily a desk-based exercise. It conforms to the Institute for Archaeologists' Standard and Guidance: Desk Based Assessments<sup>7</sup>, and English Heritage's Conservation Principles<sup>8</sup> and The Setting of Heritage Assets<sup>9</sup>. This assessment also conforms with Government guidance and policy in Section 12 of the National Planning Policy Framework (NPPF)<sup>10</sup> *Conserving and Enhancing the Historic Environment*.
- 3.2. The aim of this assessment is to:
- Appraise relevant heritage assets noted on the HER;
  - Appraise relevant heritage information in local, regional and national archives, as appropriate;
  - Appraise English Heritage data sets;
  - Appraise designated heritage assets and areas, including local list and archaeological alert area designations, in the immediate area;
  - Conduct a walk-over survey of the site and immediate area;
  - Assess the presence of known heritage likely to be affected by the development proposal;
  - Assess the potential for unknown heritage assets likely to be affected by the development proposal; and
  - Assess the effect of the development proposal's (as known) on the settings of heritage assets in the study area.
- 3.3. The sources consulted include information in the Warwickshire and Worcestershire Historic Environment Records (HER), which consists of records of heritage assets. These relate to sites, find spots, historic buildings and heritage investigations in the area, as well as any known information relating to listed buildings and Scheduled Monuments. Figure 1 shows all relevant HER records in the search area (a 2 km radius from the centre of the Site). Appendix B contains a full list of all HER records in the search area. The numbers prefixed with DSI/ ESI/ HIS or without a prefix, used in the text and Figure 1, are those used by Warwickshire HER, and those prefixed by WSM are those used by Worcestershire HER.
- 3.4. The Solihull Heritage and Local Studies Service (at Solihull Central Library) was visited to obtain information from early maps, documents and secondary sources. A full set of OS maps is reproduced in Appendix C.
- 3.5. The Site was visited on 1<sup>st</sup> February 2013. The aim of the visit and walkover was to identify the ground conditions, and identify any remains of previously recorded sites, or any previously unidentified remains. The weather was bright and dry. A photographic record of the visit was made. Some of the resultant images are reproduced in this report.
- 3.6. Information on previously recorded heritage assets is presented in Section 4 of this report. Section 5 provides a professional assessment of the significance of any heritage assets likely to be affected by the development proposal, an assessment for the potential for unknown heritage assets and the likely impact of the proposal on the historic environment.
- 3.7. Section 6 concludes the assessment by summing up the status and uses of the report, assessing the need for any other investigations predetermination to further inform the planning process and

<sup>7</sup> Institute for Archaeologists, November 2011, Standard and Guidance: Desk Based Assessments

<sup>8</sup> English Heritage, April 2008, Conservation Principles – Policies and guidance for the sustainable management of the historic environment

<sup>9</sup> English Heritage, October 2011, The Setting of Heritage Assets

<sup>10</sup> Department for Communities and Local Government, March 2012, National Planning Policy Framework

assesses the need to mitigate any of the development proposal's impacts on the historic environment.

## Significance Criteria

- 3.8. According to the National Planning Policy Framework definitions 'significance' in the context of heritage policy is "*The value of a heritage asset to this and future generations because of its heritage interest. ( . . . ) Significance derives not only from a heritage asset's physical presence, but also from its setting.*" Heritage asset significance criteria based on the Design Manual for Roads and Bridges<sup>11</sup> (DMRB) methodology is used here. It sets out the criteria for determining the significance of individual assets within each of the following sub-types of heritage assets: Archaeological Remains (buried assets), Historic Buildings (extant or standing buildings) and Historic Landscape.
- 3.9. The determination of the value of receptors (heritage assets) is based on existing designations and data, but professional judgement is also applied where assets were identified which did not have any formal designation or previous description. Detail of criteria specific to this assessment is defined in Tables 1 to 3 below.

**Table 1: Receptor Sensitivity / Value for Heritage Assets**

Receptor Sensitivity/ Value	Description
Very High	<ul style="list-style-type: none"> <li>World Heritage Sites (including nominated sites);</li> <li>Assets of acknowledged international importance; and</li> <li>Assets that can contribute significantly to acknowledged international research objectives.</li> </ul>
High	<ul style="list-style-type: none"> <li>Scheduled Monuments (including proposed sites);</li> <li>Undesignated assets of schedulable quality and importance; and</li> <li>Assets that can contribute significantly to acknowledged national research objectives.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Designated or undesignated assets that contribute to regional research objectives.</li> </ul>
Low	<ul style="list-style-type: none"> <li>Designated and undesignated assets of local importance;</li> <li>Assets compromised by poor preservation and / or poor survival of contextual associations (settings); and</li> <li>Assets of limited significance, but with potential to contribute to local research objectives.</li> </ul>

Source: DMRB HA208/07 Annex 5 Table 5.1 (amended)

**Table 2: Receptor Sensitivity / Value for Historic Buildings**

Receptor Sensitivity/Value	Description
Very High	<ul style="list-style-type: none"> <li>Structures inscribed as of universal importance as World Heritage Sites; and</li> <li>Other buildings of recognised international significance.</li> </ul>

<sup>11</sup> The Highways Agency, August 2007, Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2 HA 208/ 07 Cultural Heritage

Receptor Sensitivity/Value	Description
High	<ul style="list-style-type: none"> <li>Scheduled Monuments with standing remains;</li> <li>Grade I and Grade II* Listed Buildings;</li> <li>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade;</li> <li>Conservation Areas containing very important buildings; and</li> <li>Undesignated structures of clear national significance.</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Grade II Listed Buildings;</li> <li>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations;</li> <li>Conservation Areas containing buildings that contribute significantly to their historic character; and</li> <li>Historic Townscape or built-up areas with important historic integrity in their buildings or built settings (e.g. including street furniture and other structures).</li> </ul>
Low	<ul style="list-style-type: none"> <li>'Locally Listed' buildings;</li> <li>Historic (unlisted) buildings of modest quality in their fabric or historical association; and</li> <li>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul>

Source: DMRB HA208/07 Annex 5 Table 6.1 (amended)

**Table 3: Receptor Sensitivity / Value for Historic Landscape**

Receptor Sensitivity/Value	Description
Very High	<ul style="list-style-type: none"> <li>World Heritage Sites inscribed for their historic landscape qualities;</li> <li>Historic landscapes of international value, whether designated or not; and</li> <li>Extremely well preserved historic landscapes with exceptional coherence, time-depth or other critical factor(s).</li> </ul>
High	<ul style="list-style-type: none"> <li>Designated historic landscapes of outstanding interest;</li> <li>Undesignated landscapes of outstanding interest;</li> <li>Undesignated landscapes of high quality and importance and of demonstrable national value; and</li> <li>Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Designated special historic landscapes;</li> <li>Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; and</li> <li>Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).</li> </ul>
Low	<ul style="list-style-type: none"> <li>Robust undesignated historic landscapes;</li> <li>Historic landscapes with importance to local interest groups; and</li> <li>Historic landscapes whose value is limited by poor preservation and / or poor survival of contextual associations.</li> </ul>

Source: DMRB HA208/07 Annex 5 Table 7.1 (amended)

## 4. Previously Identified Heritage Assets

- 4.1. The buried heritage background has been assessed through a walk-over survey, an assessment of secondary sources (including historic maps and place name evidence) in the Solihull Heritage and Local Studies Service (at Solihull Central Library), a review of relevant data accessed via Solihull Metropolitan Borough Council, English Heritage's websites and data from the Warwickshire and Worcestershire HERs. The intention of the search was to locate known heritage assets and settings which could be affected by the development proposal.

- 4.2. Furthermore, the research aimed to inform the prediction of unknown heritage assets within the study area from the results of previous heritage investigations in the study area.

- 4.3. The Worcestershire Archive and Archaeology Service summarises the search results as follows:

*"(...) The character of the landscape in this area is that of a gently rolling plateau with predominantly 20th century development which has completely overwritten the former landscape. The surrounding field patterns are geometric and result from 18th and 19th century Parliamentary enclosure of former heath land, the current land use outside the areas of settlement is predominantly pasture. The historic settlement pattern is mainly dispersed, with single farmsteads and wayside development. The farmsteads in the search area date mainly from the 17th to the 19th centuries (...).*

*The potential for buried archaeological remains in the area is high due to the longstanding use for pasture which has resulted in an intact landscape. The potential for buried palaeo-environmental remains is also likely to be high in the area of peat deposits shown on the British Geological Survey mapping. The search area is highly sensitive to change. There are very limited documentary sources for the archaeological background of the area due to the limited amount of fieldwork that has been undertaken."*

### Designated Heritage (within a 2 to 5 km radius)

- 4.4. The nearest Scheduled Monuments are the Iron Age hill fort known as Berry Mound Camp (approximately 2 km to the north of the Site) and a medieval moated site and fishpond at Salter Street Farm (approximately 2 km to the south-east of the Site).
- 4.5. The nearest Conservation Area is the Whitehouse Way Conservation Area, approximately 5 km north-east of the Site.
- 4.6. There are 10 Listed Buildings within a 2 km search radius, they are:
- the seventeenth or eighteenth-century, Grade II Barn and attached Stables and Cart Shed immediately north-north-west of Little Cleobury Farmhouse, in Cleobury Lane (DSI12 approximately 850 m to the south-east of the Site);
  - the late nineteenth-century Grade II Fulford Hall, in Fulford Hall Road (DSI31 approximately 830m to the south-west of the Site);
  - the late nineteenth-century Grade II Granary 40 yards south-west of Braggs Farmhouse (DSI258 approximately 1160 m to the east of the Site);
  - the *circa* seventeenth-century Grade II Manor Farm Cottage at Wood Lane, Earlswood (DSI190 approximately 1340 m to the south-south-east of the Site);
  - the seventeenth or eighteenth-century Grade II Old Farmhouse in Lady Lane (DSI290 approximately 1550 m to the east of the Site);
  - the seventeenth or eighteenth-century Grade II South East Barn at the Old Farm in Lady Lane (DSI226 approximately 1550 m to the east of the Site);



Photo 1: Manor Farm Cottage



Photo 2: Engine House at Earlswood Lakes



- the *circa* nineteenth-century, Grade II Engine House (Pumping Station) at Earlswood Lakes (DSI298 approximately 1555 m to the south-east of the Site);
- the *circa* sixteenth or seventeenth-century Grade II Jerrings Hall (DSI186 approximately 1985m to the north-east of the Site);
- the mid-eighteenth-century Grade II Lonin End house in Tanners Green (WSM30794 approximately 1865 m to the south-west of the Site); and
- the seventeenth-century Grade II Trueman's Heath Farmhouse in Wythall (WSM10948 approximately 2050 m to the north-west of the Site).

- 4.7. The nearest Registered Garden is the Grade II Brandwood End Cemetery, approximately 5 km to the north-west of the Site. There are no other designated heritage assets, such as a Registered Battlefields or World Heritage Sites within a 5 km radius of the Site.

## Non Designated Heritage (within a 2 km radius)

### Prehistoric (up to 42AD)

- 4.8. The region surrounding the Site is believed to have been well-populated with intense cultivation from as early as 3000 BC, with the earliest settlements focused on the richer gravel soils of the river valleys and later spreading to the sandstone soils of the Arden plateau. The scheduled Iron Age hill fort at Berry Mound, mentioned above, dates from the period.
- 4.9. Historic Environment Record (HER) 9031, immediately to the south-east of the Site, records the presence of undated crop marks. The HER record postulates that it is possible these are early-Neolithic in date.
- 4.10. A series of four ring ditches dated to between the late Neolithic and early Iron Age periods are recorded at Kidpile Farm off Rumbush Lane (6188, 6189, 6190 and 6191).
- 4.11. There are three other records of ring ditches and enclosures with possible prehistoric origins within the search area (8547 and 8548 to the south-east of the Site, and 8569 to the north-north-east of the Site).

### Roman and Early Medieval (43AD to 1065AD)

- 4.12. Although there are a large number of Roman forts in the region, mainly related to the advancing troops, there is no substantial evidence for a change in the material record once the army had left, indicating a continuity of land use patterns by native peoples.

- 4.13. There are no finds related to these periods within the 2 km search radius, although it is possible that any remains hitherto uncovered are masked by medieval and later settlement.

### Medieval (1066AD to 1539AD)

- 4.14. The Historic Landscape Characterisation for the search area indicates that the landscape within the Site and immediate surrounds has medieval origins, although there are crop marks which may have earlier, possibly prehistoric, dates.
- 4.15. The westernmost field within the Site, HSI697, is characterised as a *“large rectilinear field with straight and curvilinear boundaries, probably planned enclosure. Evidence for ridge and furrow in this area suggests that this once formed medieval open fields”*. There is an Historic Environment Record within this Historic Landscape Characterisation Area, 9029, which relates to the presence of ridge and furrow and a dispersed mound under pasture halfway up the field. Unfortunately this field was too overgrown to accurately verify the existence of these features at the time of the Site visit, even if some features were visible (see photos 3 and 4).

Photo 3: Westernmost field looking north towards Tidbury Green Farm



Photo 4: Westernmost field looking east, with possible ridge and furrow



- 4.16. The remainder of the Site, part of a large area (HSI700) which extends to the east beyond the Site boundary, is characterised as *“large rectilinear fields with straight and curvilinear boundaries, probably planned enclosure”*.
- 4.17. The wooded area to the north-east of the Site, HSI679, is characterised as *“recent broad-leaved plantation shown on modern aerial photos. Marked on the OS 1st edition as large rectilinear fields with straight boundaries, probably planned enclosure”*. This wooded area also has an associated Historic Environment Record, 9032, which relates to the presence of ridge and furrow. This, however, is likely to be poorly mapped since the record describes the ridge and furrow as being visible in two fields under pasture. During the site walkover possible ridge and furrow was observed in the two fields to the south-west of this location (see photo 5).
- 4.18. The field that makes the south-east of the Site, is the subject of a Historic Environment Record, 9031, relating to the presence of crop marks of unknown date and medieval ridge and furrow (see photo 6 and cover photo).
- 4.19. The land units bounding the Site are equally described in the Historic Landscape Characterisation as probably planned enclosures of medieval date, with the exception of Big Dickens' Wood (Ancient Woodland) to the north-east of the Site (4516).



- 4.20. Yew Tree Farm, to the north of the Site, also has evidence of ridge and furrow (9033), in an area currently described by the Historic Landscape Characterisation as “probably planned enclosure”. There are 16 other records of ridge and furrow sites within the 2 km search radius.

Photo 5: Possible ridge and furrow visible within the middle field at the east of the Site



Photo 6: Possible ridge and furrow visible within the south-eastern most field of the Site



- 4.21. Jerrings Hall Farm (9107), Whitlocks End Farm (3057), Betteridge Farm (3080), Dickens Heath Farm (1560), and a site near Earlswood Lakes station (3108), all in Hockley Heath, are the probable locations of moated sites. Additionally, the Aldershaw Moat in Hockley Heath (9457) may also have been a moat, although a different interpretation of the site links it to use as clay pits for the nearby brick kiln south of Dickens Heath (1385).
- 4.22. Bedsworth Farm in Cheswick Green (6330) was the site of a possible chapel granted a licence in the thirteenth century.

### Post Medieval (1540AD to 1750AD)

- 4.23. Seven of the ten listed buildings within the 2 km search area date from this period, most of which are associated with historic farmsteads, with the two exceptions being Lonnin End and Jerrings Hall.
- 4.24. Big Dickens' Wood (4516) and Little Dickens Wood (4517), both classed as Ancient Woodland by English Nature, lay immediately to the north-east of the Site and are dated to the post medieval period.
- 4.25. Also dating to the post medieval period, is Clowes Wood (4515, to the south-south-west of the Site), and Little Tyburn Coppice (4518, to the north of the Site).
- 4.26. This period witnessed the enclosure of open fields. Tidbury Green Farm, immediately to the north-west of the Site, is a Historic Farmstead likely to pre-date the 1880s. Tidbury Green Farm may have been part of a wave of farmsteads in Arden developed in tandem with enclosure before the late eighteenth century<sup>12</sup>.
- 4.27. Across Warwickshire and Solihull the pattern of inherited landscape character has been mapped by the Warwickshire and Solihull Historic Landscape Character Assessment Project (HLC). The county report shows how the farmsteads data can be analysed in relationship to these patterns of landscape character area and type. Tidbury Green Farm is part of the 5% of farmsteads located within hamlets. Warwickshire contains two very different landscape character zones, separated by

<sup>12</sup> English Heritage and Warwickshire County Council, 2010. *West Midlands Farmsteads and Landscapes Project County Summary Report for Warwickshire*

the river Avon. The Arden area, within which the Site is located, is characterised by dispersed settlement comprising variable, but often high densities of isolated farmsteads.

Photo 7: Tidbury Green Farm (main building)



Photo 8: Tidbury Green Farm (ancillary building to the east)



### Industrial Age (1751AD to 1900AD)

- 4.28. Three of the ten listed buildings mentioned above were built during this period, namely Fulford Hall, the Pumping Station at Earlswood Lakes and the Granary at Braggs Farmhouse.
- 4.29. A wharf at the crossing of Tythebarn Lane and Stratford-upon-Avon canal (10921) is recorded to the north-east of the Site. The Stratford-upon-Avon canal opened in 1802.
- 4.30. The Whitlocks End Railway Station (6045) was built during this period, and is in use to this day (to the north of the Site).
- 4.31. The name Tydbury Green is first recorded in 1840 as the name given to a small green between Dickens Heath and Grimes Hill, where four roads meet<sup>13</sup>.
- 4.32. The Solihull Tithe Map, dating from the 1840s, shows that the Site has not changed from then to the present day.
- 4.33. The tithe map records land use as arable for most of the fields, with the exception of:
  - the long field (“mushroom meadow”) south of today’s Tidbury School and Nursery, which was given to pasture; and
  - the westernmost rectangular field in the Site (“house meadow”), also used as a meadow.
- 4.34. Field names recorded in the tithe map, starting from the long rectangular field to the south of Tidbury Green Farm, and moving clockwise around the Site, are:
  - 2690 “house meadow” (the field to the south of Tidbury Green Farm);
  - 2670 “mushroom meadow”;
  - 2688 “hare croft”;
  - 2681 “Cleobury meadow”;
  - 2687 “barn piece” (although there was no indication of any structure on the map);
  - 2686 “long piece”; and
  - 2689 “near hare croft”.

<sup>13</sup> Woodhall, V. 1979, Solihull Place Names

- 4.35. According to the Ordnance Survey plans, the plots of land to the south-west of the Site seem to have started to be developed for residential purposes at some point between 1921 and 1938. They reached today's form by 1973.

## 5. Assessment of Significance

### Known heritage significance

- 5.1. The nearest Scheduled Monuments (the Iron Age hill fort known as Berry Mound Camp and the medieval Moated site and fishpond at Salter Street Farm) are heritage assets of **high sensitivity**.
- 5.2. The Whitehouse Way Conservation Area is a heritage asset of **medium sensitivity**.
- 5.3. The ten Grade II listed buildings within the 2 km search radius listed above are all heritage assets of **medium sensitivity**.
- 5.4. The Grade II Brandwood End Cemetery (Registered Garden) is a heritage asset of **medium sensitivity**.
- 5.5. Ring ditches, enclosures and other visible cropmarks of prehistoric date, including those within the Site, are heritage assets of **low sensitivity**.
- 5.6. Evidence of medieval ridge and furrow, including that within the Site, are heritage assets of **low sensitivity**.
- 5.7. Evidence of post-medieval planned enclosure of fields, such as historic hedgerows, and including those within the Site, are heritage assets of **low sensitivity**. Tidbury Green Farm is, by association with this phase of the landscape's history, also a heritage asset of **low sensitivity**.
- 5.8. Moated sites within the 2 km search radius are heritage assets of **low sensitivity**.
- 5.9. The two areas of Ancient Woodland in close proximity to the Site are heritage assets of **low sensitivity**.
- 5.10. The wharf at the crossing of Tythebarn Lane and Stratford-upon-Avon canal is a heritage asset of **low to medium sensitivity**.
- 5.11. The Whitlocks End Railway Station is a heritage asset of **low sensitivity**.

### Truncation and potential for survival

- 5.12. The Site has good potential for survival of prehistoric features, as evidenced by crop marks visible on aerial photography. The Site also has good potential for survival of medieval and post-medieval features (ridge and furrow and field boundaries) visible in the Site.
- 5.13. It is possible that agricultural use has truncated below ground remains of earlier occupation/ use of the Site, but the level of truncation cannot be established with certainty.

### Potential impacts of development on the Historic Environment

- 5.14. The development of the Site will not have an impact on any statutorily (Scheduled Monuments, Conservation Areas or Listed Buildings) or non-statutorily (Registered Parks and Gardens) designated heritage assets, or their settings.
- 5.15. The development would have a potentially significant negative effect on the setting of the Tidbury Green Farm, and on the setting of the nearby Ancient Woodland areas.
- 5.16. The development, particularly ground works related to foundations, highways, services and landscaping, would be likely to severely truncate or even completely remove below ground evidence of previous phases of occupation, both those known (possible prehistoric crop marks and evidence of ridge and furrow) and those hitherto unknown.

- 5.17. The development would also have a potentially significant negative effect on the assets related to the planned enclosure dating to the eighteenth century, including field boundaries and historic hedgerows, although this would be minimised by retaining land units and integrating historic hedgerows into future proposals as far as possible.
- 5.18. Due to the presence of discreet earthworks within the Site, and in line with National and Local Planning Policy, further information on the nature, extent and significance of the heritage asset (or potential asset), is required prior to the submission of a reserved matters application in order to more accurately assess the effects of the proposal on the historic environment, in order to enable the design of a mitigation strategy.

## 6. Conclusions and Recommendations

- 6.1. This report concludes that the proposed development of the Site would not have an impact on any designated heritage assets or their settings.
- 6.2. However, there are several non-designated heritage assets, all of which are of **low significance**, which could potentially be affected by proposals for development of the Site, namely:
  - The Tidbury Farm cluster of buildings;
  - Nearby Ancient Woodland;
  - Assets related to the planned enclosures of the eighteenth centuries (including historic hedgerows and field boundaries);
  - Evidence of medieval ridge and furrow; and
  - Cropmarks visible on aerial photography of possible pre-historic date.
- 6.3. The effect on the Tidbury Green Farm cluster of buildings can be minimised by sympathetic design of future proposals, which should be in keeping with the rural nature of the area, for example by using local materials and techniques, and by respecting the proportions of residential units in the area.
- 6.4. The effect on the assets related to the planned enclosure dating to the eighteenth century, including field boundaries and historic hedgerows could also be minimised by retaining land units and integrating historic hedgerows into future proposals as far as possible.
- 6.5. The effect on sub-surface heritage assets such as ridge and furrow and crop-marks of possible pre-historic date would be mitigated by a programme of archaeological evaluation to be negotiated with the Local Planning Authority, after the submission of a detailed planning application.
- 6.6. This report therefore constitutes sufficient information to accompany an outline planning submission for the proposed development of the Site.

## **7. References and Sources**

### **Bibliography**

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Solihull Metropolitan Borough Council, September 2012. *Solihull Draft Local Plan - Shaping a Sustainable Future*

The Highways Agency, August 2007, *Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2 HA 208/ 07 Cultural Heritage

Woodhall, V. 1979, *Solihull Place Names*

### **Map Sources**

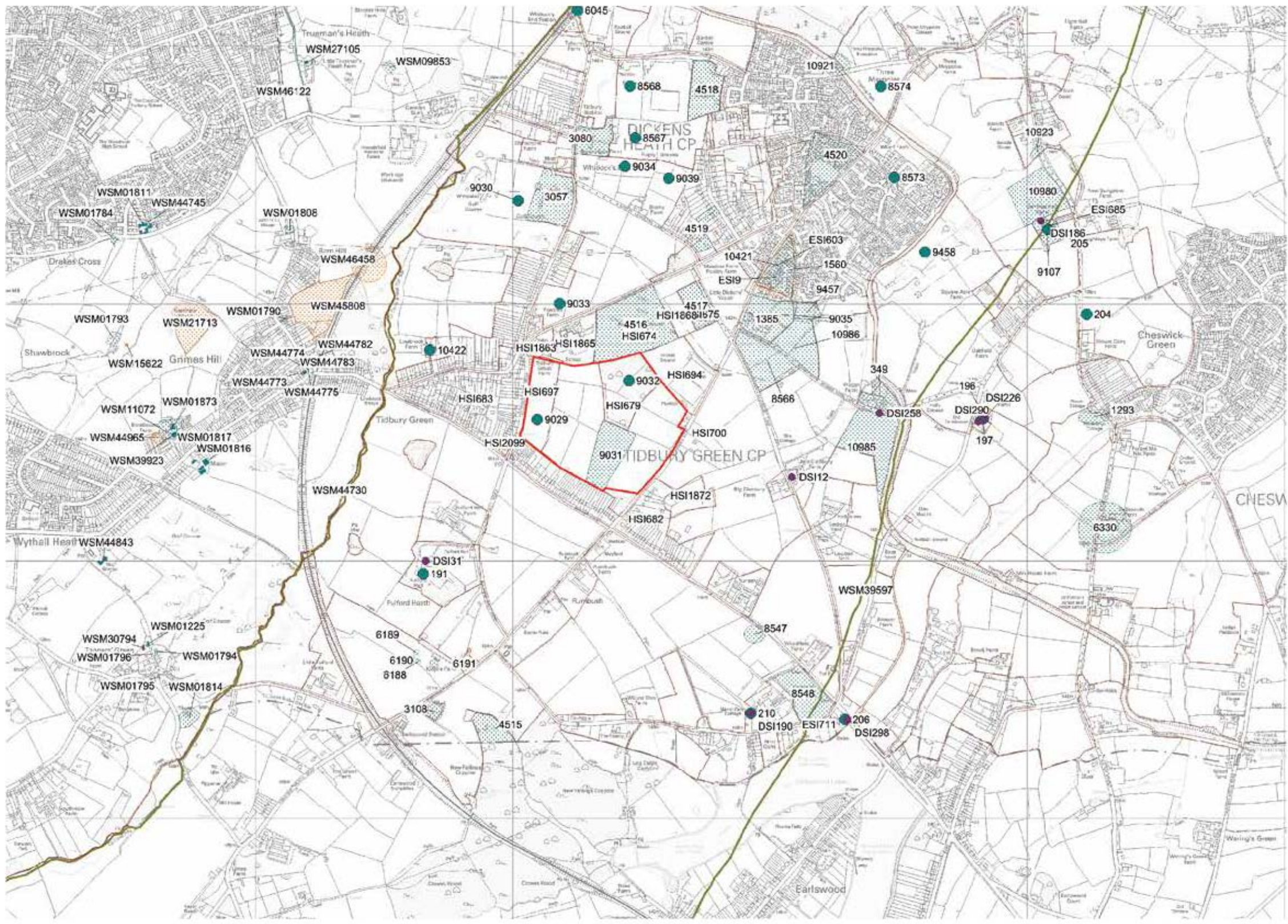
1840 Solihull Parish Tithe Map and Apportionment








British Geological Survey 1: 50 000 Series Sheet 183 *Redditch* Solid and Drift Geology (1989)

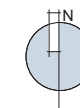
## FIGURES

Figure 1: Site Plan showing location of HER records





-  Approximate Site Boundary
-  Listed Buildings
-  Monuments and find spots
-  Monuments and find spots (area)
-  Evaluations
-  Historic Landscape Characterisation Areas
-  Parish Boundaries



Project Details	EED13122-100: Project Name
Figure Title	Figure 1: Figure Title
Figure Ref	EED13122-100_GR_AR_1A
Date	March 2013
File Location	\\nt-lncs\weed\l\projects\eed13122\100\graphics\ar\issued figures



## APPENDICES

### A. Time Chart & Glossary

#### Time Chart

Palaeolithic	Before c. 10000 BC	Old Stone Age - development of man and earlier hominids, hunting, gathering and the use of chipped flint tools. Divided into lower, middle and upper.
Mesolithic	c.10000 BC - 4000 BC	Middle stone age - nomadic hunter gatherer groups, and the beginnings of food production. Divided into early and late.
Neolithic	c. 4000 BC - 2200 BC	New stone age - first settled agrarian communities and monumental structures. Divided into early, middle and late.
Bronze Age	c. 2600 BC - 700 BC	First use of bronze - copper mining, extensive trade links. Divided into early, middle and later sub-periods.
Iron Age	800 BC - 43 AD	First use of iron and earliest hillforts and oppida. Some interaction with Romans and others. Divided into early, middle and later.
Roman	43 - 410 AD	The first historical period, with written records, saw southern Britain subject to Roman government and culture (also Romano-British). Starts with Roman invasion of 43AD and ends with emperor Honorius advising Britain to take up its own defence.
Early medieval	410 - 1066 AD	What has been called the Dark Ages, the period from the departure of the Roman legions, and breakdown of Roman rule, to the Norman Conquest. This period saw the colonisation of much of Britain by Angles, Saxons, Vikings and others.
Medieval	1066 - 1540 AD	Also known as the Middle Ages. From the Norman Conquest through to the dissolution of Monasteries.
Post-medieval	1540 - 1750 AD	From the dissolution of monasteries. It covers the Tudor, Elizabethan, Jacobean and Part of the Hanoverian periods, including the English Civil War and Revolution.
Industrial age	1750 - 1899 AD	Late Hanoverian and Victorian reigns, Empire, Industrial Revolution and the full emergence of the capitalist economy.
20 <sup>th</sup> Century	1900 - 1999 AD	Previously recorded as Modern. Heritage assets from a post industrial age economy, including those related to WWI and WWII.

## Glossary

<b>Archaeological interest</b>	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
<b>Article 4 direction</b>	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
<b>Conservation (for heritage policy)</b>	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
<b>Designated heritage asset</b>	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.
<b>Environmental Impact Assessment</b>	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
<b>Heritage asset</b>	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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
<b>Historic environment</b>	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.
<b>Historic environment record</b>	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
<b>Minerals of local and national importance</b>	Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.
<b>Setting of a heritage asset</b>	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.
<b>Shoreline Management Plans</b>	A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.
<b>Significance (for heritage policy)</b>	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
<b>Strategic Environmental Assessment</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

## **B. Historic Environment Record Information**

(This information will be made available on request.)

### C. Historic Mapping (Envirocheck data set by Landmark)

File Name	Map Series Name	Published	Source Scale
43543828_1_A_SS_County_Series_10560_s-war-10560_1-2-2a_74397558.gif	Warwickshire	1920-1921	1:10,560
43543828_1_A_SS_County_Series_10560_s-war-10560_1-1a_74397572.gif	Warwickshire	1886	1:10,560
43543828_1_A_SS_County_Series_10560_s-war-10560_1-PRa_74397590.gif	Warwickshire	1938	1:10,560
43543828_1_A_SS_County_Series_10560_s-war-10560_1-2-1a_74397606.gif	Warwickshire	1905	1:10,560
43543828_1_A_SS_County_Series_10560_s-war-10560_1-2-2b_74397608.gif	Warwickshire	1921	1:10,560
43543828_1_A_SS_County_Series_10560_s-war-10560_1-1a_74397612.gif	Worcestershire	1883	1:10,560
43543828_1_A_SS_OS_Plan_10000_ss-ng-10000_2a_74397530.gif	Ordnance Survey Plan	1969	1:10,560
43543828_1_A_SS_OS_Plan_10000_ss-ng-10000_3a_74397560.gif	Ordnance Survey Plan	1972-1974	1:10,000
43543828_1_A_SS_OS_Plan_10000_ss-ng-10000_4a_74397574.gif	Ordnance Survey Plan	1982-1983	1:10,000
43543828_1_A_SS_OS_Plan_10000_ss-ng-10000_1a_74397592.gif	Ordnance Survey Plan	1955	1:10,560
43543828_1_A_SS_OS_Plan_10000_ss-ng-10000_5a_74397614.gif	Ordnance Survey Plan	1990-1994	1:10,000
43543828_1_A_HAP_10560_apm-10560_A1_74397584.gif	Historical Aerial Photography	1948	1:10,560
43543828_1_A_HAP_10560_apm-10560_A_74397604.gif	Historical Aerial Photography	1948	1:10,560
43543828_1_A_Russian_25000_rmm-birm-25000_100001_74397554.gif	Birmingham	1977	1:25,000
43543828_1_A_10k_CRM_2011_10kcrm_I00025_74397556.gif	10K Raster Mapping	2012	1:10,000

## UK and Ireland Office Locations

