



making sense of heritage

Tamworth, Land East of J10 of the M42, North Warwickshire

Archaeological Desk-Based Assessment



Ref: 101560.02
January 2014



Land East of J10 of the M42, North Warwickshire

Archaeological Desk-Based Assessment

Prepared for:

St Modwen Developments Ltd,
Sir Stanley Clarke House,
7 Ridgeway,
Quinton Business Park,
Birmingham,
B32 1AF

Prepared by:

Wessex Archaeology,
Unit R6 Riverside Block,
Sheaf Bank Business Park,
Prospect Road,
Sheffield,
S2 3EN

www.wessexarch.co.uk




January 2014

101560.01



Quality Assurance

Project Code	101560	Accession Code	n/a	Client Ref.	n/a
Planning Application Ref.		Ordnance Survey (OS) national grid reference (NGR)	424530 300045		

Version	Status*	Prepared by	Checked and Approved By	Approver's Signature	Date
v01	E	AR	GC		10/12/13
File:	S:\PROJECTS\101560 (Tamworth Land at J10)\Report\Submitted\East of J10\v01				
v02	E	AG	AN		15/08/14
File:	S:\PROJECTS\101560 (Tamworth Land at J10)\Report\Submitted\East of J10\v02				
v03	F	AG	AG		10/12/14
File:	S:\PROJECTS\101560 (Tamworth Land at J10)\Report\Submitted\East of J10\v03				
File:					
File:					

* I= Internal Draft; E= External Draft; F= Final

DISCLAIMER

THE MATERIAL CONTAINED IN THIS REPORT WAS DESIGNED AS AN INTEGRAL PART OF A REPORT TO AN INDIVIDUAL CLIENT AND WAS PREPARED SOLELY FOR THE BENEFIT OF THAT CLIENT. THE MATERIAL CONTAINED IN THIS REPORT DOES NOT NECESSARILY STAND ON ITS OWN AND IS NOT INTENDED TO NOR SHOULD IT BE RELIED UPON BY ANY THIRD PARTY. TO THE FULLEST EXTENT PERMITTED BY LAW WESSEX ARCHAEOLOGY WILL NOT BE LIABLE BY REASON OF BREACH OF CONTRACT NEGLIGENCE OR OTHERWISE FOR ANY LOSS OR DAMAGE (WHETHER DIRECT INDIRECT OR CONSEQUENTIAL) OCCASIONED TO ANY PERSON ACTING OR OMITTING TO ACT OR REFRAINING FROM ACTING IN RELIANCE UPON THE MATERIAL CONTAINED IN THIS REPORT ARISING FROM OR CONNECTED WITH ANY ERROR OR OMISSION IN THE MATERIAL CONTAINED IN THE REPORT. LOSS OR DAMAGE AS REFERRED TO ABOVE SHALL BE DEEMED TO INCLUDE, BUT IS NOT LIMITED TO, ANY LOSS OF PROFITS OR ANTICIPATED PROFITS DAMAGE TO REPUTATION OR GOODWILL LOSS OF BUSINESS OR ANTICIPATED BUSINESS DAMAGES COSTS EXPENSES INCURRED OR PAYABLE TO ANY THIRD PARTY (IN ALL CASES WHETHER DIRECT INDIRECT OR CONSEQUENTIAL) OR ANY OTHER DIRECT INDIRECT OR CONSEQUENTIAL LOSS OR DAMAGE.



Land East of J10 of the M42, North Warwickshire

Archaeological Desk-Based Assessment

Contents

Summary.....	iii
Acknowledgements.....	iv
1 INTRODUCTION.....	1
1.1 Project background	1
1.2 The Site.....	1
2 METHODOLOGY.....	1
2.1 Scope of document	1
2.2 Aims	2
2.3 Study area.....	2
2.4 Sources.....	2
2.5 Setting.....	2
2.6 Site visit.....	3
2.7 Assessment criteria.....	3
2.8 Chronology.....	4
2.9 Best practice	5
2.10 Assumptions and limitations.....	5
2.11 Copyright.....	5
3 PLANNING BACKGROUND.....	5
3.1 Introduction	5
3.2 National Planning Policy Framework	5
3.3 Local Development Framework	6
4 BASELINE RESOURCE.....	6
4.1 Introduction	6
4.2 Previous studies.....	6
4.3 Statutory and local heritage designations	7
4.4 Archaeological and historical context.....	7
4.5 Historic Landscape Character.....	10
4.6 Site Visit	10
5 SUMMARY OF HERITAGE ASSETS.....	11
5.1 Introduction	11
5.2 Known heritage assets within the Site	11



5.3	Potential buried archaeological remains	11
5.4	Assessment of survival and previous impacts	11
5.5	Summary.....	12
6	IMPACTS.....	13
6.1	Introduction	13
6.2	Proposed development	13
6.3	Statement of impact	14
7	CONCLUSIONS.....	14
7.1	General	14
7.2	Mitigation.....	14
8	REFERENCES.....	16
8.1	Bibliography	16
8.2	Historic Environment Records.....	17
8.3	Cartographic and documentary sources	17
8.4	Online resources	17
9	APPENDICES.....	18
9.1	Appendix 1: Gazetteer of Information from the WHER AND SHER and other sources....	18
9.2	Appendix 2: National and Local Historic Environment Policies.....	19

List of Tables

Table 1:	Summary of Factors for Determining Significance of Heritage Assets.....	4
Table 2:	Chronological Periods	4
Table 3:	Summary of Heritage Assets.....	13

List of Illustrations

Figure 1:	Site location, Study Area and known heritage resource (based on WHER and SHER and other sources)	
Figure 2:	Historic Maps	

Plates

Plate 1:	View towards Freasley from the Site from the east	
Plate 2:	View towards Birch Coppice from the Site from the northwest	
Plate 3:	View of typical field boundary on the site the Site from the north	

Front Cover View towards Freasley from the Site from the northeast



Land East of J10 of the M42, North Warwickshire

Archaeological Desk-Based Assessment

Summary

Wessex Archaeology was commissioned by St Modwen Developments Ltd to carry out an archaeological desk-based assessment of land east of Junction 10 Tamworth, centred on National Grid Reference (NGR) 424530 300045. The proposal is for an industrial and storage/distribution development.

The aims of this study were to assess the known and potential heritage resource within the Site and the surrounding area, and to assess the likely impacts of the proposed development on this resource. The Warwickshire Historic Environment Record and the Staffordshire Historic Environment Record was consulted within a 1km Study Area around the site in order to provide the context for the discussion and interpretation of the known and potential resource. The impact of the setting of the proposed development on built heritage assets has been assessed separately.

The Site is located adjacent to Watling Street, a Roman road and evidence for prehistoric, Iron Age and Romano-British remains have been identified within the Study Area. This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to Romano-British activity and medieval and later agricultural activity. However, due to a lack of previous archaeological investigation, the significance of any such archaeological remains could not be accurately assessed on the basis of the available evidence.

The presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be necessary. It is recommended that a geophysical survey be carried out in the first instance. The Site visit confirmed that the Site is broadly suitable for this method of non-intrusive archaeological survey. The results of the survey would inform the need for and scope of any subsequent assessment and/or mitigation within the Site. The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



Land East of J10 of the M42, North Warwickshire

Archaeological Desk-Based Assessment

Acknowledgements

This project was commissioned by St Modwen Developments Ltd and Wessex Archaeology is grateful to Richard Hickman in this regard. Wessex Archaeology would also like to thank Warwickshire Council and Staffordshire Council for supplying the Historic Environment Record data.

The report was researched, compiled and illustrated by Andrew Reid with additions by Alexandra Grassam. Additional illustrations were prepared by Chris Breeden. Grace Corbett and Andrew Norton managed the project on behalf of Wessex Archaeology.



Land East of J10 of the M42, North Warwickshire

Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by St Modwen Developments Ltd to carry out an archaeological desk-based assessment of land at Junction 10, Tamworth centred on National Grid Reference (NGR) 424530 300045 (hereafter 'the Site', **Figure 1**).
- 1.1.2 The proposal is for an industrial and storage/distribution development. This assessment will support a planning application for the development of the Site for industrial and storage/distribution use, to be submitted to North Warwickshire Borough Council.
- 1.1.3 The assessment was first prepared by Wessex Archaeology in January 2014, however, the boundary of the Site to be assessed has since been updated.
- 1.1.4 This assessment addresses the potential impact on below ground remains. A separate assessment examining the potential impact on the built heritage was under preparation at the time of this assessment.

1.2 The Site

- 1.2.1 The Site comprises one irregular parcel of land totalling c. 25 ha and is located c.5.3km southeast of the centre of Tamworth, to the north of the village of Freasley, adjacent to Junction 10 of the M42, in the administrative boundary of North Warwickshire Borough Council (NWBC) (**Figure 1**).
- 1.2.2 The northern end of the Site is located at an elevation of approximately 100m above Ordnance Datum (aOD) rising gradually to approximately to 115m aOD at the south edge. The underlying geology of the Site is mapped as the Halesowen Formation, comprising of mudstone, siltstone and sandstone (British Geological Survey - Sheet 154 Lichfield). The soils are recorded as slowly permeable seasonally wet acid loamy and clayey soils.

2 METHODOLOGY

2.1 Scope of document

- 2.1.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment and to assess the potential impact of development on the heritage assets that embody that significance.
- 2.1.2 The historic environment, as defined in National Planning Policy Framework (NPPF 2012): Annex 2, comprises:



'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.'

2.1.3 NPPF Annex 2 defines a heritage asset as:

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

2.2 Aims

2.2.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1km from the Site boundary;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components; and*
- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting.*

2.3 Study area

2.3.1 The recorded historic environment resource within a 1km Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site (**Figure 1**).

2.4 Sources

2.4.1 A number of publicly accessible sources of primary and synthesised information were consulted. Sources consulted comprise:

- *The Warwickshire Historic Environment Record (WHER) and the Staffordshire Historic Environment Record (SHER), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the counties.*
- *National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.*
- *Historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Warwickshire County Record Office and the Staffordshire County Record Office.*
- *Relevant primary and secondary sources held at Warwickshire County Record Office, Staffordshire County Record Office and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied.*

2.4.2 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

2.5 Setting

2.5.1 The wider visual setting of the Site and the potential impact on above ground Designated heritage assets is considered in a separate assessment.



2.6 Site visit

2.6.1 The Site was visited on October 18th 2013. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were overcast and foggy to begin with, clearing as the visit went on. A fieldwork record comprising digital photography is held in the project archive.

2.7 Assessment criteria

2.7.1 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the Site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.

2.7.2 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'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.'

2.7.3 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value.** *Deriving from the potential of a place to yield evidence about past human activity.*
- **Historical value.** *Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- **Aesthetic value.** *Deriving from the ways in which people draw sensory and intellectual stimulation from a place.*
- **Communal value.** *Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

2.7.4 The overall significance of heritage assets and their settings is decided in line with criteria laid out in Table 1 below, partially derived from the detailed guidance available in the *Design Manual for Roads and Bridges* (Highways Agency 2007):



Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

Table 1: Summary of Factors for Determining Significance of Heritage Assets

2.8 Chronology

2.8.1 Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Palaeolithic	900,000 – 9500 BC
Early Post-glacial	9500 – 8500 BC
Mesolithic	8500 – 4000 BC
Neolithic	4000 – 2200 BC
Bronze Age	2200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – 410
Saxon	AD 410 – 1066
Medieval	1066 – 1500
Post-medieval	1500 – 1800
19th century	1800 – 1899
Modern	1900 – present day

Table 2: Chronological Periods



2.9 Best practice

- 2.9.1 This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for desk based assessment* (IfA 1994, revised November 2012).

2.10 Assumptions and limitations

- 2.10.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.10.2 The records held by the WHER and SHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.11 Copyright

- 2.11.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

- 3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

- 3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5.
- 3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.



3.2.3 The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

3.2.4 To summarise, government guidance provides a framework which:

- *Recognises that heritage assets are an irreplaceable resource.*
- *Requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance.*
- *Takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting.*
- *Places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).*
- *Requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.*

3.3 Local Development Framework

3.3.1 The Site is located within the administrative boundaries of NWBC. The Development Plan for this Site comprises the saved policies of the North Warwickshire Local Plan adopted in July 2006. NWBC has prepared the emerging North Warwickshire Local Plan: Core Strategy for the period to 2028 which will replace the saved policies. The Inspectors Report following the examination is currently awaited.

3.3.2 Policies from both plans relating to heritage which are relevant to the present scheme are presented in **Appendix 2**.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the development.

4.1.2 All heritage assets identified are listed in **Appendix 1**. The WHER and SHER and National List entries are listed by number within the text and are illustrated in **Figure 1**. Entries are given a **WA** prefix in the text for ease of reference.

4.2 Previous studies

4.2.1 There is no record of any previous archaeological fieldwork undertaken within the Site. There have been several investigations within the Study Area, a significant proportion of which have taken place around the area of Birch Coppice and its associated Colliery that



included fieldwalking, which recovered a spread of medieval material, possibly associated with a deserted medieval settlement (Lisk 1988); geophysical survey, which revealed substantial ridge and furrow, linear anomalies relating to former field boundaries and the indication of cut features in the northern part of the site (Bashford 2001).

- 4.2.2 Prior to the extension of Birch Coppice Business Park (Phase II) a geophysical survey revealed anomalies relating to agricultural activity (Archaeological Surveys Ltd 2010). This was followed by archaeological trial trenching comprising of the excavation of 159 trenches, a 4% sample, which revealed a Neolithic/Bronze Age pit along with three lime kilns, other cut features were undated (Thacker 2010).
- 4.2.3 Birch Coppice Phase III development was also preceded by archaeological investigations including geophysical survey (Evershed 2012) and trial trenching (Northamptonshire Archaeology 2013). The geophysical survey revealed linear anomalies potentially relating to agricultural activities as well as a number of possible pits.
- 4.2.4 Geophysical survey (Stratascan 2013) in advance of an extension to Hall End Business Park, located north of Birch Coppice Business Park, revealed linear anomalies possibly relating to field boundaries and a number of curvi-linear anomalies indicative of cut features. Subsequent trial trenching was undertaken but the report was unavailable for review.
- 4.2.5 Other instances of archaeological investigations within the Study Area include a watching brief carried out at Hall End Farm (Jones 1996), an excavation south of Harefield Lane, Arbury revealing possible Roman features and associated finds (Scott 1985) and archaeological work associated with the construction of the M42 which uncovered prehistoric flint objects, a possible Roman settlement and pottery of various dates beginning in the medieval period (Demidowicz 1984). A historic character assessment was also carried out as part of the Extensive Urban Survey of Staffordshire (Taylor and Shaw 2011).
- 4.2.6 Aerial photographic surveys carried out within the Study Area have identified a small number of features, although the interpretation of these sites, in terms of date, scope and possible function is somewhat problematic in the absence of intrusive investigations.

4.3 Statutory and local heritage designations

Site

- 4.3.1 There are no designated heritage assets within the Site itself.

Study Area

- 4.3.2 There are four designated heritage assets within the Study Area comprising the Grade II Listed Buildings, Freasley Hall, garden walls and gatepiers 1m south of Freasley Hall, Sycamore Cottage and Yew House (**WA 10 to 13**), all situated c. 40-150m from the Site.
- 4.3.3 Due to a lack of cartographic sources for the Site pre-dating the 1st Edition OS Map (1886), it was not possible to identify any historically *Important* hedgerows, as defined by the *Hedgerows Regulations 1997* (amended 2002), within this assessment.

4.4 Archaeological and historical context

- 4.4.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is

informed by the consideration of the known heritage assets recorded within the 1km Study Area surrounding the Site, in conjunction with the geology and topography of the area.

- 4.4.2 The archaeological records obtained from WHER and SHER and other sources are illustrated in **Figure 1** and listed in **Appendix 1**.

Prehistoric and Romano-British

- 4.4.3 The earliest evidence of human activity within the Study Area comprises two small flints, one patinated, found during the construction of the M42 (**WA 1**) thought to be Early Neolithic to Late Bronze Age in date c. 250m northeast of the site (Demidowicz 1984). However, no associated settlement evidence was uncovered.
- 4.4.4 Although no evidence relating to Iron Age activity is recorded within the Site or the Study Area, two sets of cropmarks have been recorded within the Study Area. These consist of two parallel linear features aligned roughly east-west c. 970m west of the Site (**WA 25**) and linear features c. 910m to the northwest (**WA 26**). Due to their proximity to the route of an early trackway, subsequently replaced by the Roman road, there is a distinct likelihood these features represent Iron Age/Romano-British remains as these are known to be often located close to features such as trackways. A cropmark of a 'D'-shaped enclosure (**WA 24**), located c. 850m southwest of the Site, may also be from this period, although this feature is thought to be associated with a medieval pottery scatter.
- 4.4.5 There is good evidence for Romano-British activity within the Study Area including the route of the Roman Road, Watling Street (**WA 2**), which followed an already existing trackway. It ran from London to Wroxeter and acted as the boundary between Warwickshire and Leicestershire for some distance (Doubleday and Page 1904). The road changes direction to a more westerly bearing at the village of Dordon, approximately 1.8km east of the site, on its way to Worcester (Margary 1967, 289)
- 4.4.6 Three postholes (**WA 4**) were found during the construction work for the M42, one containing a Romano-British pottery sherd, suggesting the site of a settlement located c. 250m north of the site (Demidowicz 1984). Additionally a hoard of Roman Denarii (**WA 3**) were uncovered in 1848, located via the HER c. 860m northeast of the Site, although this findspot is thought to be inaccurate. Only a few coins were seen but the hoard is considered to be possibly mid-2nd century AD in date (Unknown 1849, 151).
- 4.4.7 Additionally, a possible Roman linear stone feature, pottery, tile, coin and three whetstones were found during an excavation in the 1980s c.132m northeast of the Site (**WA 5**).

Saxon, medieval and post-medieval

- 4.4.8 No finds or features of Saxon date are located within the Site or the Study Area, although reference to Wilnecote, c. 1.9km west of the site, and Baddesley Ensor, c. 2.7km to the east, in the Domesday Book indicates their origins in this period. Within the broader landscape, the town of Tamworth itself has existed since the Anglo-Saxon period when it served as the capital of Mercia and was the largest town in the Midlands due to its strategic position (Higham & Hill 2001, 902).
- 4.4.9 The Study Area contains evidence for sustained settlement during the medieval period. A spread of medieval pottery was recovered c. 840m east of the Site (**WA 6**), on the site of a cropmark of an irregular 'D'-shaped enclosure (**WA 24**). The location of this pottery may indicate that the enclosure is medieval in date, although this has not been confirmed.

More medieval pottery was recovered during the construction of the M42 (**WA 9**) (Demidowicz 1984).

- 4.4.10 Further medieval settlement is evidenced in the possible site of the deserted hamlet of Holt, located c. 660m southwest of the Study Area. The village was partly depopulated in 1504 by John Bracebigger (Dugdale 1730, 1065). Several additional settlements, such as Hall End (**WA 7**) and Freasley (**WA 8**), may have their origins in this period, however on the basis of the evidence collated for this study, this cannot be categorically confirmed.
- 4.4.11 By the post-medieval period activity within the Study Area has increased particularly around the village of Freasley, immediately to the west of the Site. The village contains 16th and 17th century buildings, including the Grade II Listed Freasley Hall (**WA 10** and **WA 11**), the door of which is dated 1723, although the hall was probably constructed in the late 17th century (Salzman 1947, 188). The Hall consists of a two storey brick structure with basement and attic. A large stable block is located between the Hall and the main section of the Site.
- 4.4.12 Freasley was originally accessed via a road which runs southwest from Watling Street, which cuts through the Site (**WA 17**). The road is dated to the post-medieval period here, but could be earlier in date.
- 4.4.13 Other Grade II Listed Buildings within the village include Freasley Hall garden walls and gatepiers (**WA 10**), Sycamore Cottage built in the 17th century (**WA 12**) and Yew House (**WA 13**), a late 16th/17th century house. The village extends to the south in a disorganised fashion which may be the result of an encroachment on the Green, possibly by squatters (Morton 2011).
- 4.4.14 Approximately 560m to the east of the Site is the location of the Hall End manor (**WA 14**). The manor is first documented in 1526 and stood until c.1967 when it was demolished.
- 4.4.15 Other evidence within the Study Area dating to this period include pottery sherds discovered during the construction of the M42 (**WA 16**) (Demidowicz 1984).

19th Century and modern

- 4.4.16 The earliest cartographic evidence within the Study Area come from the Dordon Lordship Map (c.1800), a plan of the Parish of Tamworth (1840), the Dordon Tithe Map (c.1850) and the Kingsbury Map (dated post 1839). These maps just extend into the edges of the Study Area and give little to no information of relevance to the assessment. As such, none have been reproduced.
- 4.4.17 Activity within the Study Area increased during the 19th century with the establishment of Birch Coppice Colliery (**WA 19** and **20**) c.600m east of the Site. Extraction first began in 1850 with increased production by 1875 requiring the construction of a tramway to Polesworth Canal Basin (**WA 21**), including an underpass beneath Watling Street, and a standard gauge railway in 1878 (**WA 18**) (Northall 2013).
- 4.4.18 In the wider landscape, the Kingsbury Colliery, located approximately 700m south of Study Area, opened in 1898 and extraction continued until 1968, while the Birch Coppice Brick and Tile Works, c. 200m northeast, first appears on the first edition OS map (1886), indicating its establishment before this date.
- 4.4.19 The increase in industrial activities led to the rapid expansion of settlements to accommodate workers and miners alike. The village of Dordon, northeast of the Study Area, is shown to be a small collection of houses arranged along Long Street and Church

Road on the 1886 OS map but has expanded by the 1924 OS map, seemingly doubling in size, with further expansion by the 1956 map to cope with the increase of workers and their families in the area.

- 4.4.20 The 1886 OS map shows the Site to comprise 15 parcels of land, with Streetfield Barn (**WA 22**) located towards the northern end of the Site (**Figure 2**). The original road from Watling Street to Freasley runs northeast to southwest through the northern end of the Site (**WA 17**). This road went out of use with the opening of the M42 motorway.
- 4.4.21 The Site sees relatively little change over time except for the removal of several field boundaries in a process of field amalgamation (**Figure 2**). This continues into the 1990s when the Site gains its present configuration.
- 4.4.22 The remainder of the Study Area remains essentially rural/agricultural with very little change occurring besides the amalgamation of fields through the removal of field boundaries. In conjunction with the construction of the M42 in 1985 and 1986 (**Figure 2**), which runs almost through the middle of the Study Area, industrial and residential estates are constructed within the northwest corner of the Study Area.
- 4.4.23 There is a single record from the modern period within the Study Area, an early 20th century fishpond near the site of a presumed medieval building (**WA 23**).

4.5 Historic Landscape Character

- 4.5.1 The Historic Landscape Character (HLC) is held by the WHER and the SHER. The eastern end of the Site is covered by Very Large Post-War Fields having previously been Other Large Rectilinear Fields dating prior to the 1880s. The western end of the Site is classified as Small Irregular Fields.
- 4.5.2 The Study Area east of the M42 is almost entirely defined as either Large Irregular Fields or Very Large Post War Fields with one Historic Settlement Core and a Post-1955 Industrial Complex built on the site of a former colliery.
- 4.5.3 Within the Study Area to the west of the M42 suburbs with sections of Large-Scale Commercial or Industrial Sites and Educational Facilities alongside smaller areas of Woodland. The historic character to the west of the Site is primarily Piecemeal Enclosure, with some areas having previously been Strip Fields, highlighting the previous rural character of the area and the transformation undergone within the last 100 years.
- 4.5.4 The HLC characterises the Study Area as being primarily agricultural, retaining its historic rural character, with ever increasing post-war development slowly altering the character of this landscape into a more industrial one.

4.6 Site Visit

- 4.6.1 The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources.
- 4.6.2 Topographically the Site is relatively flat and open, and predominantly covered by agricultural fields. The closest designated heritage assets to the Site are the Grade II Listed Freasley Hall and its associated garden walls and gatepiers, located approximately 40m west of the Site (**Plate 1**). To the east is Birch Coppice which appears to be a spoil heap associated with the former colliery site, visually dominating the eastern edge of the site (**Plate 2**). To the north and west the site is bounded by substantial infrastructure in the form of the A5 dual carriageway and the M42. Beyond the motorway to the west are



commercial and industrial buildings alongside residential suburbs associated with Tamworth. Looking north beyond the A5 further agricultural fields are visible.

- 4.6.3 The majority of the boundaries within the Site are low which aids in giving the sense of openness despite the modern development within its immediate environs (**Plate 3**).

5 SUMMARY OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 The planning policies listed in **Section 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment; and that will seek to avoid or mitigate harm.
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings will be permitted only where it can be demonstrated, along with sufficient evidence, that the asset would be conserved and, where appropriate, enhanced.
- 5.1.3 A description of the significance of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below in line with current planning policy (DCLG 2012; NPPF Ch.12 Para.128).

5.2 Known heritage assets within the Site

Designated heritage assets

- 5.2.1 No designated heritage assets are located within the Site.

Non-designated heritage assets

- 5.2.2 There are two undesignated heritage assets located within the Site (**WA 17** and **WA 22**).

5.3 Potential buried archaeological remains

- 5.3.1 Based on the evidence presented within the baseline resource (**Section 4**) there is considered to be the potential for as yet unknown buried archaeological remains within the Site relating to the following periods:

- *Romano-British*
- *Medieval*
- *Post-medieval*
- *19th century*

- 5.3.2 Due to a lack of previous archaeological investigation within the Site, the significance of any such archaeological remains from other periods could not be accurately assessed on the basis of the available evidence.

- 5.3.3 This is summarised in **Table 3** below.

5.4 Assessment of survival and previous impacts

- 5.4.1 This study has identified that there has been no previous development or disturbance within the Site with the open fields having been subject to ploughing.



5.4.2 It is therefore likely that any archaeological remains have been largely undisturbed, save for the impact of modern ploughing, and thus their survival is expected to be good.

5.4.3 Cartographic evidence suggests that the field boundaries remaining within the Site, in some places demarcated by low banks and often sporadic hedgerows have remained largely unaltered since the 19th century.

5.5 Summary

5.5.1 The following table presents a summary of the known and potential heritage assets within the Site and Study Area.

5.5.2 The risk of encountering heritage assets has been given a rating, calculated using professional judgement based on the various datasets assessed during the course of the study.

5.5.3 A survival rating has been determined following a review of previous impacts identified within the site, based on a site visit, cartographic sources and other relevant site information (e.g. HER event records).

Risk	Period and Description		Significance	Value	Survival
High	19 th century to modern	The Site was used for agricultural purposes during this time and Streetfield Barn is shown in the site by the late 19 th century. The Site contains remains of field boundaries will be impacted by the development. Any evidence uncovered would be of value to local research objectives.	Local	Evidential	Extant
Medium	Romano-British	The Site is located within an area that has known evidence relating to the Romano-British period including Watling Street immediately adjacent to the Site. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown
	Medieval	The proximity of the Site to the village of Freasley, with its purported medieval origins, would put it within the settlement's hinterland where evidence of farming/agriculture may remain. Any evidence uncovered would be of value to local research objectives.	Local	Evidential	Good
	Post-medieval	The proximity of the Site to the village of Freasley, with its four Listed Buildings being constructed during this time, would put it within the settlement's hinterland where evidence of farming/agriculture may remain. The original road from Watling Street to Freasley runs though the Site which would be impacted by the development. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential Aesthetic and Historical	Extant



Risk	Period and Description		Significance	Value	Survival
Unknown	Prehistoric	Only a small amount of prehistoric material was recovered within the Study Area. However, the lack of intrusive or comparable work means that the potential for remains within the Site are currently unknown. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown
	Anglo-Saxon	There are no remains from the Anglo-Saxon period within the Study Area. The Site is, however, located within the broader landscape of the Saxon settlement at Tamworth. However the lack of intrusive or comparable work means that the potential for remains within the Site are currently unknown. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown

Table 3: Summary of Heritage Assets

6 IMPACTS

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource...*” (DCLG 2012; NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 Proposed development

6.2.1 The proposed development within the Site is as yet unknown but is likely to consist of the construction of industrial warehouses/distribution buildings.

6.2.2 Although the specific design detailing the construction methods is not yet known, the construction works at the Site will include some or all of the following ground disturbance and excavations associated with the scheme:

- *Excavation of building foundations.*
- *Excavation of service trenches.*
- *Removal of existing trees and shrubs within the development footprint.*
- *Construction of access routes, car parks and yards.*



6.3 Statement of impact

Designated heritage assets

- 6.3.1 The impact of the proposed development on the built heritage is not assessed in this report.

Archaeological potential

- 6.3.2 The construction of the proposed development has the potential to result in the damage to or loss of any buried archaeological features which may be present within the Site. This would in turn result in a total or partial loss of significance of these heritage assets. This adverse effect would be permanent and irreversible in nature.

Historic Landscape Character

- 6.3.3 The HLC of the Site and Study Area has been formally characterised by the WHER as being primarily post-war large irregular fields, with post-1955 industrial complex to the east on the site of the former Birch Coppice Colliery.
- 6.3.4 The introduction of industrial warehouse/distribution buildings within the Site has the potential to result in a significant effect to the HLC, which is likely to be considered of low-local significance.
- 6.3.5 Although the HLC is common throughout the country, the impact of the development on these sections to this HLC type in this area would be significant as it would considerably alter the balance of the landscape character between semi-rural to fully industrial.

7 CONCLUSIONS

7.1 General

- 7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application.
- 7.1.2 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to Romano-British activity evidenced by the route of the Roman road Watling Street, cropmarks within its vicinity, the site of a potential Roman settlement and other possible Romano-British features; as well as potential for medieval and later agricultural activity. However, due to a lack of previous archaeological investigation within the Site, the significance of any such archaeological remains could not be accurately assessed on the basis of the available evidence.
- 7.1.3 The original road from Watling Street to Freasley has been identified within the Site, and is assumed to be of at least post-medieval date, although it may have been established prior to this. The Site is also occupied by Streetfield Barn by the late 19th century.

7.2 Mitigation

- 7.2.1 The presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such it is likely that additional archaeological investigations may be necessary. It is recommended that a geophysical survey be carried out in the first instance. The Site visit confirmed that the Site is broadly suitable for this method of non-intrusive archaeological survey, except for



area occupied Streetfield Barn. The results of the survey would inform the need for and scope of any subsequent mitigation within the Site.

- 7.2.2 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



8 REFERENCES

8.1 Bibliography

- Archaeological Surveys Ltd, 2010. Geophysical Report: Birch Coppice, Baddley Ensor. Unpublished Document.
- Bashford, R., 2001. Watching Brief: Birch Coppice Colliery, Dordon, Warwickshire. Unpublished Report.
- DEFRA, 1997. *Hedgerows Regulations*,
<http://www.legislation.gov.uk/uksi/1997/1160/contents/made>
- Demidowicz, G., 1984. *West Midlands Archaeology*. 27. 38-41
- Doubleday, H. A. and Page, W. (eds)., 1904. *Victoria County History*, vol 1, Warwickshire.
- Dugdale, W., 1730. *Antiquities of Warwickshire*.
- Evershed, R., 2012. *Geophysical Survey by Magnetometry on Land Adjacent to Beanstalk Farm, Dordon, Warwickshire*, Allen Archaeology Report 2012087
- Highways Agency, 2007. *Design Manual for Roads and Bridges – Volume 11: Environmental Assessment, Part 2 – Cultural Heritage*, ref. HA 208/07, available at: <http://www.dft.gov.uk/ha/standards/dmrb/vol11/section3.htm>
- Higham, N.J. and Hill, D., 2001. *Edward the Elder, 899-924*. Routledge: London.
- IfA, 2012. *Standards and Guidance for desk-based assessment*. Institute for Archaeologists
- Jones, R., 1996. *Archaeological Watching Brief at Hall End Farm, Watling Street, Dordon*. Unpublished Report.
- Lisk, S., 1988. *Birch Coppice Potential Open Cast Coal Site*. Unpublished Document.
- Margary, I.D., 1967. *Roman Roads*. John Baker Publishers Ltd: London
- Morton, B., 2011. *Warwickshire Extensive Urban Survey Polesworth Assessment*. Unpublished Document
- Northall, C., 2013. *Birch Coppice (Hall End) Colliery*. Accessed via <http://northall.comuv.com/ui53.htm> 23/10/13
- Northampton Archaeology, 2013. *Archaeological Trial Trench evaluation at Birch Coppice Business Park, Phase III, Dordon, Warwickshire*. Unpublished Report.
- Salzman, L.F. (ed.), 1947. *Victoria County History*, vol 4, Warwickshire.
- Scott, K., 1985. *Finds from Arbury*. Unpublished Report
- Stratascan, 2013. *Land at Hall End Business Park, Dordon*, Geophysical Survey Report
- Taylor, D. and Shaw, M., 2011, *Staffordshire Extensive Urban Survey: Tamworth Historic Character Assessment*, Staffordshire County Council



Thacker, G., 2010. Trial Trench Evaluation at Birch Coppice Phase II, Warwickshire. Unpublished Report.

Unknown., 1849. Journal of the British Archaeological Association. 151

8.2 Historic Environment Records

Warwickshire Historic Environment Record (WHER)

Staffordshire Historic Environment Record (SHER)

8.3 Cartographic and documentary sources

British Geological Survey Sheet 154 – Lichfield

Dordon Lordship Map c.1800 – DRB 16/215/3

Kingsbury Map post-1839 – CR2154

Plan of Tamworth Parish 1840 – D3773/1/105

Dordon Tithe Map 1850 – CRO328/36

Ordnance Survey 6 “ Map Sheet 5 NE 1886

Ordnance Survey 6 “ Map Sheet 5 NE 1903

Ordnance Survey 6 “ Map Sheet 5 NE 1924

Ordnance Survey 6 “ Map Sheet 5 NE 1938

Ordnance Survey 6 “ Map Sheet SP29NW 1955

Ordnance Survey 6 “ Map Sheet SP29NE 1955

Ordnance Survey 6 “ Map Sheet SK20SW 1966

Ordnance Survey 1:10000 Map Sheet SK20SE 1976

Ordnance Survey 1:10000 Map Sheet SK29NW 1976

Ordnance Survey 1:10000 Map Sheet SK20SW 1977

8.4 Online resources

http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html

<http://ads.ahds.ac.uk>

<http://domesdaymap.co.uk/>

<http://www.heritagegateway.org.uk>

<http://list.english-heritage.org.uk/>

<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>



9 APPENDICES

9.1 Appendix 1: Gazetteer of Information from the WHER AND SHER and other sources

WA No	SMR/NHLE No	Description	Designation	Period	Easting	Northing
1	MWA5320	Findspot - Prehistoric flint objects		Neolithic	424400	300800
2	MWA420	Watling Street, a Roman road running from London to Wroxeter which passes through Warwickshire.		Romano-British	424419	300662
3	MWA238	Findspot - Roman coin hoard		Romano-British	425700	300400
4	MWA4881	Roman settlement		Romano-British	424400	300800
5	MWA8115	Possible Roman feature South of Harefield Lane, Arbury		Romano-British	425049	300592
6	MWA6239	Findspot - Medieval pottery		Medieval	425500	300100
7	MWA13161	Site of medieval and post medieval settlement of Hall End, Polesworth		Medieval	425546	300511
8	MWA13160	Site of medieval and post medieval settlement of Freasley, Polesworth		Medieval	424081	299672
9	MWA5321	Findspot - Medieval pottery sherds		Medieval	424400	300800
10	309256	Freasley Hall	Grade II	Post-medieval	424150	299961
11	309257	Garden Walls And Gatepiers Approximately 1 metre south of Freasley Hall	Grade II	Post-medieval	424150	299943
12	309259	Sycamore Cottage	Grade II	Post-medieval	424055	299959
13	309258	Yew House	Grade II	Post-medieval	424066	299872
14	MWA230	Site of Hall End Hall, Dordon.		Post-medieval	425476	300642
15	MWA12541	Hall End Hall garden, Polesworth		Post-medieval	425543	300604
16	MWA5322	Findspot - Post Medieval pottery sherds		Post-medieval	424400	300800
17	N/A	Former road to Freasley		Post-medieval	424629	300526
18	MWA6493	Site of Birch Coppice Colliery Railway		19th Century	424760	299060



19	MWA6496	Site of Birch Coppice Colliery No 2		19th Century	425136	299790
20	MWA13150	Birch Coppice Colliery of Birchmoor, Polesworth		19th Century	425254	300049
21	MWA13152	Tramway connecting Birch Coppice Colliery and Polesworth Canal Basin		19th Century	425513	301119
22	N/A	Site of Streetfield Barn as shown in 19th century OS map		19th Century	424605	300376
23	MST2797	Fishpond, Kettle Brook, Quarry Hill, Tamworth		Modern	423567	300591
24	MWA4822	Enclosure 200m S of Hall End Farm		Undated	425522	300019
25	MST18846	Cropmark Feature, South of Kettle Brook, Tamworth		Undated	423321	300666
26	MST3945	Cropmarks, South of Watling Street, Quarry Hill, Tamworth		Undated	423480	300897

9.2 Appendix 2: National and Local Historic Environment Policies

National planning policy

Policy Ref.	Title	Scope
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in works affecting Grade I or II* Listed Buildings.
NPPF	Conserving and enhancing the historic environment. Para. 128	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.



Policy Ref.	Title	Scope
NPPF	Conserving and enhancing the historic environment. Para. 129	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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF	Conserving and enhancing the historic environment. Para. 132	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. The more important the asset, the greater the weight should be.
NPPF	Conserving and enhancing the historic environment. Para. 135	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 affect directly or indirectly 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.
NPPF	Conserving and enhancing the historic environment. Para. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
NPPF	Conserving and enhancing the historic environment. Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF	Conserving and enhancing the historic environment. Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.
n/a	Hedgerow Regulations 1997 (amended 2002)	Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically Important if they are over 30 years old and if: A hedgerow incorporating, or associated with, an archaeological feature or site which is: a) Included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or b) Recorded at the relevant date in a Sites and Monuments Record c) A hedgerow that forms an integral part of a pre-1845 field system, or a pre-1870 enclosure field system



Policy Ref.	Title	Scope
		In practice hedgerows are deemed Important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.

Local planning policy: North Warwickshire Borough Council

Policy Ref.	Title	Scope
ENV16	Listed Buildings, Non-Listed Buildings of local historic value and sites of archaeological importance (including Scheduled Ancient Monuments)	<p>Listed Buildings:</p> <ol style="list-style-type: none">1. There will be a presumption in favour of the preservation of Listed Buildings within the Borough2. Development that would detract from the character, appearance or historic value of a Listed Building (including any building within its curtilage) in terms of historic form and layout or its setting, will not be permitted.3. The removal of later additions or alterations that detract from the character or appearance of a Listed Building will be encouraged, and will be required where substantial works are proposed. <p>Non-Listed Buildings of Local Historic Value:</p> <ol style="list-style-type: none">4. Development will not be permitted if it would result in the demolition, loss or disfigurement of buildings that are of demonstrable local townscape, architectural or historic interest, unless:<ol style="list-style-type: none">i. The building or structure is no longer capable of beneficial use, and its fabric is beyond repair; orii. The proposed replacement or altered building or structure would be of equal or greater townscape and architectural quality than the existing; andiii. The proposed development cannot practicably be adapted to retain any historic interest that the building or structure possesses.5. In the event that demolition is permitted, a condition may be imposed requiring the existing building or structure to be fully recorded. <p>Sites of Archaeological Importance:</p> <ol style="list-style-type: none">6. Sites of archaeological importance and their settings will be protected, enhanced and preserved7. Development affecting sites of known or potential archaeological importance and their settings will not be permitted unless it can be shown that any remains will be preserved and protected.8. There will be a presumption in favour of physical in-situ preservation of national importance whether Scheduled or otherwise. The design, siting and layout of new development should reflect this.

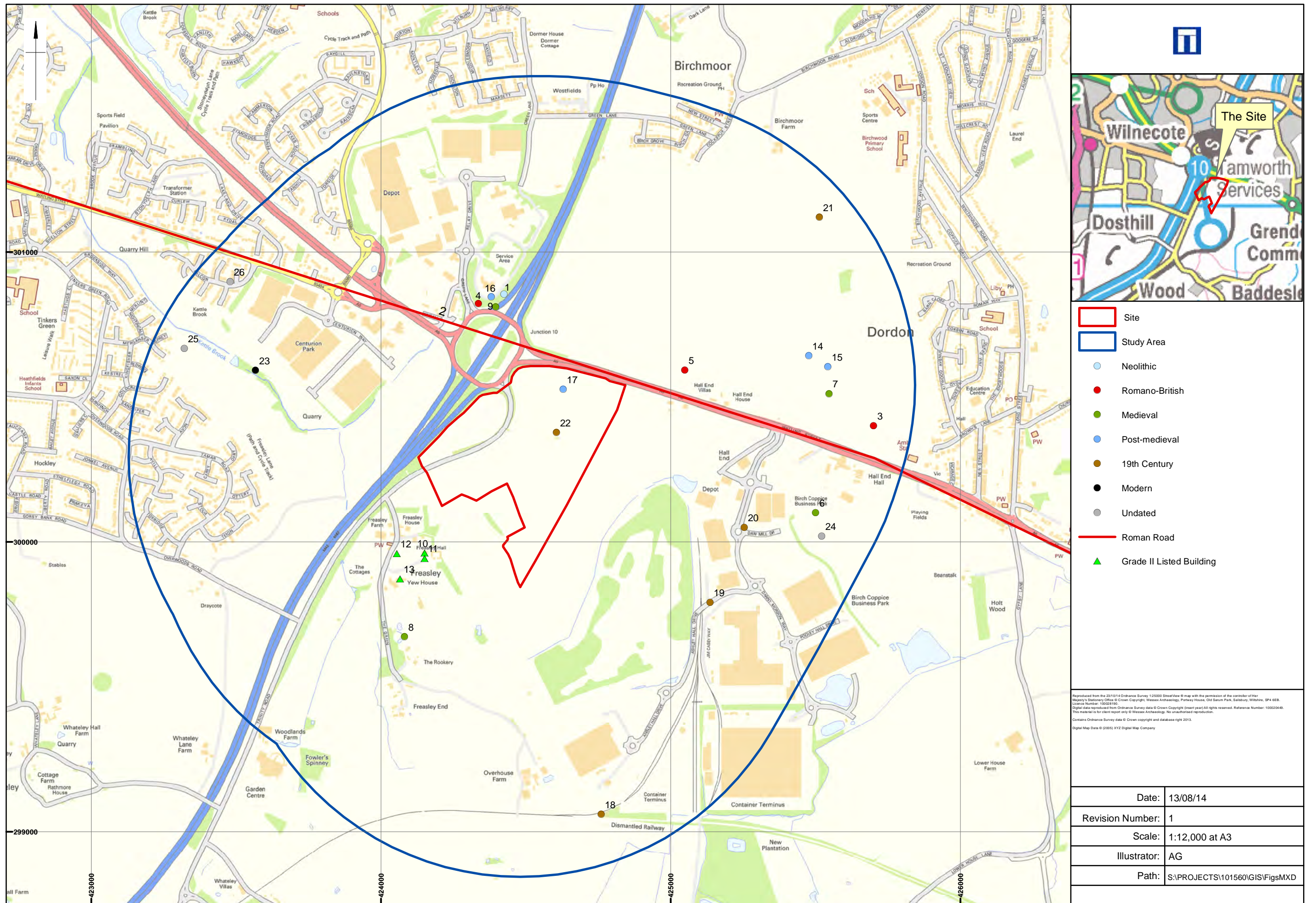


Policy Ref.	Title	Scope
		<ol style="list-style-type: none">9. In the case of remains of regional or local importance, the Council will assess the case for in-situ preservation against factors such as the importance of the remains and the need for new development.10. Where it is considered that in-situ preservation of remains is not merited, in the light of expert advice, developers will be expected to make provision for a programme of archaeological works.11. Tree planting or other activities that could adversely affect archaeological remains or their settings will be resisted.12. Conditions and/or legal agreements will be used to ensure the management, enhancement and interpretation of historical and archaeological sites.



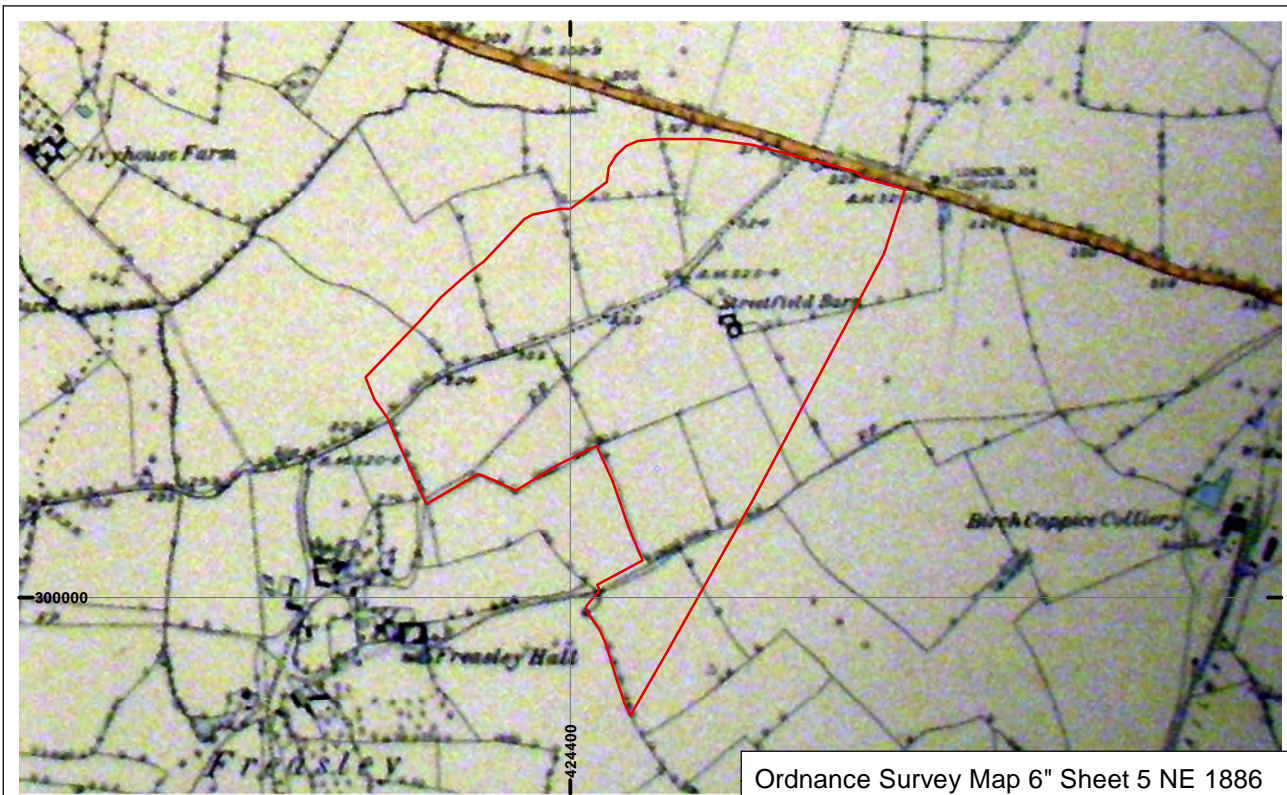
Local planning policy: Tamworth Borough Council

Policy Ref.	Title	Scope
ENV24	Preservation of Listed Buildings	There will be a presumption in favour of preserving statutorily listed buildings and protecting their setting. The Borough council will support measures to restore, maintain and achieve the continued use of listed buildings. In exceptional circumstances, other planning policies may be relaxed to enable the retention or sympathetic re-use of listed buildings
ENV27	Development Affecting Locally Listed Buildings	The Borough Council will prepare a list of buildings of local, architectural or historic importance. The maintenance of these buildings and their settings will be encouraged and they shall be conserved where possible. They will receive special consideration in the exercise of the development control process.
ENV28	Archaeology	<p>... (see previous page for context) ... and two instances of archaeological trial trenching and enhancement of the archaeological heritage of Tamworth, and its interpretation and presentation to the public.</p> <p>Where archaeological remains of national importance, whether scheduled or not, or their setting might be adversely affected by a development, permission for that development will not be granted. Where development affects other important remains, preservation in-situ through design will be sought. Where in-situ preservation is not justified, provision for recording and/or excavation by a competent archaeological organisation shall be required prior to the commencement of work.</p> <p>Where development or land use change affects sites of known or potential archaeological importance and their settings, the Council may require developers to submit the results of desk-based assessments or field evaluations as part of a planning application.</p>

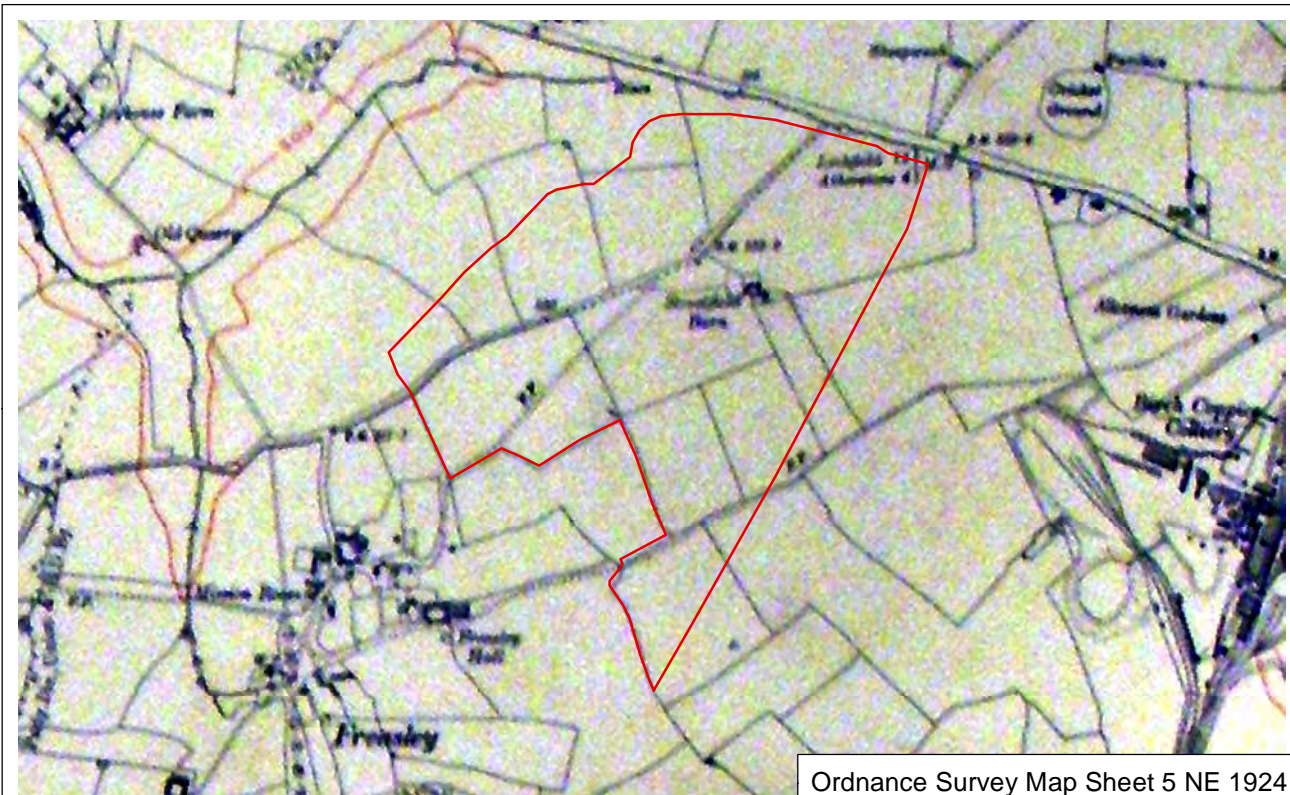


Site location, Study Area and known heritage resources (based on WHER, SHER and other sources)

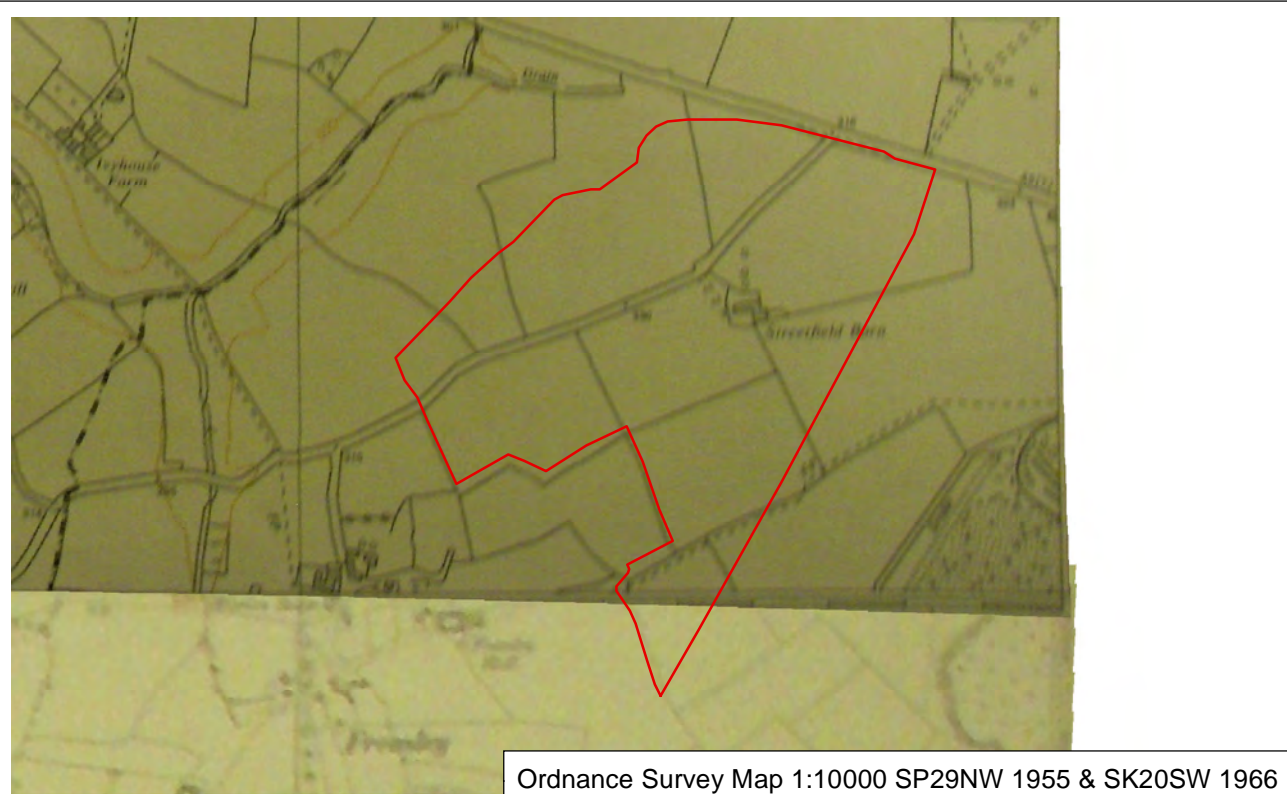
Figure 1



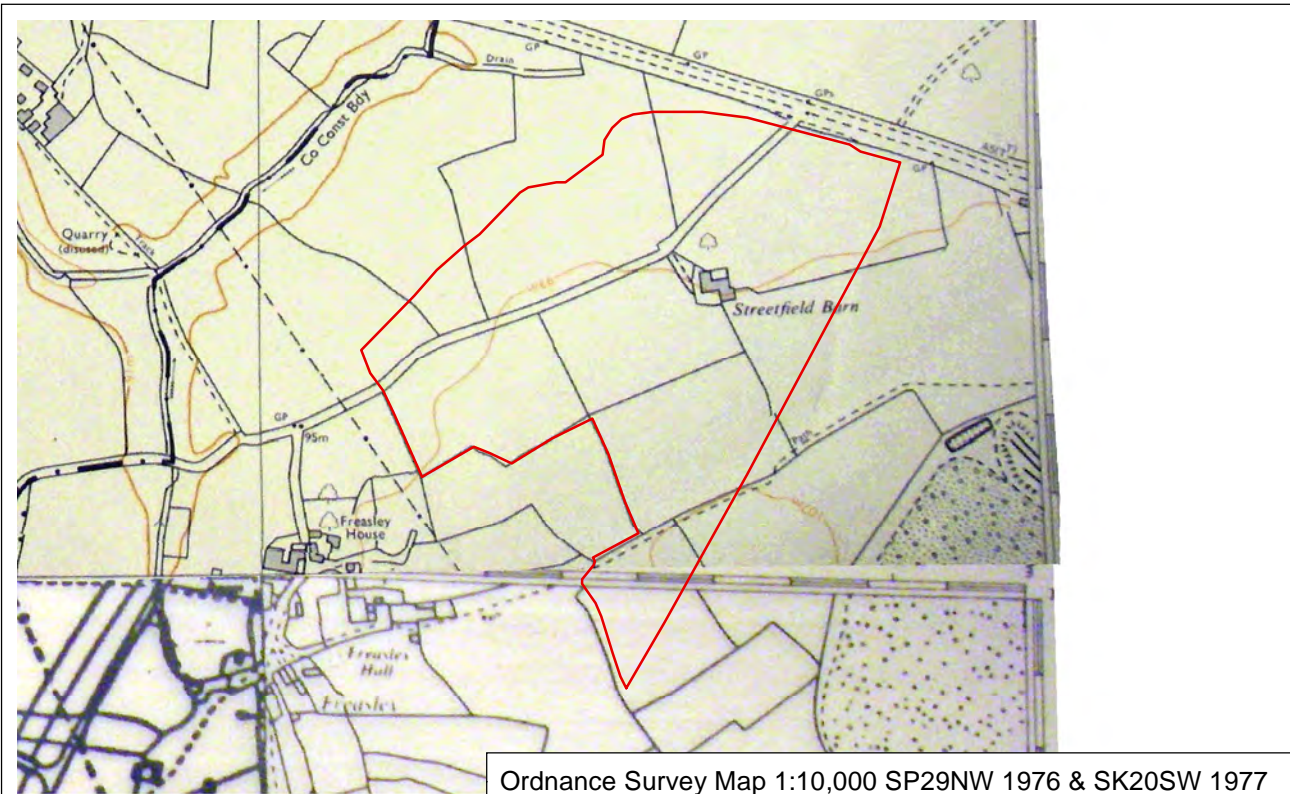
Ordnance Survey Map 6" Sheet 5 NE 1886



Ordnance Survey Map Sheet 5 NE 1924



Ordnance Survey Map 1:10000 SP29NW 1955 & SK20SW 1966



Ordnance Survey Map 1:10,000 SP29NW 1976 & SK20SW 1977



Site



This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date:	12/08/2014	Revision Number:	1
Scale:	1:10,000 at A3	Illustrator:	AG
Path:	S:\PROJECTS\101560 \GIS\FigsMXD		



Plate 1: View towards Feasley from the Site from the east



Plate 2: View towards Birch Coppice from the Site from the northwest



	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.			
	Date:	28/10/2013	Revision Number:	1.0
	Scale:	not to scale	Illustrator:	CB
	Path:	S:\PROJECTS\101560 (Tamworth Land at J10)\Photos		



Plate 3: View of typical field boundary on the Site from the north

	This material is for client report only © Wessex Archaeology. No unauthorised reproduction.			
	Date:	28/10/2013	Revision Number:	1.0
	Scale:	not to scale	Illustrator:	CB
	Path:	S:\PROJECTS\101560 (Tamworth Land at J10)\Photos		



salisbury rochester sheffield edinburgh

Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk



Wessex Archaeology Ltd is a company limited by guarantee registered in England, company number 1712772. It is also a Charity registered in England and Wales, number 287786; and in Scotland, Scottish Charity number SC042630. Our registered office is at Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB.