

# LAND AT NUTHURST LANE

ASTLEY

WARWICKSHIRE

Heritage Impact Assessment



South West Archaeology Ltd. report no. 210925



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# Land at Nuthurst Lane, Astley, Warwickshire

## Heritage Impact Assessment

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Work undertaken by SWARCH for Aardvark EM Ltd. (The Agent)

### SUMMARY

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*This report presents the results of a heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for a proposed PV development on land at Nuthurst Lane, Astley, Warwickshire. This work was carried out on behalf of Aardvark EM Ltd. (The Agent) in advance of a planning application.*

*The proposed development is located on the Astley side of the parish boundary with Arley. It covers four fields and part of a fifth, with an access track to the east. All these fields are large, slightly irregular in shape but with straight field boundaries. These are either late enclosures from waste or the results of complete landscape organisation in the late 18<sup>th</sup>/early 19<sup>th</sup> century; both interpretations are feasible, although on balance it is likely this is part of the deer park associated with Astley Castle (the 'Great Park' enlarged in c.1500, located within an extensive area of wood pasture recorded by the Domesday Book?). Most of this area is likely to have been farmed from Duke's Farm, a courtyard farmstead located to the north-east side which was demolished in the late 1970s/early 1980s. The courtyard arrangement could be as early as the late 18<sup>th</sup> century, but the house may have been considerably older, and it is not impossible it is on the site of a park-related structure like a lodge. Prehistoric lithics have been recovered from some of the fields but the geophysical survey failed to identify anything of archaeological interest and its archaeological potential would therefore appear to be low to negligible with the exception of the site of Duke's Farm, which would be high.*

*In terms of indirect impacts, most of the (few) designated heritage assets in the wider area are located at such a distance as to minimize the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, topography, buildings, or embankments, or that other modern intrusions have already impinged upon their setting. However, a combination of the high value of several of the assets and their interlinking on a landscape scale means that the scale of proposed development and its position overlooked by higher ground with surrounding agricultural fields means that some impact is unavoidable, even though individually the impact on each asset is minimal. There is also the issue of limited local infrastructure meaning that during the construction phase HGVs will be regularly passing close to many of the assets, though this impact will only be temporary.*

*With this in mind, the overall impact of the proposed development can be assessed as **negligible** to **negative/minor**. The impact of the development on any buried archaeological resource would be **permanent** and **irreversible** but could be mitigated against through an appropriate programme of monitoring and recording, but with the exception of the site of Duke's Farm its archaeological potential would appear to be minimal.*

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November 2021

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## ACKNOWLEDGEMENTS

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THE CLIENT  
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 THE LANDOWNER

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## 1.0 INTRODUCTION

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<b>LOCATION:</b>	LAND AT NUTHURST LANE
<b>PARISH:</b>	ASTLEY
<b>COUNTY:</b>	WARWICKSHIRE
<b>CENTROID NGR:</b>	SP 29750 88976
<b>PLANNING REF:</b>	PRE-APPLICATION
<b>SWARCH REF:</b>	WANL21
<b>OASIS REF:</b>	SOUTHWES1-431307

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned to undertake a heritage impact assessment (HIA) for a proposed PV development on land at Nuthurst Lane, Astley, Warwickshire. This work was undertaken in accordance with best practice and CIfA guidelines.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The proposed site is located south-west of New Arley and east of Fillongley within the Parish of Astley. The proposed site consists of five enclosed and largely arable agricultural fields; access is via an existing farm track from the east. The fields occupy sloping ground between c.140m AOD and 155m AOD. A public footpath is located along the western boundary of the proposed site.

The soils of the proposed area comprise reddish fine loamy over clayey soils with slowly permeable subsoils and slight seasonal waterlogging over the Whimple 2 Association (SSEW 1983). These overlie the mudstones and sandstones of the Whitacre Member with superficial diamicton deposits of the Thrussington Member across much of the site (BGS 2021).

### 1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The proposed site lies close to the parish boundary with Arley but within Astley Parish. Arley is a civil parish located north of the proposed site. The settlement was known for its local colliery, and as its production increased so did the local population and infrastructure. Between 1920-1955 c.600 houses were built to accommodate growing demand associated with the colliery ('New Arley'). The mine opened in 1901 and over 1,734 men were employed; it closed in 1968.

Arley was a manor recorded at Domesday in the Hundred of Colehill. The estate was held by Earl Edwin in 1066 and Princess Christina after the conquest in 1086. The overlordship of Arley soon came into the possession of Ralph de Limesi, then passed to the Flemish family of Hugh de Odingsels until the middle of the 16<sup>th</sup> century, having few tenant families across this period. The manor passed to the Skeffington family but following the death of John Skeffington in a brawl it was divided amongst his four sisters and co-heiresses.

Astley was a manor recorded at Domesday in the Hundred of Bumbelow. The manor was held by Asli in 1066 and Godric of Shuttington and Count of Meulan in 1086. The overlordship of Astley passed to the Earls of Warwick but the manor was tenanted by the Astley family until 1420, when the last male heir Sir William Astley died. The manor then passed to Lord Grey of Ruthin; the Greys rebuilt Astley Castle but the fortified house was slighted and forfeited to the Crown following the fall of Lady Jane Grey. The Crown sold the house to the Chamberlaine family, who restored and altered the ruinous fabric. It was garrisoned for Parliament during the English Civil Wars under the command of Major Hawkswell. Astley Castle was then purchased by the Newdigate family in 1674, who owned the adjacent Arbury Estate. They made the Castle their

second home and it stayed in that family well into the 20<sup>th</sup> century. The property was leased out during the 20<sup>th</sup> century, and from 1952 as a hotel until a devastating fire in 1978, after which it was fully abandoned. The Castle was added to the Heritage at Risk Register in 1998, which prompted full restoration schemes in 2005.



FIGURE 1: SITE LOCATION. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2021.

#### 1.4 METHODOLOGY

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2020) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017). The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2017), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2016), and with reference to *Visual Assessment of Wind Farms: Best practice* (University of Newcastle 2002) and *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013). The site visit was undertaken by Peter Webb on the 8<sup>th</sup>-9<sup>th</sup> September 2021.

## 2.0 HERITAGE IMPACT ASSESSMENT

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### 2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). The methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 3.

### 2.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2021). The relevant guidance is reproduced below:

*Paragraph 194*

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.*

*Paragraph 195*

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this 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.*

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

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

## 2.3 LOCAL POLICY

Policy LP15: *Historic Environment in North Warwickshire Local Plan September 2021 (Awaiting adoption)* makes the following statement:

*The Council recognises the importance of the historic environment to the Borough's local character, identity and distinctiveness, its cultural, social, environmental and economic benefits. The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced. In particular:*

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

*Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.*

*All Scheduled Monuments, Registered Parks and Gardens, Conservation Areas are shown on the Policies Map.*

### *Understanding the Historic Environment*

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

### *Conserving the Historic Environment*

*Great weight will be given to the conservation of the Borough's designated heritage assets.*

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

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

- i) all reasonable efforts have been made to sustain the existing use; find new uses or mitigate the extent of the harm to the significance of the asset; and,*

- ii) *the works proposed are the minimum required to secure the long term*
- iii) *use of the features of the asset that contribute to its heritage significance and interest are retained.*

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

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

## **2.4 STRUCTURE OF ASSESSMENT – DIRECT AND INDIRECT IMPACTS**

This assessment is broken down into two main sections. Section 3.0 addresses the *direct impact* of the proposed development i.e. the physical effect the development may have on heritage assets within, or immediately adjacent to, the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via the *design and access statement* and other planning documents. Robust assessment, however, also requires a clear understanding of the value and significance of the *archaeological* potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0. Section 4.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect i.e. the proposed development impinges on the *setting* of the heritage asset in question and does not have a direct physical effect.

## 3.0 DIRECT IMPACTS

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### 3.1 STRUCTURE OF ASSESSMENT

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.7 examine the documentary, cartographic and archaeological background to the site; Section 3.8 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 3 details the methodology employed to make this judgement.

### 3.2 DOCUMENTARY HISTORY

The site lies within the parish of Astley, but on the parish boundary with Arley. The name Arley is derived from the Old English *earn lēah*, meaning ‘eagle wood pasture’ (University of Nottingham 2021). Arley was a small manor in 1086 in the Hundred of Coleshill, with only 2 ploughlands but woodland 1×1½ leagues across. It was held by Earl Edwin in 1066 and Princess Christina after the Conquest. The overlordship came into the possession of Ralph de Limesi, passing to the Flemish family of Hugh de Odingsels until the middle of the 16<sup>th</sup> century (Victoria County History 1951). Subsequently Arley Manor was held by the Skeffington family, though following the death of John Skeffington in a brawl the manor was divided amongst his four sisters and co-heiresses. After several further subdivisions during the medieval and post-medieval period the manor was partly reunited; in the 19<sup>th</sup> century these two parts were held by the Foulger and Shaw families. The daughter of Mr John Shaw married Mr George Fowler of Basford Hall, Notts., and lived at Arley Hall. He founded the Arley Colliery Co. in 1902 (Victoria County History 1951). Arley became known for its colliery, and as its production increased so did the local population and infrastructure. Between 1920-1955 the parish built around 600 houses to accommodate workers at the colliery; this became the settlement of ‘New Arley’. Work began at the mine in 1901 and the first coal was extracted in 1902; up to 1,734 people were employed there. It closed in 1968.

The name Astley derives from the Old English *east lēah*, meaning ‘east wood pasture’ (University of Nottingham 2021). At Domesday Astley was recorded as *Estleia* in the Hundred of Bumbelowe, later part of Knightlow Hundred. It is recorded as only 2 ploughlands but with woodland 1×½ leagues across. It was held by Alsi in 1066 and by Godric of Shuttington from the Count of Meulan in 1086. The overlordship of the manor of Astley passed to the Earls of Warwick, with the tenancy held by the Astley family, almost without interruption, into the 15<sup>th</sup> century (Victoria County History 1951). In 1420 the last male heir Sir William Astley died, and the manor passed to Lord Grey of Ruthin and then to his nephew Thomas Grey, Marquess of Dorset, and grandfather of Lady Jane Grey. He is recorded as forming a ‘Little Park’ around the castle and enlarging the ‘Great Park’ by taking 18a from Astley and 90a from Arley. Astley Castle, seat of the Astley family, has origins in the 13<sup>th</sup> and 14<sup>th</sup> centuries, with a license to crenellate granted in 1266 (Victoria County History 1951) although it should be regarded as a fortified house rather than a true castle. Elizabeth Woodville is recorded to have lived at Astley Castle before her marriage to Edward IV (Historic England 2021). Astley Castle is believed to have been slighted following the involvement of Henry Grey, Duke of Suffolk and father of Lady Jane Grey, in the Wyatt rebellion which resulted in the execution of Lady Jane Grey, her father and her husband (Pettifer 1995). The castle was subsequently forfeit and sold by the Crown to the Chamberlaine family, who restored and altered the then ruinous fabric. Troops were mustered at Astley during the English Civil War and it was garrisoned for Parliament, with 79 officers and 462 horse troops under the command of Major Hawkswell there in 1646 (VirtualBrum.co.uk; Muster Rolls PRO SP28/122).

Astley Castle was purchased by the Newdigate family in 1674, who owned Arbury and made the Castle their second home; the manor stayed within the family into the 20<sup>th</sup> century. Astley Castle became a hotel, until a devastating fire in 1978 after which it was abandoned. The castle was added to the Heritage at Risk Register in 1998, which prompted full restoration schemes in 2005. Significant numbers of documents relating to Astley Manor are held in the Warwickshire County Record Office. These include 17<sup>th</sup> and 18<sup>th</sup> century maps and plans of the Newdigate Family (CR136/M/9; CR136/M/97; CR136/M/11; CR136/V/123). Suit rolls, account rolls, survey books and court books are also held. The oldest surviving documents pertaining to the history of Astley manor date to the 14<sup>th</sup> century. Some documents are also held at the Shakespeare Birthplace Trust including a deed of confirmation of the possession of Astley Manor by Sir Richard Newdigate, 1692 (DR18/3/4/1). It is possible that further information about the proposal site may be found within these documents and files.

There is no tithe map or apportionment for Astley parish as the tithes were merged (this occurred where the land was owned by the same person as the tithes and thus detailed recording was not required – The National Archives 2021). The tithe file for Astley is held at The National Archive, Kew under IR 18/10544 and further papers relating to the ‘merger of the tithes in Astley’ can be found under CR 764/121. A number of estate maps held at the Warwickshire County Record Office may contain some of the information usually documented by the Tithe survey (e.g. CR136/M/15 Undated Field Names within the Arbury, Astley Estates; CR136/M/1 Arbury Estates surveyed 1807; CR1199/57 Plan of Astley Hall Farm, Broad Oak etc 1826; CR1199/55 Part of plan of estates at Astley 1846?; CR1199/54 Plan of lands belonging to Francis Newdigate Esq. at Astley and Bedworth 1846).

The site is likely to have been divided between the holdings of Duke’s Farm and Park Lane Farm. The Census data for the 19<sup>th</sup> and early 20<sup>th</sup> centuries does not always list these farmsteads separately but appears to incorporate them along with other properties within the area/road on which they lie; large numbers of properties within Astley parish are often labelled as ‘heath’. It is therefore difficult to determine the likely occupation of these properties throughout this period. However, it does show that by 1881 Duke’s Farm was occupied by Edward Fletcher, 65, a Farm Bailiff of 373 acres and his family. The name (*Dukes Farm*), its size (373a) and the description of its tenant as a *bailiff* would imply this was the estate farm attached to the Castle. Its occupation over the next several decades appears to have been relatively transitory with Mary Heath, Widow 46, a farmer and her children and servants resident in 1891. Her husband William ‘of Dukes Farm’ appears to have died in 1886 and have been buried in the Churchyard at Astley. Joseph Dagley, his wife, and niece are recorded as the residents of Park Lane Farm. The name here could be taken to imply the presence of the park, attached to Astley Castle. By 1901 James Heath and family have taken over at Duke’s Farm while Park Lane Farm is the residence of James Dagley, Farmer, 51 and family. The 1911 census suggests further change with Duke’s Farm occupied by James Turner and his family. The census records it had 12 rooms in addition to bathrooms etc. There also appears to have been a separate cottage at Duke’s Farm with four rooms documented, occupied by Mrs Esther Morton. James Turner died in 1933 and by 1939 Frederick Turner (farmer) and his family are the residents of Duke’s Farm.

### 3.3 CARTOGRAPHIC DEVELOPMENT

The first map available to this study is the Speed county map (this version dated to 1676). The pertinent feature of this map is the large deer park shown between Astley and Arley. The next map is the 1817 Ordnance Survey (OS) surveyor’s draft map for Sutton Coldfield (Figure 3). No field boundaries or enclosures appear are depicted on this map. The approximate site location lies between two sloping areas of ground, depicted with hachures at Gun Hill and Astley. The settlement of Astley is marked to the east, and west of this is marked with what is probably Duke’s Farm. Gun Hill and Tippers Hill are both recorded as having small hamlets/ farmsteads,



alongside a small hamlet further south at How Green. The main discernible difference is that at the eastern end of the lane leading to Duke's Farm it is shown running straight to the crossroads; the historic OS maps show it diverted up to the north towards the school.



FIGURE 2: EXTRACT FROM A 1676 COUNTY MAP, SHOWING A DEER PARK BETWEEN ASTLEY AND ARLEY; THE (VERY) APPROXIMATE LOCATION OF THE SITE IS INDICATED (BOSTON PUBLIC LIBRARY COLLECTION).



FIGURE 3: EXTRACT FROM 1817 SURVEYORS DRAFT MAP FOR SUTTON COLDFIELD (BRITISH LIBRARY). THE APPROXIMATE SITE LOCATION IS INDICATED.

The 1887 1<sup>st</sup> edition OS map (Figure 4) shows the site as a series of slightly irregular fields separated by straight field boundaries. These look like *either* late enclosures from open common/waste *or* a wholesale reorganisation of an existing landscape. There are references to a 'Great Park' at Astley in the late 15<sup>th</sup> century (and see above), and it is possible the curving line of

the field boundary to the north of Astley Gorse, and the curving line of the B4102, represent the outer edges of this park. A footpath is shown running along part of the western boundary of the proposed site towards Astley Gorse and a narrow linear of woodland extends southwards from Astley Gorse into the site. There are several small- or medium-sized ponds within the proposed site, including a very small area of woodland which contains several. A trig point appears to be shown in the central western field. A small rectangular building shown on the eastern side of the site, to the south of Duke's Farm, and a similar structure is shown just outside the south-western boundary of the proposed site; these are likely to be small field barns. The site may include lands belonging to both Duke's Farm and Park Lane Farm. Duke's Farm is shown immediately to the east of the proposed site boundary and appears to be a large courtyard farmstead with a pond to its western side. The farmhouse is located on the southern side of the courtyard (see Figure 4, inset).

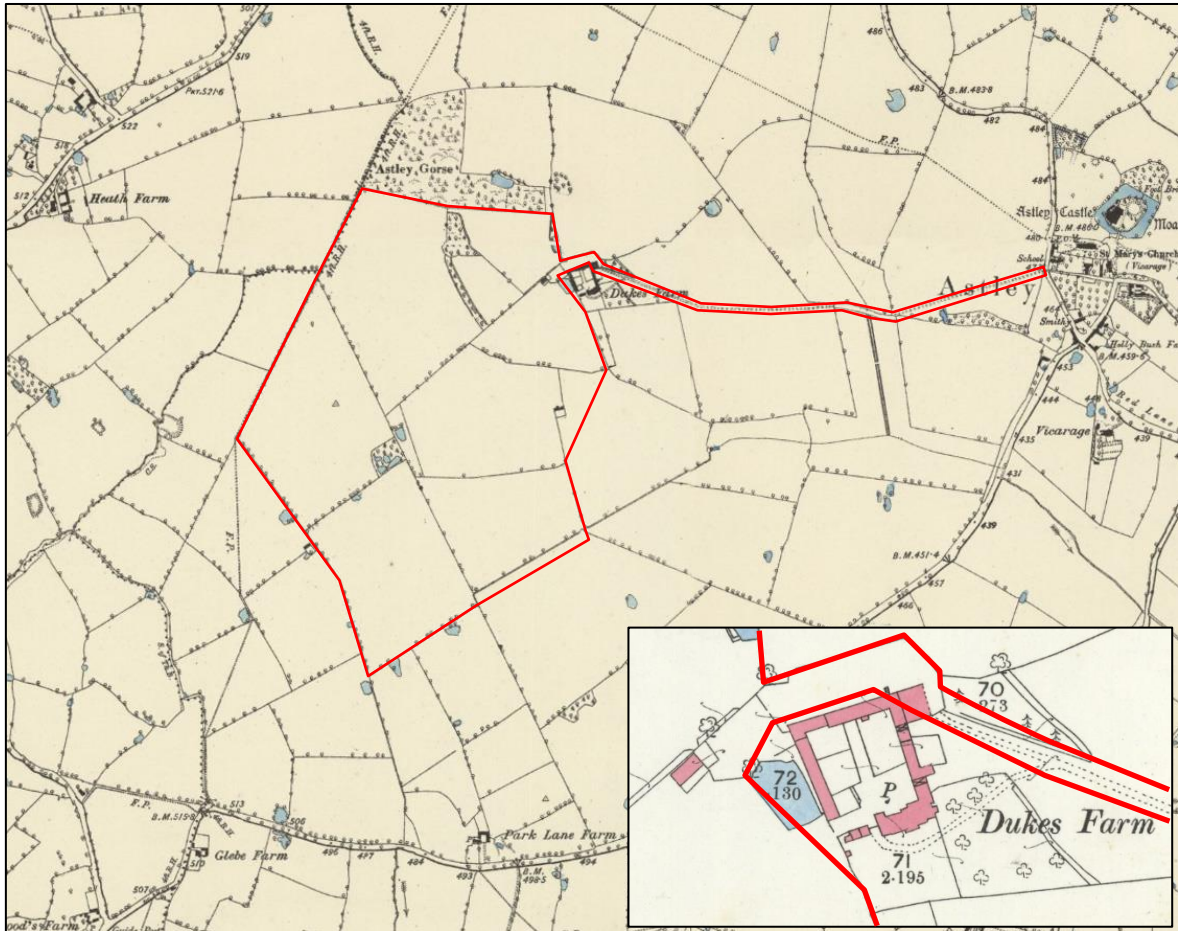


FIGURE 4: EXTRACT FROM THE OS 1<sup>ST</sup> EDITION 6" MAPS SURVEYED AND PUBLISHED IN 1887 (NLS; WARWS. SHEETS XVI.NW; XVI.NE; X.SW; X.SE); INSET 1:25" MAP OF DUKE'S FARM, 1886. THE SITE IS INDICATED.

The 1902 2<sup>nd</sup> edition OS map (Figure 5) betrays little change to the area. The small farm building to the south-west of the site boundary appears to have been reduced in size by this date and its enclosure boundary has extended. At Duke's Farm another farm building has been added. Within the wider landscape setting, Heath Farm appears to have been renamed Arley Farm and the two farmsteads to the north of this named Green Hill and Firtree Farm.

The 3<sup>d</sup> revision OS map of 1923 (Figure 6) again indicates limited change within the area of the proposed site. The same ponds and boundaries shown on previous maps are still extant. Within the wider landscape the Leicester and Birmingham rail branch has been expanded to Arley Colliery. Rows of new terraced housing can also be seen to the east of Green Hill Farm.



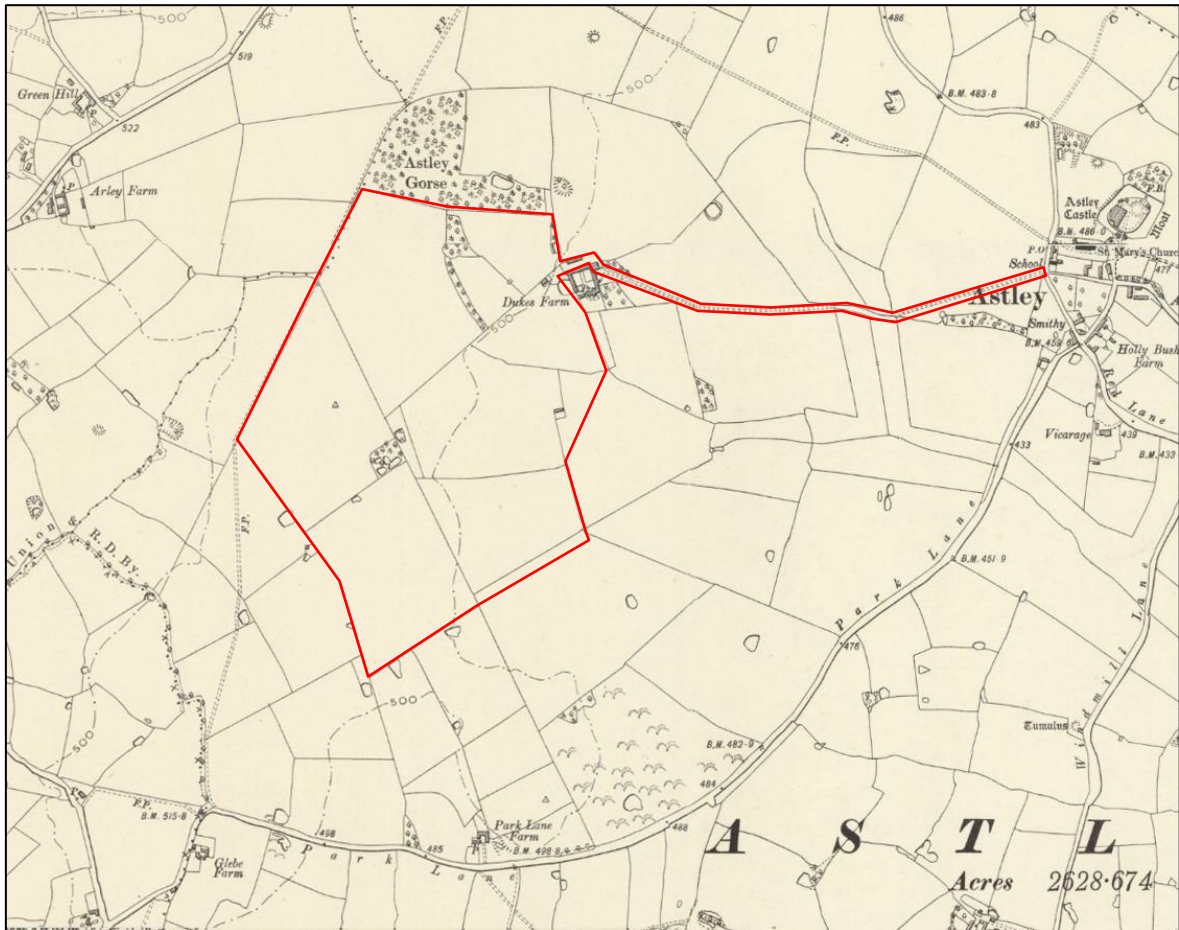


FIGURE 5: EXTRACT FROM THE 2<sup>ND</sup> EDITION 6" OS MAPS SURVEYED IN 1902 AND PUBLISHED 1904/05 (NLS); THE SITE IS INDICATED.

The 6" OS map of 1936 (Figure 7) shows little change within the proposed site boundary. An additional building appears to have been added to Duke's Farm, running north-south through the central courtyard. Evidence of the further development of the area around Arley as a result of the influx of new residents associated with the colliery can be seen in the construction of new buildings such as St Joseph's Roman Catholic church, to the north of Gun Hill Farm.

### 3.4 ARCHAEOLOGICAL BACKGROUND

There has been limited archaeological works carried out within the immediate 1km radius of the site (aside from extensive recording at Astley Castle) but there are several recorded findspots within the redline area. The proposed site and surrounding fields have produced artefacts ranging from the Palaeolithic period through to the modern day. The site of Duke's Farm, to the east of the proposed site boundary is not recorded on the Warwickshire HER, although is thought to be of pre-1800 date. It is noted in the county VCH: '*...Duke's Farm. It has a farm-house which has been extended and completely renovated in the 19th century. The roof is tiled and some of the walls are framed in timber as can be seen where the plaster, which covers the walls, has fallen away in places. From the farm-yard on the north side the main chimney-breast can be seen, the lower portion of which consists of ancient masonry, perhaps 16<sup>th</sup> century work. No other feature, internal or external, has survived.* The site appears to have been cleared/levelled.

There are six Listed Buildings and one Scheduled Monument within 1km of the proposed site. There are no Conservation Areas, Battlefields or Registered Parks and Gardens within 1km of the site. The Warwickshire Historic Landscape Characterisation classifies the fields which comprise the proposed site largely as *Planned enclosure: Large rectilinear fields with straight boundaries,*

appears to be remains of planned enclosure in this area. The area around Dukes Farm is classified as Farm Complex pre 1800s Historic Farmstead: Farm marked on the OS 1st edition. Farm shown in a full regular plan type. Figure 8 shows the HLC data, and the extent of the Large rectilinear fields with straight boundaries in part defines the extent of the posited 'Great Park' at Astley.

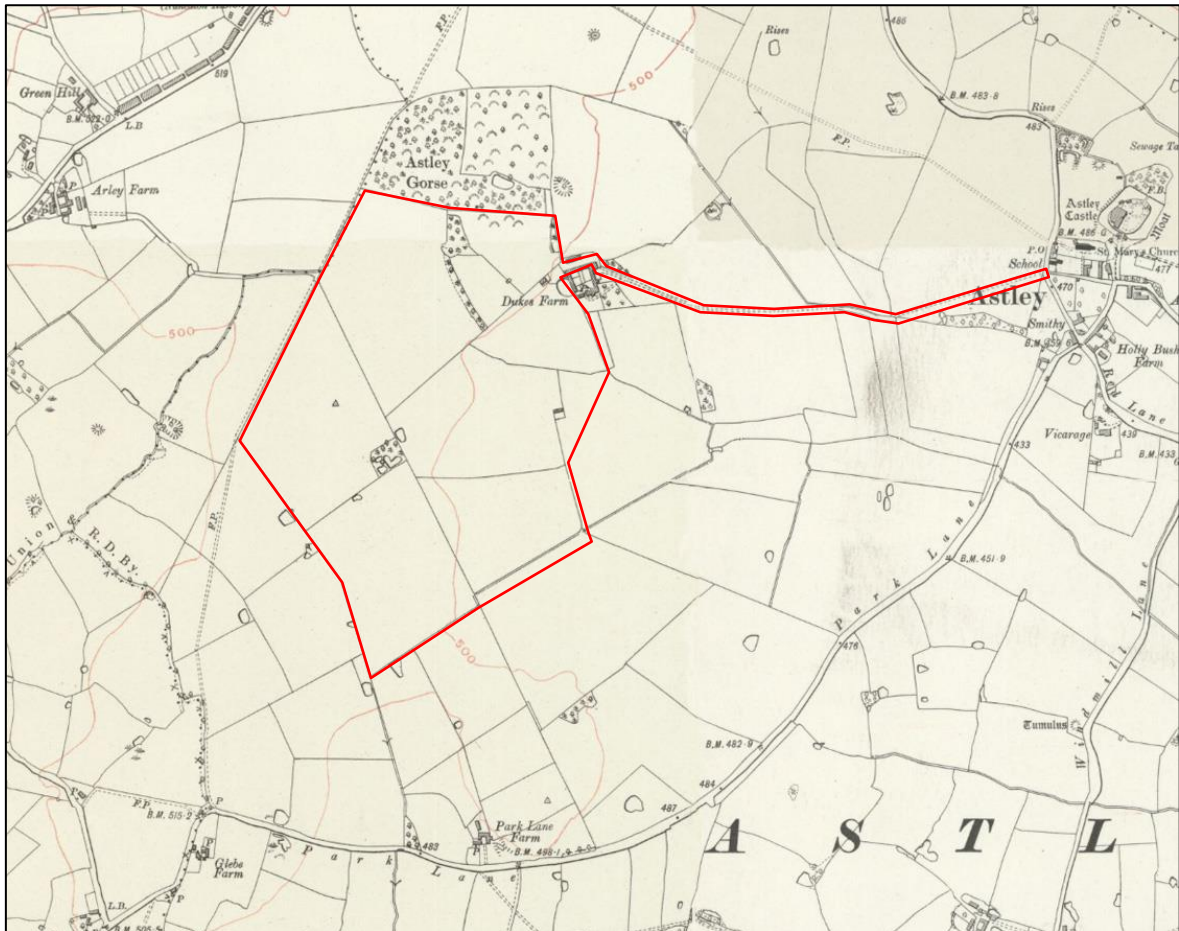


FIGURE 6: EXTRACT FROM THE 3<sup>RD</sup> REVISION OS 6" MAP, REVISED AND SURVEYED IN 1913 AND 1923, PUBLISHED IN 1915, 1924 AND 1925 (NLS); THE SITE IS INDICATED.

### 3.4.1 PREHISTORIC 4000BC - AD43

There is significant evidence for Prehistoric activity within the proposed site and the immediate surrounding area. Along the west boundary line, a Palaeolithic quartzite pick was discovered (MWA12767), and quartzite chopper-cores and scrapers were found to the south (MWA12807, MWA12827). Within a small cluster to the north boundary line, Palaeolithic flakes (MWA12803), quartzite chopper cores (MWA12802, MWA12821) and a Palaeolithic quartzite subcordate hand axe (MWA12765) were found. Further north, another small cluster of Palaeolithic tools were found (MWA12766, MWA12764) including a possible quartzite hand axe (MWA19297). To the east of the site, another small cluster of worked flints were discovered dating between the Mesolithic to Bronze Age, along with a Mesolithic scraper find to the west (MWA4590). Further to the south-west, 200m beyond the Wood End junction, a Neolithic stone axe was recorded (MWA320). The archaeological evidence suggests significant prehistoric exploitation of this area ranging from the upper Palaeolithic period, right through to the late Bronze Age.

### 3.4.2 ROMANO-BRITISH AD43 – AD409

The Romano-British period is unrepresented, with no recorded sites dating to this period in the Warwickshire HER.



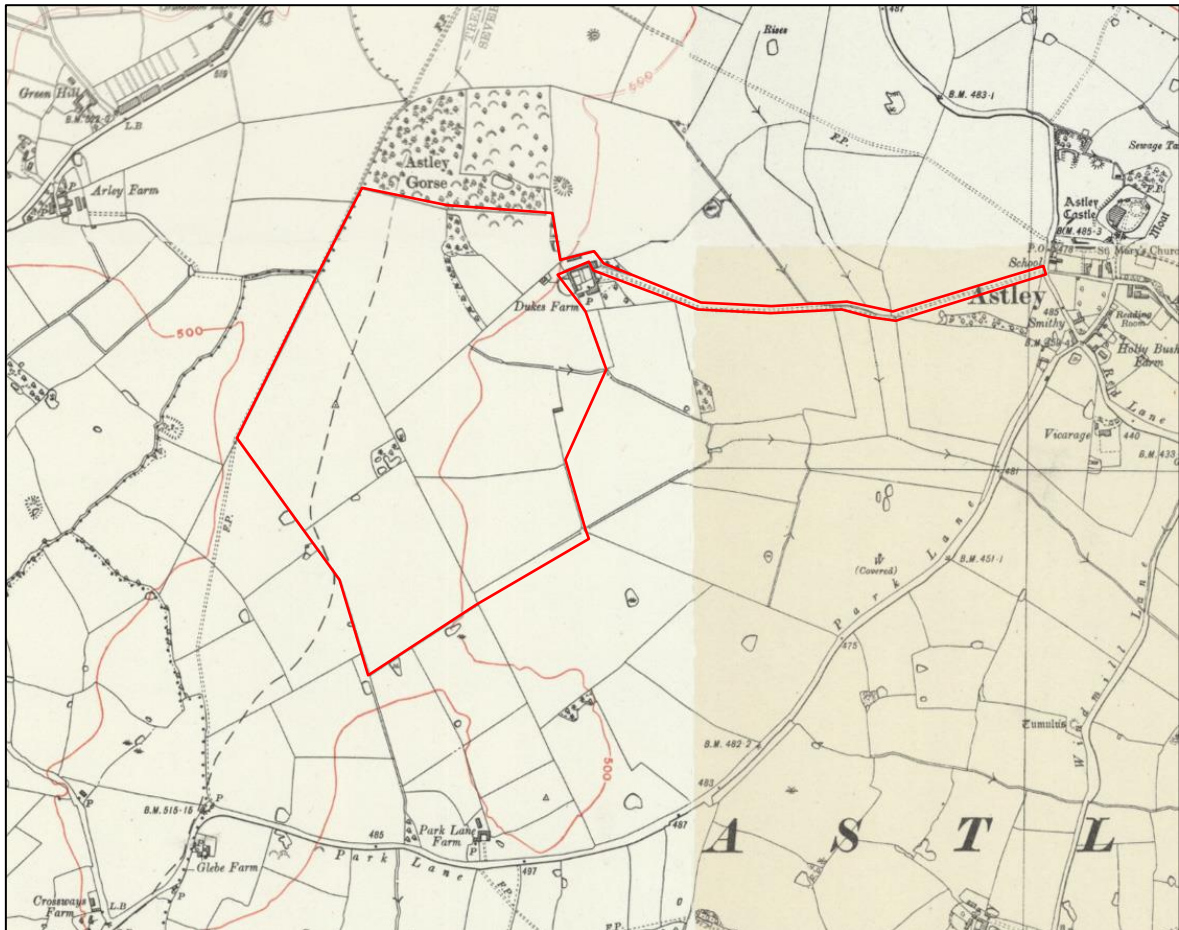


FIGURE 7: EXTRACT FROM THE 1930s OS 6" MAPS (NLS), SURVEYED IN 1923, 1936 AND 1938, PUBLISHED IN 1936, 1945 AND 1947; THE SITE IS INDICATED.

### 3.4.3 MEDIEVAL AD410 – AD1540

Astley Castle and grounds is listed on the HER and is designated as a Scheduled Monument; it has a wealth of recorded history associated with it (MWA9487). It has had several phases of archaeological works carried out including geophysical survey (EWA10616), building recording (EWA2697) and a dendrochronological survey (EWA10469). Archaeological monitoring was carried out during the renovation/ restoration works of the castle in 2010-11 by Castlering Archaeology (EWA10207). These works identified foundations of the original medieval building, and a well within the kitchen area was fully excavated. The remains of the gatehouse to Astley Castle are located 200m east of Church Lane (MWA7224) and took the form of a rectangular tower projecting forward into the moat on a large masonry platform.

The surrounding landscape has a number of recorded medieval ridge and furrow sites, mainly located to the south, but also including some in the north and east. Earthworks at Gun Hill Farm, directly west of the site, were transcribed from aerial photographs as medieval ridge and furrow (MWA3939). Medieval pillory/stocks found north of the site (MWA3749) now reside within the RDC centre in Sheepy Road Atherstone.

### 3.4.4 POST-MEDIEVAL AD1540 -1899

Sites recorded in the Warwickshire HER for the post-medieval period include a gravel pit (MWA6587), a garden and pleasure ground (MWA12578), a buckle findspot (MWA21147), church features at Church of St Mary the Virgin Astley (MWA363) and recordings of later additions to Astley Castle (MWA359). It is likely that, if the account in the VCH is correct, Duke's Farm is also early post-medieval in origin, even if the courtyard layout as depicted on the historic maps

### 3.4.5 MODERN 1900-PRESENT AND UNKNOWN

A limited number of features of modern date in the area around the proposed development site are recorded on the HER. To the west, the Uplands villa, garden, and pleasure grounds is recorded (MWA12578). A brick drainage shaft was recorded on the moat at Astley Castle (MWA19280) and the castle stables were built and extended 1751-1913 (MWA361).

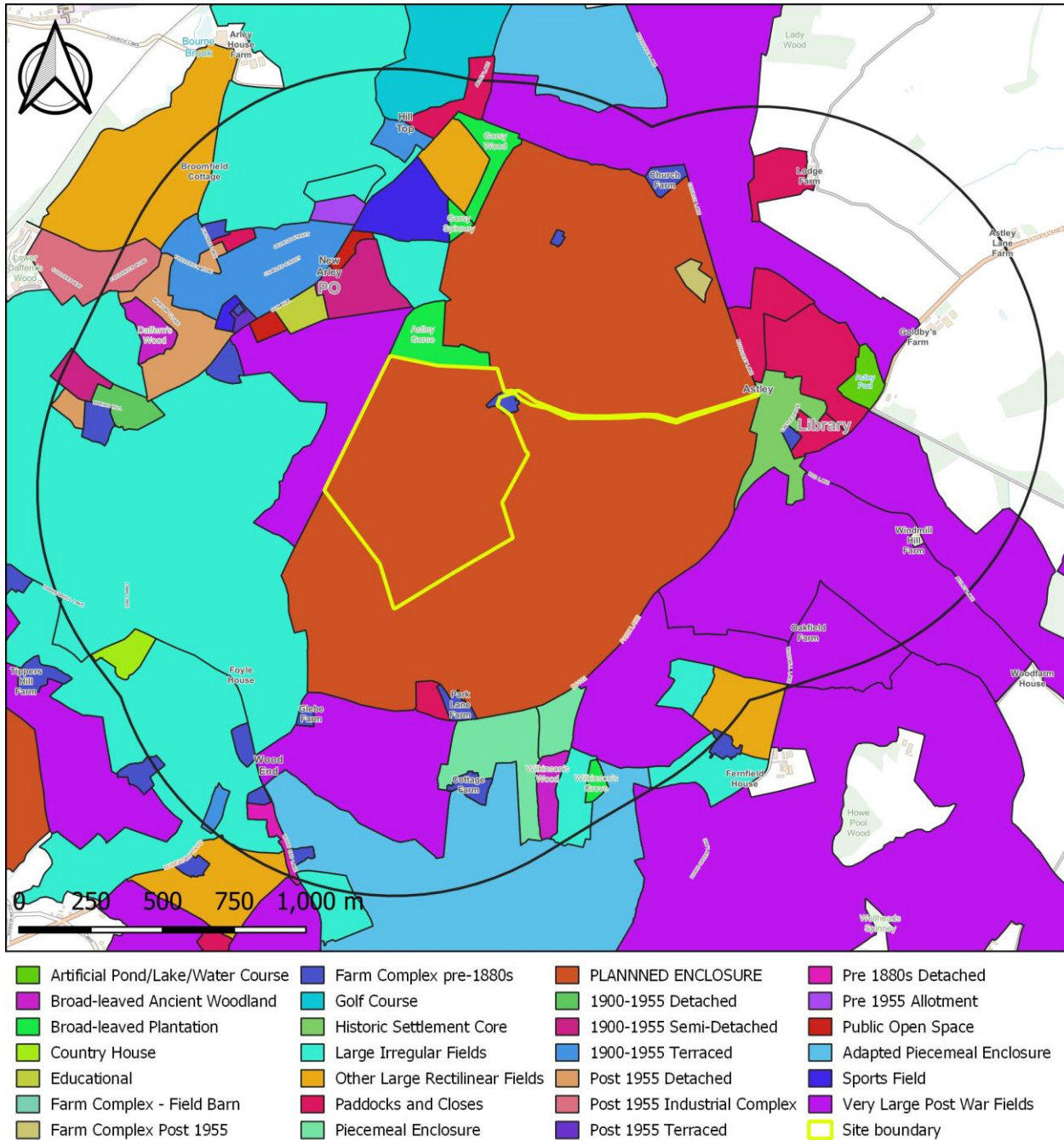


FIGURE 8: WARWICKSHIRE HISTORIC LANDSCAPE CHARACTERISATION DATA (SOURCE: WARWICKSHIRE HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2021.

TABLE 1: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: WARWICKSHIRE HER).

No	Mon ID	Name	Description
1	MWA12764	Palaeolithic tool roughout found near Astley	Quartzite roughout found near Astley
2	MWA12765	Palaeolithic handaxe found near Astley	Quartzite subcordate handaxe found near Astley
3	MWA12766	Palaeolithic tool core found near Astley	Quartzite core, migrating platform found near Astley
4	MWA12767	Palaeolithic Pick found near Astley	Quartzite pick found near Astley

LAND AT NUTHURST LANE, ASTLEY, WARWICKSHIRE

No	Mon ID	Name	Description
5	MWA12802	Palaeolithic chopper cores from Astley, Nuneaton	Quartzite bifacial chopper- cores from Astley, Nuneaton
6	MWA12803	Palaeolithic flint flake from Astley West, Nuneaton	Flint flake from Astley West, Nuneaton
7	MWA12807	Palaeolithic cores from Astley Field, Nuneaton	Two Quartzite chopper-cores and a quartzite bifacial scraper from Astley Field, Nuneaton
8	MWA12821	Palaeolithic cores from Astley, Nuneaton	Quartzite core, split-cobble and Quartzite bifacial chopper-core from Astley, Nuneaton
9	MWA12827	Palaeolithic stone tool from Astley	Quartzite bifacial chopper-core and migrating platform core from Astley
10	MWA19297	Quartzite Palaeolithic Bifacial Knife/Handaxe/Transverse Flake found near Astley	Quartzite tool found near Astley.
11	MWA10197	Find of flints in Astley	A number of worked flints which date between the Mesolithic and the Early Bronze Age and which were found to the south of Astley.
12	MWA320	Findspot - Neolithic stone axe, Fillongley	Findspot - a Neolithic stone axe was found 200m west of Wood End.
13	MWA4952	Findspot - Bronze Age gold object in the area of Mancetter	Findspot - a penannular ring ('ring money') gold object which was of Bronze Age date was found in the area of Mancetter.
14	MWA4590	Findspot - Mesolithic scraper	Findspot - a single flint implement of Mesolithic date was found 500m south of New Arley.
15	MWA5959	Anglo Saxon Sceat found near Atherstone	Findspot - an Anglo-Saxon coin, dating to the Migration period was found near Atherstone.
16	MWA357	Astley Castle, Nuthurst Lane, Astley	Astley Castle, a house which was originally built during the Medieval period but was altered and added to at a later date. The house is surrounded by a moat.
17	MWA3939	Earthworks around Gun Hill Farm	Earthworks, possibly of Medieval date, are situated around Gun Hill Farm, 100m south of Gun Hill.
18	MWA9487	Astley Medieval Settlement	The probable extent of the medieval settlement based on the Ordnance Survey first edition map of 1887.
19	MWA362	College of the Assumption of the Blessed Virgin Mary, Astley	The site of the College of the Assumption of the Blessed Virgin Mary which was founded in the Medieval period. The site survives as an earthwork and is situated 100m north west of Astley Castle.
20	MWA7224	Gatehouse to Astley Castle	The remains of the gatehouse to Astley Castle which was built in the Medieval period. It was situated 200m east of Church Lane, Astley.
21	MWA360	Moat at Astley Castle	A moat, a wide ditch which surrounds Astley Castle. The moat survives as an earthwork and dates from the Medieval period when the castle was first built. It is situated in Astley, 100m east of Church Lane.
22	MWA7223	Remains of Ridge and Furrow Cultivation	The remains of ridge and furrow of cultivation of Medieval date. It survives as an earthwork and is situated 100m north of Astley.
23	MWA363	Church of St Mary the Virgin, Astley	The Church of St. Mary the Virgin which was originally built during the Medieval period. It is situated 100m south west of Astley Castle.
24	MWA6130	Church of the College of the Blessed Virgin Mary, Astley	The Church of the College of the Blessed Virgin Mary which was built during the Medieval period. The chancel is the only part of the building remaining and has been incorporated into the later church. It is situated 100m south of Astley Castle.
25	MWA359	Astley Castle, Nuthurst Lane, Astley	Astley Castle which was originally built during the Medieval period. It is situated in Astley, 100m east of Church Lane.
26	MWA366	Site of Mill Mound off Windmill Lane, Astley	The site of a windmill and its associated mound, which was in use during the Post Medieval period. It was situated 400m north of Howe Green.
27	MWA361	Astley Castle Stables	Astley Castle Stables which were built during the Imperial period. They are situated at Astley Castle, 100m east of Church Lane.
28	MWA19280	Drainage shaft, sewer and septic tank, Astley Castle Moat	A brick shaft giving access to a sewer at Astley Castle. It is recorded by the Ordnance Survey 3rd edition as an overflow although its original purpose is not clear. An additional septic tank was recorded on the other side of the moat.
29	MWA3749	Post Medieval Stocks at Atherstone	A pillory or stocks, a wooden frame containing holes through which criminals would put their hands and feet as a punishment. The stocks date to the Post Medieval period. They are now situated in the RDC Centre in Sheepy Road, Atherstone.
30	MWA21147	Fillongley (Post Mediaeval) Field 606	Post Mediaeval artifacts found during metal detecting
31	MWA6721	Site of Pound E of Holly Bush Farm	The site of a pound where livestock was penned. It was in use during the Imperial period and was situated 300m south east of Astley.
32	MWA6722	Site of Smithy at Astley	The site of a blacksmiths workshop which was in use during the Imperial period. It was situated on the east side of Church Lane, Astley.
33	MWA358	Duke of Suffolk's Monument, Astley	The Duke of Suffolk's Monument, a commemorative monument to Henry Gray who reputedly hid in an oak tree on this site to escape



No	Mon ID	Name	Description
			capture. The monument was erected during the Imperial period and is situated 500m south west of Astley.
34	MWA6587	Site of Gravel Pit at New Arley	The site of a gravel pit from which gravel was extracted during the Imperial period. It was marked on the Ordnance Survey map of 1887, and was situated south of Sycamore Crescent, New Arley.
35	MWA7226	Garden Remains at Astley Castle	The remains of gardens at Astley Castle which were laid out during the Imperial period. The garden features are visible as earthworks and are situated immediately north and east of the castle.
36	MWA19279	Footbridge, Astley Castle Moat	A footbridge depicted on 1st and 2nd edition mapping. Only the bridge abutments remain.
37	MWA6128	Fishponds near Astley Castle	Several fishponds, used for the breeding and storage of fish, of Medieval or Post Medieval date are visible as earthworks. They are situated 200m north west of Astley Castle.
38	MWA8914	Stone Wall Foundation, Lamp Lane House, Lamp Lane, New Arley	A stone wall foundation was revealed during archaeological work. There is no clear evidence for the date of the wall, although it is most likely to be Post Medieval. It was situated on Lamp Lane, Arley.
39	MWA6129	Possible Gazebo Mound near Astley Castle	The possible site of a gazebo which was built during the Post Medieval period. The site is visible as an earthwork mound and is situated 75m north of Astley Castle.
40	MWA12578	The Uplands garden, Fillongley	Pleasure grounds, pond; kitchen garden. Villa to NE of village.
41	MWA20458	Mission Chapel on Wood End Road	A Mission Chapel is recorded by the Ordnance Survey first edition mapping of the area east of Fillongley.
42	MWA19281	Possible pump house/electricity generator, Astley Castle	Buildings show on the 3rd edition Ordnance Survey mapping with an associated brick shaft. Local knowledge suggests that these buildings contained machinery, perhaps the site of a private electricity generator or pump house managing the water features
43	MWA13091	VFH Fixer Station, Astley, Warwickshire	The site of Astley Very High Frequency (VHF) Fixer Station. This was one of a network of 57 stations established in England by the Royal Air Force.
44	MWA13258	Weavers' Arms public house, Astley Road, Wood End, Fillongley	Historic public house situated on Astley Road, Wood End.

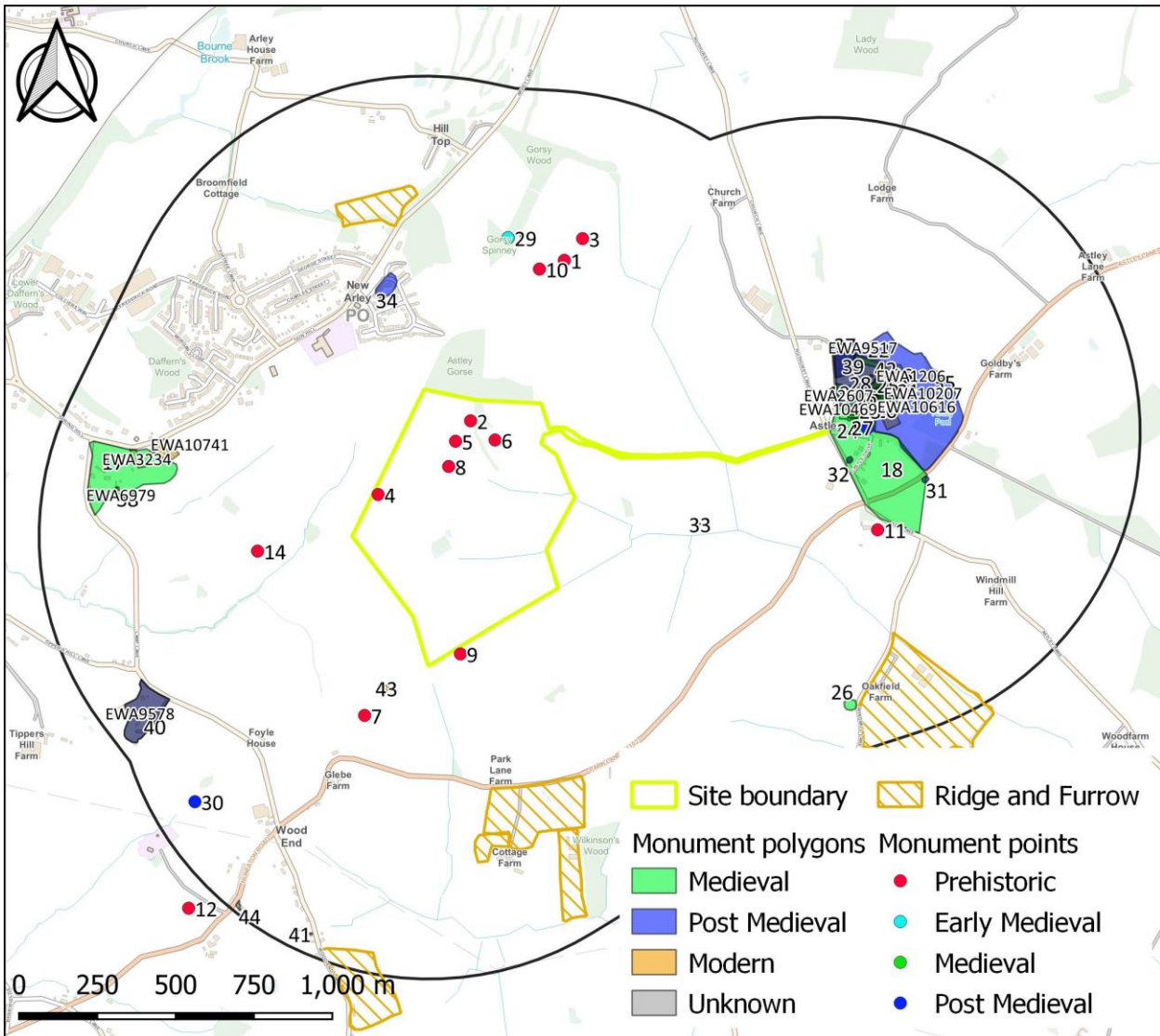


FIGURE 9: HERITAGE ASSETS WITHIN 1KM OF THE SITE (SOURCE: WARWICKSHIRE HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2021.

TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: WARWICKSHIRE HER).

No	List No	Name	Grade
1	1184853	Church Of St Mary The Virgin	I
2	1365144	Astley Castle	II*
3	1034777	Stable Block at Astley Castle	II*
4	1034839	Crossways Farmhouse	II
5	1184805	Duke Of Suffolk's Monument at SP 3061 8909	II
6	1184837	Bridge And Remains of Gatehouse and Curtain Walls at Astley Castle	II
7	1011194	Astley Castle moated site, fishponds, garden remains and Astley College	SAM

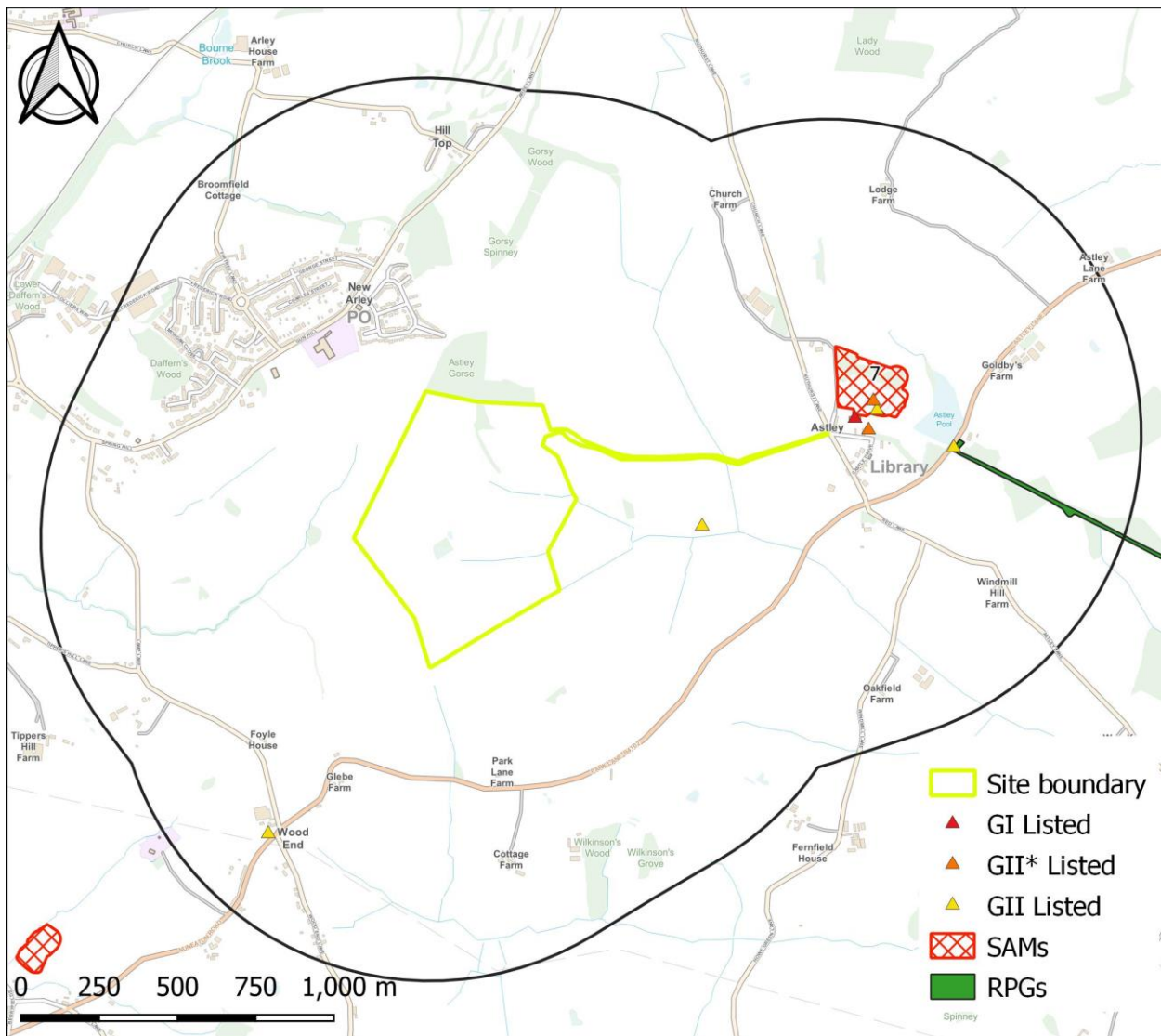


FIGURE 10: DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE SITE (SOURCE: WARWICKSHIRE HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2021.

TABLE 3: TABLE OF EVENTS WITHIN 1KM OF THE SITE (SOURCE: WARWICKSHIRE HER).

Event ID	Name	Location
EWA6979	WB at Lamp Lane House, Lamp Lane, New Arley	Lamp Lane House, Lamp Lane, New Arley
EWA2607	Astley Castle: An Outline Analysis	Astley Castle, Astley
EWA9578	Site visit to The Uplands garden, The Uplands, Fillongley by J Lovie c1996	The Uplands, Fillongley
EWA9517	Site visit to Astley Castle, Astley by J Lovie c1996	
EWA10207	Archaeological Watching Brief, Astley Castle, Astley, North Warwickshire: September 2010 to March 2011	Astley Castle, Astley, North Warwickshire
EWA3234	Archaeological Evaluation, Spring Hill, Arley	
EWA10616	Geophysical Surveys at Astley Castle, Astley	Astley Castle, Castle Drive, Astley
EWA10469	Tree-ring analysis of timbers at Astley Castle	Astley Castle, 60m north east of the parish church
EWA10616	Geophysical Surveys at Astley Castle, Astley	Astley Castle, Castle Drive, Astley
EWA10616	Geophysical Surveys at Astley Castle, Astley	Astley Castle, Castle Drive, Astley
EWA1206	Site visit to Astley Castle, Astley	Astley Castle
EWA10741	Evaluation at the former Working Men's Club Site, Spring Hill, New Arley	former Working Men's Club Site, Spring Hill, New Arley

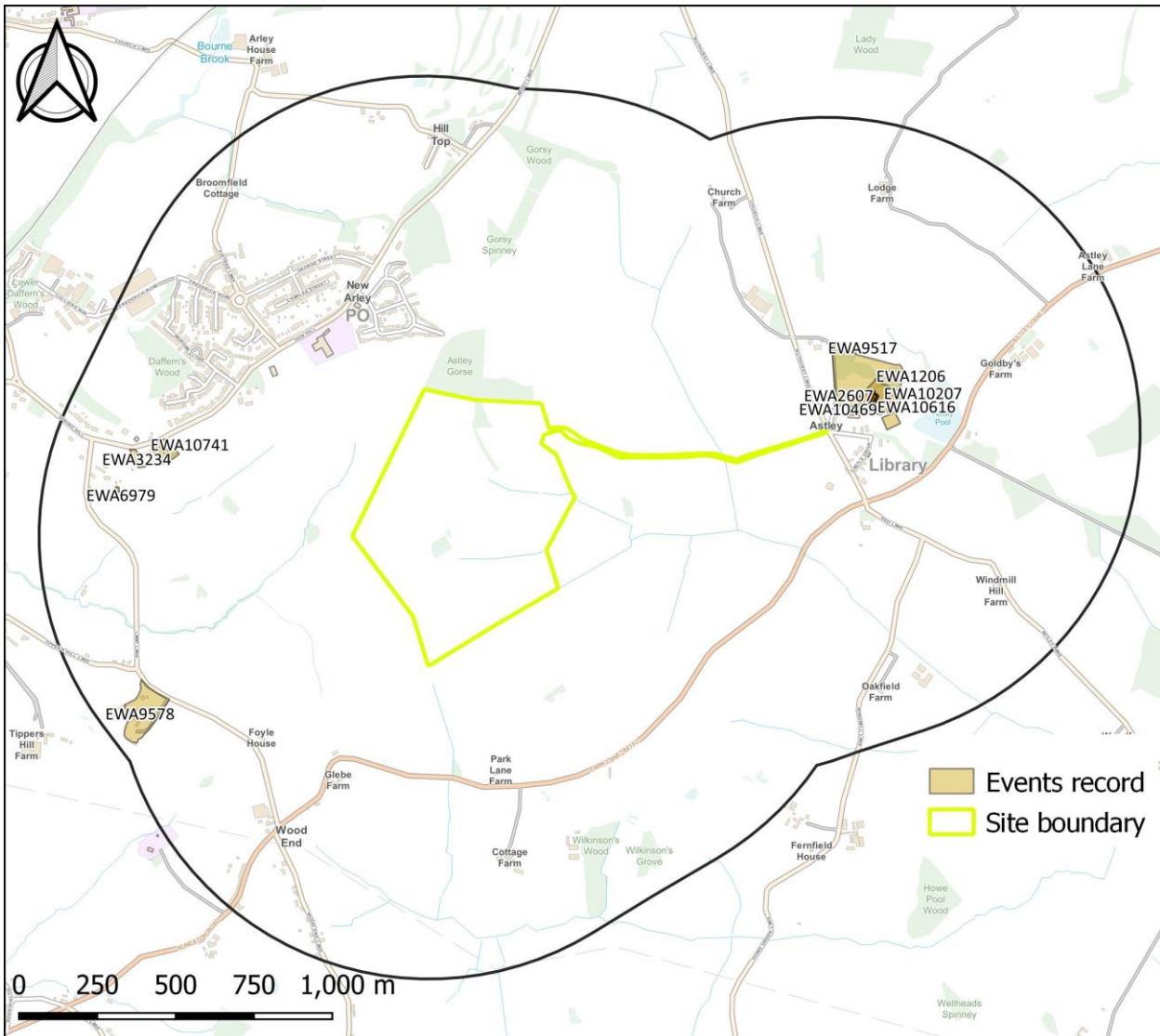


FIGURE 11: EVENTS WITHIN 1KM OF THE SITE (SOURCE: WARWICKSHIRE HISTORIC ENVIRONMENT RECORD). CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2021.

### 3.5 AERIAL PHOTOGRAPHY

A review of readily available recent aerial photographs (Figures 12-14) shows relatively little change to the area of the proposed development over the last 70 years. There has been some boundary loss, as fields have been enlarged. The main change has been the loss of Duke's Farm. It is unclear exactly when it was abandoned, but it was probably in the late 1970s/early 1980s. The farmstead was flattened, so perhaps there was a catastrophic fire or similar. There is no Environment Agency LiDAR data for the survey area.





FIGURE 12: AERIAL PHOTOGRAPH FROM C.1945 SHOWING LITTLE CHANGE IN THE STRUCTURE OF THE FIELDS, ALTHOUGH SOME BOUNDARY LOSS HAS OCCURRED (© 2021 THE GEOINFORMATION GROUP).



FIGURE 13: AERIAL PHOTOGRAPH FROM 1999 SHOWING LIMITED CHANGE IN THE FIELDS COMPRISING THE SITE OTHER THAN A SMALL AMOUNT OF BOUNDARY LOSS (© 2021 INFOTERRA LTD & BLUESKY).



FIGURE 14: AERIAL PHOTOGRAPH FROM 2020 (© GOOGLE).

### 3.6 WALKOVER SURVEY

A walkover survey of the site was undertaken on the 8<sup>th</sup> of September in sunny and dry conditions. The state of cultivation was consistent across the land (5 fields, F1-F5) that fall within the proposed site (see Table 4), which would influence the visibility of features and earthworks if present. However, recent and current agricultural use of the land is likely to limit the survival of earthworks (if present) within all of the fields.

TABLE 4: STATE OF CULTIVATION; FEATURES IDENTIFIED DURING WALKOVER SURVEY BY FIELD.

Field	Current Cultivation	Comments
1	Bare stubble	Quarry pits
2	Bare stubble	-
3	Bare stubble	Possible quarry pit
4	Bare stubble	Linear undulations, possible ridge & furrow
5	Bare stubble	-

#### Summary

The bulk of the surviving field boundaries consist of maintained single ditches and lines of hedge shrubs with intermittent trees. The hedges are invariably hawthorn with limited numbers of other species (elder, hazel, blackthorn, and bramble scrub) present in a few areas. Tree species were not very diverse, the boundaries incorporating dispersed tree species primarily of oak, but including sycamore and willow. No boundary banks were identified. The woodland to the north of fields F4 and F5 was mixed, containing both oak and pine. The absence of species diversity and the general lack of banks would suggest these are fairly recent hedges.



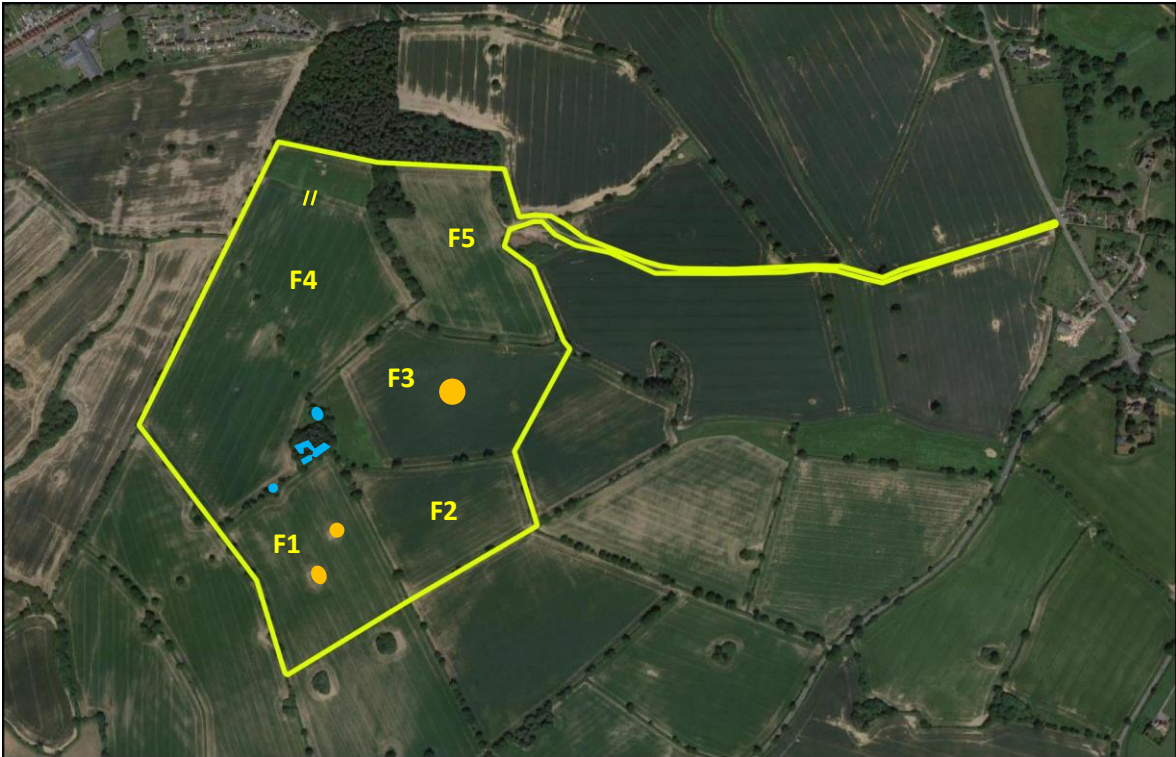


FIGURE 15: SITE LAYOUT SHOWING THE APPROXIMATE POSITION OF FEATURES OBSERVED ON THE GROUND: ORANGE = HOLLOWES OR POSSIBLE MARL/QUARRY PITS; BLUE = POOLS; YELLOW LINES = POSSIBLE RIDGE AND FURROW (BASEMAP © GOOGLE EARTH).

#### *Field 1*

A slightly curving sub-rectangular field (c.17.50ha; 6ha within site), with a recently harvested crop, orientated approximately north-west to south-east. Only the northern end of the field falls within the site boundary. It is bordered to all sides by hedges with ditches with scattered trees. An overgrown water-filled pond was identified along the northern boundary, along with two large (up to c.10m diameter) sub-circular hollow depressions towards the middle of the field. Additional wooded large water-filled ponds are also present in the field, to the south of the survey area. All these features are likely to be associated with historic quarrying of the area.

#### *Field 2*

A smaller sub-rectangular field (c.4.50ha), with a recently harvested crop, orientated approximately north-east to south-west. It was bounded to all sides by hedges with ditches with scattered oak trees. No features were identified within this field.

#### *Field 3*

An irregular field (c.11.80ha; 7.60ha within site), with a recently harvested crop, orientated approximately east to west. It is bordered to all sides by hedges with ditches with oak trees being relatively widely spaced along the boundaries. An overgrown water-filled pond was identified in the north-western corner, along with a large (up to c.20m in diameter) sub-circular hollow depression towards the centre of the field. The water-filled pond is likely to have been associated with historic quarrying of the area, as might the large hollow depression, though its approximate position is close to that of a building depicted on historic mapping. No earthworks associated with the structure depicted on the historic mapping were identified within the field. Overhead cables cross this field.





FIGURE 16: F1, DETAIL OF ONE OF THE LARGE HOLLOW DEPRESSIONS; VIEWED FROM THE NORTH-EAST (1M SCALE).



FIGURE 17: F2, VIEW ACROSS THE FIELD; VIEWED FROM THE SOUTH-WEST (NO SCALE).

#### *Field 4*

An irregular field (c.15.60ha), with a recently harvested crop, orientated approximately north-east to south-west. It is bordered to all sides by hedges with ditches, oak trees intermittently spaced throughout. To the south-eastern corner is a small wooded (oak, sycamore) area within which is an irregular water filled pond. A line of spaced oak trees crosses the middle of the field from north-east to south-west marking the line of a former field boundary, though no earthwork traces were identified. Towards the northern edge of the field two short sections (c.5m) of earthwork ridges were identified and may indicate the presence of former ridge and furrow type agriculture. Overhead cables cross the field.





FIGURE 18: F3, DETAIL OF THE LARGE HOLLOW DEPRESSION WITHIN THE FIELD; VIEWED FROM THE NORTH-EAST (1M SCALE).



FIGURE 19: F4, VIEW ALONG THE TREE LINE INDICATING THE PRESENCE OF A FORMER FIELD BOUNDARY; VIEWED FROM THE NORTH-EAST (NO SCALE).



FIGURE 20: F5, VIEW ACROSS THE FIELD; VIEWED FROM THE NORTH-WEST (NO SCALE).

#### *Field 5*

An irregular field (c.6.20ha), with recently harvested crop, orientated approximately north to south. It is bordered to all sides by hedges with ditches, oak trees intermittently spaced throughout. To the north-western corner and along the western boundary is a small wooded (oak) area. No features were identified within the field. Overhead cables cross this field. To the eastern side of this field is the remains of the farmstead of Duke's Farm. The former courtyard of farm buildings appears to have been thoroughly obliterated and the site is used as a storage area. However, at the time of the site inspection a significant proportion of the site was overgrown and thus its archaeological potential undetermined.

### **3.7 GEOPHYSICAL SURVEY**

The results of the geophysical survey (Atlas 2021) would suggest the archaeological potential of the site is, in overall terms, very slight. Field F1 could not be surveyed, but the results from the rest of the site are, with one exception, limited to land drainage and recent agricultural features; the exception is a spread of rubble associated with the demolished Dukes Farm and an infilled pond adjacent. The site, at the edge of the parish in fields that appear to betray late enclosure, would appear to have seen little previous use. However, and as noted in the report (*Ibid*), the magnetic responses from the site are generally very low, indicating limited magnetic enhancement. Thus, it is *possible* that archaeological features *may* be present but unrecognised. Taken at face value however, the results of this survey would suggest the archaeological potential of the site is *low to negligible*.

### **3.8 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY**

The direct *effect* of the development would be the possible disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits. Given the historic use of the fields as agricultural land it is considered likely that should archaeological features survive, they are likely to only be the larger and deeper cut examples. The results of the walkover survey would suggest that these features are likely to be limited to those associated with quarrying and agricultural practices though this does not rule out the potential for other features to be present. The results of the geophysical survey would

support this, as apart from the known site of Dukes Farm, no geophysical anomalies of likely archaeological origin were identified. Prehistoric finds *have* been recovered from the topsoil, but it would appear they do not correspond with archaeological features. The site of Duke’s Farm has been earmarked for use as the construction compound. It is unclear to what extent the farmstead was swept away, or whether it was merely levelled. Groundworks here have the potential to expose the remains of the farmstead, and, given its location relative to the posited ‘Great Park’, it is not impossible the 19<sup>th</sup> century farmstead succeeded a lodge or similar park-related feature. That being the case, and subject to design considerations, further mitigation would be warranted in this area.

TABLE 5: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Unidentified archaeological features	U/D	On site	Unknown	Major	Slight	Negligible
Duke’s Farm	U/D	On site	Medium	Major	Moderate/Large	Negative/Moderate
<i>After mitigation</i>			Negligible	Negligible	Neutral/Slight	Neutral to Negligible

## 4.0 INDIRECT IMPACTS

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### 4.1 STRUCTURE OF THE ASSESSMENT

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 2 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2017, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate. These assets are still listed in the impact summary table.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

### 4.2 QUANTIFICATION

There are 17 Listed structures, two Scheduled Monuments and one Registered parkland recorded within c.2km of the proposed development. Based on a consideration of the topography and the nature of the assets themselves, nine of these designated heritage assets were scoped out of the assessment following the fieldwork.

The assets selected for assessment are: the Astley Castle moated site and Castle Hills motte and bailey castle scheduled monuments; the Church of St Mary the Virgin Grade I Listed structure;

Arbury Hall Park and Garden and Astley Castle and Stable Block Grade II\* Listed structures; and Astley Lodge, Bridge and remains of gatehouse and curtain walls at Astley Castle, Crossways Farmhouse and Duke of Suffolk's Monument Grade II Listed structures. Based on their perceived value and locations relative to the site these have been treated as *Category #2* assets.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for an effect greater than negligible (see Table 8 in Appendix 2) are considered here in detail and in summary Table 6. All other Scheduled and Listed assets can be seen listed and mapped in section 3.4, although they have been scoped out of this assessment due to their neutral relationship to the proposed development.

- Category #1 assets: None.
- Category #2 assets: the Scheduled Astley Castle moated site, including Grade II\* Astley Castle and stable block and Grade II bridge and remains of gatehouse and curtain walls; the Scheduled Castle Hills motte and bailey castle; the Grade I Listed Church of St Mary the Virgin; and the Grade II\* Listed Arbury Hall Park and Garden; the Grade II Listed Astley Lodge, Crossways Farmhouse and Duke of Suffolk's Monument.
- Category #3 assets: All other assets within 1km of the site as listed in 3.4.

### 4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

#### 4.3.1 CHURCHES AND PRE-REFORMATION CHAPELS

*Church of England parish churches and chapels; current and former places of worship*

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II\* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, many churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of residential developments unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If



the proposed development is located within the landscape in such a way to interrupt line-of-sight between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive element in this landscape.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and curtilage are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role. As such, modern developments outside the immediate setting of the churchyard are unlikely to have a negative impact.



FIGURE 21: THE CHURCH OF ST MARY THE VIRGIN, ASTLEY; VIEWED FROM THE WEST.

### **What is important and why**

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19<sup>th</sup> century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19<sup>th</sup> century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong



commemorative, symbolic, spiritual and social value.

Asset Name: <b>Church of St Mary the Virgin, Astley</b>	
<i>Parish:</i> Astley	<i>Value:</i> High
<i>Designation:</i> GI	<i>Distance to Development:</i> c.960m.
<p><i>Description: Listing:</i> (List entry no. 1184583). Church. Nave built 1343 as the chancel of a collegiate church for Sir Thomas Astley of Astley Castle. Chancel and tower built 1608 for Richard Chamberlaine who re-established the building as a parish church; small C17 porch. Nave of coursed squared and tower of regular coursed red sandstone; chancel of regular coursed grey sandstone. Nave is largely rendered. Porch is timber-framed with rendered infill. Nave has plain-tile roof; chancel has slate roof. Chancel, nave, west tower, south porch. Decorated style nave, late Perpendicular style chancel and tower. 2-bay chancel, 3-bay nave. Low chancel has datestone 1608 below cornice on south side. Moulded plinth and diagonal and side buttresses of 2 offsets. 3-light windows have panel tracery and transoms, deep hollow and roll-moulded jambs, and hood moulds. Large east window has carved stops, a shield panel with cornice to left and right of hood mould, and a shield with hood mould above. Large shaped panels to left and right. Angles have short section of cornice. 2 stones in top left corner have initials RM and RC. Very shallow gable. North and south sides have blind western windows of c.1800 with cusped Y-tracery, rendered infill and remains of carved stops. Eastern windows have return stops. Moulded sill course, and cornice with frieze of shields, Tudor flower, etc. Parapet has 8 pierced trefoiled arches. North side has blocked Tudor-arched doorway below eastern window. Nave has enormous blocked 7-light C15 Perpendicular window, with panel tracery and rendered infill, in moulded ogee arch with fleurons and finial. Blocked C14 rose window above. Crocketed gable parapet. North and south sides have splay plinth and moulded sill course, and diagonal and other buttresses of 2 cusped gabled offsets with carved heads; diagonal buttresses retain crocketed pinnacles. Open-fronted south porch below central window has moulded stone doorway and C19 ribbed door inside. Blocked north doorway below central window formerly led to collegiate buildings. North-west buttress has outer section with blocked arch. Large 3-light windows have flowing tracery of 2 alternating patterns in moulded ogee arches with finials and hood moulds with return stops. Moulded cornice and corbel table with ballflower, shields and Tudor flower. Tower of 4 stages has splay plinth and courses between each stage. Clustered diagonal, north and south buttresses of 4 offsets, with a shield to the first offset. First stage is lower to west than to other sides. Double-leaf doors in low moulded 4-centred doorway with hood mould, and 2 pieces of foliage carving above. Second stage has millioned window of 3 round-arched lights with drip mould. Third stage has 3-light window with panel tracery and transom, with paired shields of arms at springing, and shield panels to left and right. Fourth stage has straight-headed bell-chamber opening of 3 trefoiled lights with transom and louvres. Embattled parapet has angle and central crocketed pinnacles. North side is largely similar but has straight-headed triple-chamfered window of 2 trefoiled lights to second stage. South side is similar, but has clock face to fourth stage. Interior is plastered. Chancel has 3-bay 4-centred plaster barrel vault; the Gothick blind tracery is probably of c.1800, but that of the arches between each bay and the moulded cornice with foliage corbels are probably early C17. Former east window has blocked panel tracery, and moulded 4-centred chancel arch with hood mould pierced through it. To the nave the former window has a moulded arch and finial, hood mould with head stops, and flanking canopied niches on head corbels. Nave has C17 wood-panelled ceiling with moulded ribs and carved bosses of coats of arms, mostly replaced with the arms of the Newdigates after 1676. Inner panels have shields. Blocked north doorway has moulded ogee arch with fleurons and head finial. Windows have ogee arches with finials and hood moulds with head stops. Tower arch of 3 moulded orders has hood mould with head stop to north. C19 arch inserted inside tower has glazed screen above. C19 wall west of this has double-leaf doors in moulded doorway, and glazed screen above. Fittings: early C17 altar table. Wrought-iron communion rail of c.1700. C19 chancel stalls. Pulpit and reading desk made up from late C17/early C18 carved and fielded panels. Nave has set of stalls of c.1400, of 8 bays and one-bay returns. Canopies have cinquefoiled round arches and slender shafts with shaft-rings. The backs have contemporary paintings of the Apostles and Prophets, considerably over-painted, and painted friezes. The seats have misericords carved with foliage, a dog, a pig, a women's head, a lion, etc. C17 nave panelling. Octagonal font has moulded base and capital. C19 oil lamps. Stained glass: C14 and C15 pieces in chancel windows and nave tracery. Wall paintings: numerous early C17 text panels have elaborate painted surrounds; those flanking the east window were probably re-painted early C19. Monuments: chancel east wall: left: John Newdegate 1666. Black marble convex oval panel and white marble wreath with winged head and skull and cross bones. Right: GUIL WYAT STB 1685. Horizontally-set convex cartouche. North wall: Mary Conyers 1797. Panel with cornice. South wall: Frances 1809 and Francis Newdegate 1835. Open book in plain frame with cornice and apron, and sarcophagus with coat of arms. Tower: 3 alabaster effigies put together: Sir Edward Grey, Lord Ferrers 1457; Elizabeth Grey, Lady Lisle c.1483; Cecily Grey(?), Marchioness of Dorset c.1530. Part of a brass of a lady c.1400.</p>	
<p><i>Conservation Value:</i> The church has a complex developmental history and inherently holds evidential value, archaeological excavations likely to identify multiple phases of construction. The church is of local communal value, a serving parish church. High historical, evidential, aesthetic, and communal value.</p>	
<p><i>Authenticity and Integrity:</i> The church is well maintained and still functional as a place of worship and whilst some modernisation has occurred, still largely traditional.</p>	
<p><i>Setting:</i> The church stands on slightly elevated ground at the northern end of the settlement of Astley, to the south-west of a moated manor. The churchyard contains a number of mature trees, particularly to the west. There is a line of houses to the south of the church. To the north and east are the landscaped and manicured grounds of Astley Castle. The whole sits within a largely arable agricultural landscape of large fields with thin hedges and scattered</p>	

trees.
<i>Contribution of Setting to the Significance of the Asset:</i> Intentional. The church would have stood as a visual marker to the piety of the local community, with a clear association with the manorial caput. The local setting complements the historic appearance of the church.
<i>Magnitude of Effect:</i> The proposed development would not be visible from the churchyard, views both to and from being blocked by woodland and adjacent structures. The top of the tower is, however, visible from all locations across the site, and therefore panels across the site will be visible from the church tower. The site will also be visible in wider landscape views towards the church from higher ground. There would be a change in function of the land, the panels would represent a significant and clear change to the local visual environment, although the installation is technically temporary. Indirect effects would be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases, as the site access opens onto Nuthurst Lane opposite the church/village.
<i>Magnitude of Impact:</i> High value asset and Minor = <b>Moderate/Slight</b> impact
<i>Overall Impact Assessment:</i> <b>Negative/minor</b>

#### 4.3.2 FARMHOUSE AND FARM BUILDINGS

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this.



FIGURE 22: CROSSWAYS FARMHOUSE; VIEWED FROM THE NORTH-EAST.

Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Unless in close proximity,

new developments will usually have a restricted impact on the meaning or historical relevance of these sites.

### What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). However, working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

<b>Asset Name: Crossways Farmhouse</b>	
Parish: Fillongley	Value: Medium
Designation: GII	Distance to Development: c.0.45km
<i>Description:</i> Listing: (List Entry no. 1034839) Farmhouse. C17 origin; mainly late C18. Timber-frame, replaced by red brick of random bonding. Plain-tiled roof with shaped bargeboarding to gable to road. Red brick ridge stack. 3-unit plan with gable end to road. Range added to east wall. One storey and attic. West wall has gable eaves dormer, late C20. Segmental header brick arches to two 3-light casements and a doorway with boarded door. Gable end has a first floor hung sash under wood lintel and another window at ground floor under similar arch. Doorway in east wing has boarded door. The range to the east C18. Brick. Plain tiled. 2 storeys. One boarded door and one 3 light wood casement at first and ground floors under flat arches.	
<i>Conservation Value:</i> Listed for its architectural value as a good example of its type, within a wider historical context. There will be aesthetic value, in the use of vernacular materials and functional use. Principally evidential, historical and aesthetic value.	
<i>Authenticity and Integrity:</i> The exterior appears little altered, though it is not known how the interior has changed. It still appears to be associated with a working farm set within a largely agricultural landscape, though with the settlement of Wood End creeping towards the site. Currently undergoing repair/renovation to the roof.	
<i>Setting:</i> The farmhouse is located within a small garden on the southern edge of a large set of modern farm buildings. The garden contains several trees. It fronts onto the road junction between the B4102 and Lamp Lane/Wood End Lane. The hedges here are low and clipped. The house is surrounded by open fields to the west, south and east, with housing to the south-west and south-east. High voltage electricity lines pass just to the west of the house.	
<i>Contribution of Setting to the Significance of the Asset:</i> Incidental. The intended setting of the farmhouse on its landholding would have been integral to the form and function of the building, though the farm would originally have been set within a landscape of isolated farmsteads, their land bordering each other.	
<i>Magnitude of Impact and Effect:</i> The proposed development would be located to the north-east. The plateau of a low hill would block any incidental views to and from the site, along with roadside and hedge line woodland screening. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases which would have to travel directly past the farmhouse, though this would be temporary.	
<i>Magnitude of Impact:</i> Medium value asset + negligible effect = <b>Neutral/Slight</b> impact	
<i>Overall Impact Assessment:</i> <b>Negligible</b>	

### 4.3.3 GRAND RESIDENCES

*Large and/or surviving gentry houses, in public or private hands, often incorporating multi-period elements of landscape planning*

The larger stately homes and lesser and surviving gentry seats were the homes of the manorial and lordly elite. Some may still be occupied by the descendants of medieval owners; others are in public ownership or held by the National Trust. Wealth derived from agriculture holdings, mineral exploitation and political office was invested on these structures as fashionable expressions of power and prestige. In addition, some homes will have been adapted in the post-Dissolution era from monastic centres (e.g. Buckland Abbey), and thus incorporate earlier buildings and hold further historical associations.

They are often Grade II\* or Grade I Listed buildings on account of their condition and age, architecture features, internal fixtures and furniture, and historical and cultural associations. In

addition, they are often associated with ancillary structures – chapels, stables, kitchen gardens etc. – that may be included within the curtilage of the House or be Listed in their own right. In addition, there is often a high degree of public amenity.

As such, these dwellings and associated structures were visual expressions of the wealth and aspirations of the owners, and were designed to be impressive. They were frequently located within a landscape manipulated to display them to best effect, and views to and from the structures were very important. In earlier periods this might be restricted to the immediate vicinity of the House – i.e. geometric formal gardens – but even these would have incorporated long prospects and might be associated with deer parks. From the 18<sup>th</sup> century, designed landscapes associated with the House laid out in a naturalistic style and incorporating multiple geographically disparate associated secondary structures became fashionable. The surviving examples usually contain many mature trees and thus local blocking is common. However, such is the sensitivity of these Houses, and in particular their associated designed landscapes, that the visual impact of a modern development is likely to be severe.

### **What is important and why**

The great houses are examples of regional if not national architectural value, and may be located on sites with a long history of high-status occupation (evidential). They may conform to a particular style (e.g. Gothic, Palladian) and some were highly influential locally or nationally; surviving examples are often well-maintained and preserved (historical/illustrative). They were typically built by gentry or noble families, could stage historically important events, and were often depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). The epitome of design, they have clear aesthetic/design value, arising from their intrinsic architectural style, but also the extensive grounds they were usually associated with, and within which they were designed to be seen and appreciated. The aesthetic/design value can improve with time (the ‘patina of age’), but it can also be degraded through unsympathetic development. As large structures built for the use of a single family, communal value is typically low, although an argument can be made the 19<sup>th</sup> and early 20<sup>th</sup> century great house was a community in its own right, with its family, servants and extended client base. Not all survive as country houses; some are schools, nursing homes or subdivided into flats, and this has a severe impact on their original historical/associational value, but provides new/different associational and also communal/social value.



FIGURE 23: ASTLEY LODGE; VIEWED FROM THE SOUTH-WEST.

<b>Asset Name: Astley Lodge</b>	
Parish: Astley	Value: Medium
Designation: GII	Distance to Development: c.1.20km
<i>Description:</i> Listing: (List Entry no. 1365145) Entrance lodge. Mid/late C18, with mid C19 addition to rear. Regular coursed sandstone. Roof and chimney are hidden behind embattled parapet. Square one-unit plan. Gothick style. 2 storeys; one-window range. Front to drive has chamfered 4-centred arched doorway with C19 ribbed door. Shallow projection to left. First floor has small C19/C20 two-light casement with horizontal glazing bar. Left return side to road has small lead-latticed light. Right return side has 4-centred arched window with Y-tracery. Addition of Flemish bond purple brick has plain-tile roof and stone coped gable parapets with kneelers. Interior not inspected.	
<i>Conservation Value:</i> Listed as part of the wider Arbury House estate. There will be aesthetic value, in the use of vernacular materials and functional use of the surviving structures. Evidential, historical and aesthetic value.	
<i>Authenticity and Integrity:</i> The surviving structure appears in good condition and appears to remain in use as a domestic structure (it is unknown what alterations have been made internally) on the boundary of the parkland.	
<i>Setting:</i> The lodge is situated at the junction of the B4102 with an entrance drive to Arbury House through the wider estate. Immediately surrounding and to the rear (south-east) is an area woodland with later residential property; whilst opposite (north-west) is a pool and wooded area defining the site of Astley Castle. To the north-east and south-west are agricultural fields.	
<i>Contribution of Setting to the Significance of the Asset:</i> Intentional. Its roadside setting marks the threshold of the more formalised elements of the wider Arbury estate. It has value as a separate structure, but serves an ancillary function to the grand house and its associated parkland. Its proximity to Astley Castle must also be a factor, as both houses were owned by the same family from 1674.	
<i>Magnitude of Impact and Effect:</i> The proposed development would be located to the west with views to/from the asset blocked by the topography and woodland screening; wider views across the landscape towards Arbury house could be impacted. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases which would have to travel directly past the asset, though this would be temporary.	
<i>Magnitude of Impact:</i> Medium value asset + Negligible effect = <b>Neutral/Slight</b> impact	
<i>Overall Impact Assessment:</i> <b>Negligible</b>	

#### 4.3.4 MEMORIALS

Memorials are typically located in order to be seen, often at road junctions, high points or central locations within the communities that they were designed to evoke remembrance within. Many examples are located within churchyards or cemeteries, but those which are typically afforded statutory protection are those located outside of these bounds. Context and setting is often confined to the settlement with which they are associated and therefore modern developments, when visible at a distance, do not affect their relationships with their surroundings or public understanding of their meaning and significance. Some large (primarily 19<sup>th</sup> century) memorials are afforded a much wider setting by their prominent positioning on hilltops above settlements, and in these instances they are more sensitive to modern developments.

#### What is important and why

All have strong communal value, in terms of commemorative power and symbolic associations (communal).

<b>Asset Name: Duke of Suffolk's Monument</b>	
Parish: Astley	Value: Medium
Designation: GII	Distance to Development: c.0.45km
<i>Description:</i> Listing: (List Entry no. 1184805) Monument. c.1891. Sandstone. Roughly curved conical shape, approximately 1.9 metres in diameter and 2 metres high. A large vertical panel cut into it has remains of inscription recording that Henry Grey, Duke of Suffolk, Lord of the Manor of Astley and father of Lady Jane Grey, took refuge in a large hollow oak tree on this spot. The tree was blown down in 1891.	
<i>Conservation Value:</i> The monument is potentially of historical interest, though is not particularly aesthetically pleasing. There is inherent evidential value as it replaces a tree that would have related to an earlier landscape. Principally historical value.	
<i>Authenticity and Integrity:</i> The monument is complete and in good condition.	
<i>Setting:</i> The monument stands isolated towards the southern edge of a large arable field (c.30m from the hedge), in an open and exposed location. The ground rises gently to the south, west, and north-west, and drops away to the east. The hedges are generally low and clipped, with some mature hedge trees.	
<i>Contribution of Setting to the Significance of the Asset:</i> Incidental. Monuments are usually intended to be visible but	



this one is rather small and understated. Its location was not selected for any landscape prominence or designed view, as it simply marks the location of the tree Henry Grey is reported to have hidden in.

*Magnitude of Impact and Effect:* The proposed development would be located to the west with views to/from the asset clearly visible, though screening from the hedges and hedge trees provides some mitigation. Wider landscape views in which the asset is included, however, will clearly incorporate the proposed solar panels. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases though this would be temporary.

*Magnitude of Impact:* Medium value asset + Negligible effect = **Neutral/Slight** impact

*Overall Impact Assessment:* **Negligible**



FIGURE 24: THE DUKE OF SUFFOLK'S MONUMENT; VIEWED FROM THE SOUTH-WEST.

#### 4.3.5 REGISTERED PARKS AND GARDENS

In/formal planning tends to be a pre-requisite for registered landscapes, but varies according to individual design. Such landscapes can be associated with larger stately homes (see above), but can be more modern creations. Landscape parks are particularly sensitive to intrusive visual elements (see above), but many gardens are usually focused inward, and usually incorporate stands of mature trees that provide (seasonal) local blocking. Unless the proposed development is to be located close to the garden, its impact would be minimal.

##### **What is important and why**

Parks and gardens can be extensive, and are usually associated with other high-value heritage assets. They may contain a range of other associated structures (e.g. follies, grottos etc.), as well as important specimen planting (evidential). Individual examples may be archetypes of a particular philosophy (e.g. picturesque) or rare survivors (e.g. medieval garden at Godolpin) (historical/illustrative). Parks that cover an extensive area can incorporate and utilise existing monuments, structures and biota of varying date and origin. They may have their origins in the medieval period, but owe their modern form to named landscape gardeners of national importance (e.g. Capability Brown). They may be depicted in art and lauded in poetry and prose (all historical/associational). The landscape park is the epitome of aesthetic/design: the field of view shaped and manipulated to conform to a particular ethos or philosophy of design; this

process can sweep away what went before, or adapt what is already there (e.g. Trewithen Park). Planned views and vistas might incorporate distinctive features some distance removed from the park. Many of these parks have been adapted over time, been subject to the rigours of time, and have fully matured in terms of the biological component. The communal value of these landscapes is limited; in the present day some are open to the public, but in origin and conception they were essentially the playgrounds of the elite. They might contain or incorporate commemorative structures (communal/commemorative).



FIGURE 25: VIEW ACROSS THE SITE TO THE WIDER PARKLAND OF THE ARBURY ESTATE; VIEWED FROM THE WEST-SOUTH-WEST.

<b>Asset Name: Arbury Hall</b>	
Parish: Astley	Value: High
Designation: GI* Park and Garden	Distance to Development: c.1.20km
<p><i>Description:</i> Listing: (List Entry no. 1001185) Early and mid C18 gardens and pleasure grounds, partly developed with advice from Sanderson Miller, together with parkland of C17 origin.</p> <p>LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Arbury Hall is situated c 3.5km south-west of Nuneaton, to the south of the B4102 road. The c 180ha site comprises c 10ha of gardens and pleasure grounds, and c 170ha of parkland, plantations and lakes. The site adjoins agricultural land and woodland on all sides, with extended drives projecting from the body of the site to the north, west and south-east through surrounding agricultural land. To the north-east and east the site is bounded by an C18 canalised stream, while to the south it adjoins the buildings of South Farm, childhood home of the novelist George Eliot (1819-80). The boundary to the north-west is formed by a footpath which passes to the south of Temple House and Park Farm. The north drive adjoins Spring Kidden Wood to the east and North Wood to the west. The site occupies a shallow valley which runs from north-west to south-east and which contains a stream which has been dammed to form a chain of pools to the south and west of the Hall. A further stream flows from north to south on the eastern boundary of the site; this is dammed to form a series of canals and to provide power for a water mill at Arbury Mill Farm. There is a complex series of views within the site, and further views across surrounding agricultural land particularly to the north-west and west from the park. The principal views from the Hall and pleasure grounds are south and south-east across the pools and park towards boundary plantations.</p> <p>ENTRANCES AND APPROACHES Arbury Hall is approached from the B4102 road to the north. The entrance is marked by North Lodge (listed grade II), a late C18 rubble-stone structure comprising a pair of round towers linked by a large, four-centred carriage arch. The towers are lit by small leaded lancet windows and have small domestic ranges to the south which were extended in the C19. The North Lodge was one of the last structures built by Sir Roger Newdigate (d 1806). The tarmac drive follows a straight course south for c 1km through a mixed avenue. Some 270m south of North Lodge the avenue widens to form a circular plantation which may correspond to the terminal feature of the north avenue shown on an estate plan by Thomas Ellis (1664). Some 240m south of this circular plantation the drive passes</p>	



immediately to the east of a mid or late C18 bath house (listed grade II). Of rubble sandstone construction, the bath house comprises a square dressing room with an arched projection containing a bench seat facing the drive, and an adjoining circular bath chamber, the vaulted roof of which is partly collapsed. The bath house formed part of Sir Roger Newdigate's mid and late C18 improvements. Approximately 1km south of North Lodge the drive sweeps south-west; the axis of the north avenue is projected south as a vista cut through Spring Kidden Wood and aligned on the Hall c 750m to the south. The drive continues south-west for c 400m, running parallel and to the south-east of a canalised stream which forms the outflow of Seeswood Pool c 1.3km north-west of the Hall (outside the area here registered). Sweeping south and south-east, the drive crosses the stream on a small mid or late C18 stone bridge and continues for c 300m south-east, to the south-west of the stream. At a junction c 240m north-west of the Hall the principal drive sweeps east, passing to the north of the kitchen garden before turning south to approach the carriage court and porte-cochère on the north side of the Hall. The north drive was developed in the mid C18 by Sir Roger Newdigate from an existing avenue aligned on the north facade of the Hall. The north avenue is shown on Ellis' survey of 1664. Yates' map (1793), reflecting the arrangement shown on the early C18 plan of Arbury Demesne, shows the north avenue cut by a public road, Kidding Lane, running west from Chilvers Coton to Astley Lane. The course of this road survives (2000) as a track on the north boundary of Spring Kidden Wood. Yates' map shows the drive leading south on its present course from Spring Kidden Wood to the Hall.

Some 240m north-west of the Hall a secondary drive turns south-south-west for c 130m, to reach a late C18 or early C19 stone gatehouse (listed grade II) c 130m north-west of the Hall. The gatehouse is constructed in Perpendicular Gothic style with a single carriage arch; it formed part of Sir Roger Newdigate's C18 and early C19 improvements to the estate. Beyond the gatehouse the drive continues for c 50m east to the late C17 stables (listed grade I). Constructed in red brick with an elaborate centrally placed classical portal beneath a painted sundial clock, the stables comprise two storeys under a pitched roof. Approximately E-shaped on plan, the projecting wings have ogee gables. The design of the stables is attributed to Sir William Wilson; Sir Christopher Wren provided two designs for the portal in 1674 but these were not implemented (listed building description; Tyack 1994). To the south the stables overlook a courtyard which is today (2000) laid out with wide gravelled perimeter drives enclosing four panels of lawn divided by cruciform walks which intersect at a circular stone-kerbed pond. The courtyard is enclosed to the west by the late C17 brick coach house and associated walls (all listed grade II), while to the south it is enclosed by a C17 brick wall (listed grade II) which was altered in the mid or late C18 to provide a stone crenellated parapet; C16 architectural fragments and re-sited Jacobean balustrades are incorporated into the south wall. At the south-east corner of the courtyard a mid C18 gatehouse (listed grade II) comprising a pair of square towers flanking a central perpendicular arched gateway beneath a crenellated gable leads to the gardens south of the Hall. The gatehouse is said to be dated 1754 (listed building description) and formed part of Sir Roger Newdigate's alterations to the Hall and grounds, and was probably undertaken with the advice of Sanderson Miller. To the east the courtyard is enclosed by late C17 or early C18 brick and stone coped walls (listed grade II), at the north end of which a pair of elaborate early C18 wrought-iron gates and overthrow are supported by a pair of stone piers surmounted by pineapple finials (all listed grade II). This gateway leads east to the carriage court and porte-cochère on the north side of the Hall.

From the gatehouse west of the stables a drive leads c 430m south-south-west, crossing the dam between Garners Pool and Hall Pool to reach a junction c 430m south-west of the Hall. Here the drive divides, one branch leading c 1.75km west and north-west along the south-west boundary of the park and through adjacent agricultural land to reach Astley Lodge, a mid or late C18 stone lodge on the B4102 Astley Lane c 2km west of the Hall. Astley Lodge stands opposite an entrance to Astley Castle which was acquired by Sir Richard Newdigate in 1674, and which in the mid C18 was used as a dower house for Sir Roger Newdigate's widowed mother (Tyack 1994). The west drive and Astley Lodge form part of Sir Roger Newdigate's late C18 development of the estate, and were intended to link Astley Castle and its associated park and gardens with the grounds surrounding Arbury Hall. Yates' map (1793) shows the west drive as a public road leading to Astley.

A further drive leads south-east from the junction c 430m south-west of the Hall. This drive follows a serpentine course for c 1km south-east through the park to reach a mid or late C18 single-arched rusticated stone bridge (listed grade II). Beyond the bridge the drive continues for c 700m through a plantation, Coventry Wood, to reach the late C18 Griff Lodges (both listed grade II) on a minor road c 2km south-east of the Hall. The Griff Lodges comprise a pair of single-storey stone cottages with gothic windows, pyramid tiled roofs set behind open-work parapets and cornices ornamented with carved figures and grotesques. The east drive, bridge and Griff Lodges form part of Sir Roger Newdigate's late C18 improvements. Yates' map (1793) shows the east drive as a public road leading to Griff.

**GARDENS AND PLEASURE GROUNDS** The informal pleasure grounds lie to the north, east and south of the Hall, with an area of walled formal garden to the north-east.

To the west of the Hall and stable court an area of informal lawns planted with specimen trees and shrubs is bounded to the west by a canalised stream which feeds Hall Pool c 20m south-west of the Hall. A walk extends along the north bank of Hall Pool to reach further lawns which fall away to the south and south-east of the Hall. Hall Pool was created c 1750 from two existing fishponds as part of Sir Roger Newdigate's improvements undertaken with the advice of Sanderson Miller (Meir 1995). Hall Pool is retained to the east by an earth dam, below which is a rectangular pool. To the north, some 30m south of the Hall, a rocky cascade descends to a further informal lake. The cascade was constructed in 1751, while the lake to the east was created from a formal canal which is shown in Beighton's early C18 view. These improvements were undertaken with advice from Miller (*ibid*), and are shown in views of c 1800 (Aylesford Collection). To the east and north the east lake connects with a system of mid and late C18 canals which formerly connected with the Coventry Canal c 2km east of the Hall. The east canal sweeps north-west enclosing an area of

informal lawns and specimen trees together with an early C19 cottage, Swanland; c 150m north-east of the Hall the east canal joins the north canal which extends c 150m north and north-east in a cutting from the east lake. This canal and cutting form the east boundary of lawns and shrubberies to the east of the Hall. To the south, the east lawn drops steeply to the south lawn and east lake, while an artificial mound c 75m east-south-east of the Hall is planted with ornamental trees and shrubs. A further mound c 70m east of the Hall contains a late C18 or early C19 brick-lined icehouse (listed grade II). Informal walks border the lawns to the south, east and north, while a late C18 ornamental stone footbridge c 100m south-east of the Hall crosses the north canal and leads c 150m east to Swanland. To the north of the Hall a level rectangular lawn is enclosed by the carriage turn. A group of four early or mid C18 stone terms surmounted by white marble busts of Roman emperors (all listed grade II) is arranged against the north facade of the service court immediately west of the Hall; this arrangement dates from the early C20 when a group of yards attached to the east wall of the stable courts were cleared and laid to grass (OS 1913, 1925). Beyond the carriage turn a further rectangular area of lawn tapering to the north is bounded to east and west by drives. This lawn is aligned with the north avenue and forms the foreground to a vista extending from the Hall to the avenue.

Some 45m north-east of the Hall a formal garden is enclosed by early C18 brick walls c 3m high. This garden is screened to the west by evergreen shrubbery. Approximately rectangular on plan, the garden is laid out as a rose garden with rectangular beds divided by a central stone-kerbed gravel walk which extends from a gateway in the south wall north to a rondpoint which contains a circular fountain pool. To the north of the rondpoint stone steps ascend to a further walk which leads north to the site of the late C18 orangery against the inner face of the north wall. Tall brick piers support lead urns, while the site of the orangery forms a terrace ornamented with classical fragments. The walled garden corresponds to a garden shown on Beighton's early C18 view. The orangery shown by Beighton at the north end of the garden was rebuilt by Sir Roger in 1772; orange trees were supplied by Alberto Ghecco of Genoa in 1775 (Meir 1995). Lady Sophia Newdigate recorded details of the mid C18 planting of the flower garden in her notebooks (WCRO). To the east and north of the walled garden are further areas of informal lawns planted with ornamental trees and shrubs.

Some 400m north-east of the Hall, a further artificial, informal lake is retained to the north-east by earth dams, on which stands a mid C18 Tea House (listed grade II). This stone and brick single-storey structure, built by David Hiorn in 1748 (Tyack 1994), comprises a domed summerhouse entered through double doors surmounted by a pedimented doorcase supported on rusticated half-columns. The interior comprises a single circular room. To the north a late C18 or early C18 rendered brick cottage is attached to the summerhouse. The Tea House, which formed part of Sir Roger Newdigate's mid C18 improvements, may have been modelled on the Pantheon in Rome.

**PARK** The park lies to the north, south, west and north-west of the Hall and is in mixed agricultural use. To the south of the Hall mixed plantations adjoin the east drive, while to the west and north the park is characterised by scattered individual and small groups of trees. A drive c 450m south of the Hall which leads from the south-east drive to South Farm on the southern boundary of the park (outside the area here registered) follows the line of the south avenue which is shown on a mid C17 estate plan (WCRO). The avenue north of the east drive had been removed by 1787 (Yates 1793). A chain of four pools extends west from Hall Pool to the south-west of the Hall. Each pool is approximately triangular on plan, and is retained to the east by an earth dam.

An early C18 estate plan shows Park Meadow to the south-east of the Hall (WCRO), while by 1787 the park had assumed its present extent (Yates). The development of the park formed part of Sir Roger Newdigate's improvements undertaken from the late 1740s and completed c 1800. During the Second World War the park accommodated a prisoner of war camp; it was restored to mixed agricultural use after 1945 (guidebook).

**KITCHEN GARDEN** The kitchen garden lies c 60m north-west of the Hall and immediately to the north of the stables. Approximately rectangular on plan, the garden is enclosed by late C17 or early C18 brick walls c 3m high, while to the south-west a screen comprising wrought-iron railings supported by stone piers surmounted by ball finials separates a slip garden from the west drive. The kitchen garden is entered from the east through a late C17 or early C18 gateway comprising a pair of stone piers surmounted by pineapple finials which support wrought-iron gates and side panels (all listed grade II). The south-west slip garden is entered by gates set at the centre of the screen which are supported by similar stone piers with pineapple finials. A further gate (listed grade II) immediately west of the stables gives access to a service yard north of the stables. The kitchen garden remains (2000) in cultivation.

A further area of former kitchen garden lies to the west of the stable court, and is enclosed to the west and south by late C17 or early C18 brick walls with stone coping c 3m high (west wall listed grade II). This garden is approximately L-shaped on plan and is divided into two compartments by a transverse wall. The garden is no longer in cultivation as a kitchen garden.

*Conservation Value:* Considerable. The parkland is of historical interest, demonstrating changing fashions in garden design, and particularly associations with Sanderson Miller, as well as other historical figures who have stayed at the Hall. There is also evidential value in any buried remains of the Augustinian priory. Clear aesthetic value as well.

*Authenticity and Integrity:* The estate is in private hands and was not assessed (open only on summer bank holiday weekends), though appears to remain as a combination of pleasure grounds, garden, and wider woodland.

*Setting:* The parkland surrounds the grand residence of Arbury Hall and occupies the slopes of higher ground within a wider agricultural landscape with associated settlements, isolated farmsteads, and infrastructure.

*Contribution of Setting to the Significance of the Asset:* Intentional. The physical location of the estate defines its key characteristics and elements which have been sculpted. The inner pleasure grounds surrounding the Hall were intended to be viewed from the hall, the surrounding woodland providing privacy from the surrounding farmland.

*Magnitude of Impact and Effect:* The proposed development would be located to the west with views to/from the edges of the parkland clearly visible, though the woodland of the asset provides screening from the more formal

elements of the estate and views from the hall itself. Wider landscape views in which the asset is included, however, will clearly incorporate the proposed solar panels. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases though this would be temporary.

*Magnitude of Impact:* High value asset + Negligible effect = **Slight** impact

*Overall Impact Assessment:* **Negligible**

#### 4.3.6 MEDIEVAL CASTLES AND MOATED SITES

*Masonry castles, motte & bailey castles, moated sites, manorial sites*

Castles are large masonry or timber structures with associated earthworks that were built during the medieval period (c.1050-1500). These structures were built with defence in mind, and were often constructed in highly prominent locations. They were also expressions of status and power, and thus highly visible statements about the wealth and power of their owners. They are designed to see and be seen, and thus the impact of standing structures is often disproportionately high compared to their height or proximity. High status manorial sites could also be enclosed and 'defendable', both types of monument could be associated with deer parks, gardens or pleasure grounds. Motte and bailey castles specifically, are medieval fortifications introduced by the Normans. A large conical mound of earth or rubble (the motte) and an adjoining embanked enclosure(s) (the bailey) that contained additional buildings composed these monuments. The motte would have been surmounted by a palisade and stone or timber tower. Motte and bailey castles were garrison forts during the early post-conquest period that may have acted as aristocratic residences and administrative centres. They generally occupied strategic positions in towns, villages and open countryside, dominating their immediate locality, thus being the most visually impressive monuments of this period in the modern landscape.



FIGURE 26: ASTLEY CASTLE MOATED SITE; VIEWED FROM THE SOUTH-SOUTH-EAST.

#### **What is important and why**

Other than churches, castles – ruined or otherwise – are often the most substantial medieval structures to survive in the landscape, and associated with extensive buried remains (evidential). The larger and better-preserved examples are iconic and grandiose expressions of political power

and status. Most can be associated with notable families and some have been the scene of important historical events, represented in literature, art and film (historical/associational). All were originally designed structures, located within a landscape manipulated for maximum strategic and visual advantage (aesthetic/design). The passage of time has reduced some to ruins and others to shallow earthworks; some survived as great houses. All have been subject to the rigours of time, so the current visual state can best be described as a fortuitous development. Communal value is limited, although the ones open to the public are heritage venues, and the larger ruined examples retain a grandeur that borders on the spiritual/romantic. In the past there would have been a strong communal element. They may or may not retain a curtilage of associated buildings, and may or may not retain an associated landscape park or deer park.

*Historic England Listing Text: Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.*

Asset Name: <b>Astley Castle moated site</b>	
Parish: Astley	Value: High
Designation: SAM	Distance to Development: c.1km
<p><i>Description:</i> Listing: (List Entry no. 1011194) The monument is situated to the north-east of St Mary's Church in Astley village and includes the moated site of Astley Castle, its associated garden features and fishpond complex. It also includes the earthwork remains of a medieval settlement, the earthwork and buried remains of Astley College, and an area of ridge and furrow cultivation. In 1266 Warin de Bassingburn was granted a licence to enclose the manor house at Astley with a dyke and walls and to crenellate it. The moated site has external dimensions of 100m north-west - south-east and up to 115m south-west - north-east. The waterfilled sections of the moat measure approximately 10m wide, and the moat ditches, themselves, measure up to 20m wide. Access onto the moated island is by means of a bridge across the south-west arm of the moat. The bridge has a round arch of probable 19th century date and a later parapet. At the northern end of the bridge is evidence for the layout of the medieval gatehouse, which took the form of a rectangular tower projecting forward into the moat on a large masonry platform. The gate arch was asymmetrically set within the tower to the east of a block of rooms, of which that adjoining the gatehall must have served as the porter's lodge. The wall between the gatehall and the porter's lodge survives and is pierced by an arched doorway, now blocked. An illustration of 1875 shows that, by this date, the gatetower had been demolished and the doorway to the porter's lodge was serving as an entrance to a garden walkway around the inner edge of the moat. Only the northernmost gate arch survives, providing the frame for the modern doors. It has a four-centred arch of two chamfered orders with a shield panel above. The arch jambs are partly original, though the arch itself is mostly of post-medieval date. The gatehouse appears contemporary with the remains of the curtain wall along the inner edges of the south-west, south-east and north-west arms of the moat. The lower courses of this wall are thought to date from the 14th century. The bridge, gateway and the curtain wall are all built of regular coursed and squared sandstone and are Listed Grade II. These features are included in the scheduling. There are the remains of the stone pier for a timber bridge across the north-east arm of the moat. It is considered that this bridge was built during the 19th century to provide access to the garden situated to the north of the moated site and it is included within the scheduling. The moated island measures 60m north-west - south-east and 70m south-west - north-east. The north-east edge of the island slopes upwards from the edge of the moat to form an internal bank. The south-west corner of the moated island is partly occupied by the ruined house known as Astley Castle, a Grade II Listed Building. The house has its origins in the 13th and 14th centuries and exhibits many periods of construction. It is considered that the materials from the original fortified manor house, built on the moated island, were re-used in the 16th century when the house was rebuilt. This house was remodelled in c.1820. The house is excluded from the scheduling. An estate map of 1664 indicates that, at this date, there was a range of buildings along the southern curtain wall. There is no surface evidence for the range of buildings, but they will survive as buried features. In 1664, a formal garden occupied the northern half of the moated island. Immediately to the north and east of Astley Castle moated site are the earthwork remains of garden features which are thought to have been laid out during the 19th century and are probably contemporary with the remodelling of the house in c.1820. The features to the north include an earthwork avenue which is approximately 30m long and is bounded by yew trees. The avenue runs between the bridge across the north-east arm of the moat, and a small pond situated to the north. The pond is bounded by earthwork banks and is now dry. There are raised platforms on either side of the avenue which were also planted with yew trees. To the east of the moated site is a raised area which has been built parallel with the south-east arm of the moat. A large cedar of Lebanon tree and the stumps of several others indicates that the edges of the platform were originally planted with trees in order to stabilise it and to create a garden feature visible from the house. These garden earthworks provide evidence for the landscaped setting of Astley Castle</p>	



moated site during the early 19th century and represent the most recent phase in the historical development of the site. There is a complex group of earthworks in the area to the west of Astley Castle moated site and this includes the remains of part of a medieval settlement which is situated in the south-west part of this area. The earthwork remains of the settlement include three house platforms built adjacent to each other and aligned east-west. These remains are bounded along their western side by a hollow way. The hollow way is now in use as an access road and does not survive well. It is therefore, not included in the scheduling. To the east of the northern platform are the remains of a second hollow way with a linear bank immediately to the east. The area between the south-west corner of the moat and the north wall of the parish church forms a levelled platform which is thought to be the site of Astley College. In 1338 Sir Thomas de Astley founded a chantry served by four secular priests in the Lady Chapel of the parish church. In 1343 the chantry was converted into a collegiate establishment and the Lady Chapel was rebuilt and rededicated. The chapel, which was still called 'new' in 1493, was probably sited within the choir of the parish church, which eventually became the nave of the present building. A series of openings and other features in the north wall of the present nave, opening onto the levelled platform, probably indicate where the collegiate buildings were attached. The college itself was dissolved in 1545 although an estate map of 1664 shows that, at that date, there was still a large building immediately north of the parish church. The buried remains of the collegiate buildings will survive both within and to the north of the present graveyard and are included in the scheduling. North of the College site and to the north-west of the moated site is a second large earthwork platform. At its north-west corner (some 60m north-west of the moated site) is a mound with a diameter at the base of 18m. It is thought that the platform represents the site of formal gardens known to have been laid out north-west of the moat in the 17th century, whilst the mound is probably a prospect mound from which the layout could be viewed. In 1664 this part of the site was known as the 'New Garden'. Despite some damage caused by subsequent ploughing, the layout of this garden, its walkways and planting layout will survive as buried features beneath the ground surface and this area is included in the scheduling. North-west of the platform on which sat the formal garden, and occupying the area along the eastern side of the hollow way to the north of the settlement remains, is a complex of fishponds and other water-control features. The group of four inter-connecting ponds and their associated leats are seasonally waterlogged. The ponds are rectangular and have been constructed around a raised central area. Sluices would have originally controlled the water supply within each individual pond. The pond at the south-west edge of the complex was surveyed in 1967 and has been recently infilled. It will survive as a buried feature and is, therefore, included in the scheduling. The fishponds are bounded along their northern edge by an outer bank. The leat which connects the fishpond complex with the moated site is visible as an earthwork. It has been partly straightened during the post-medieval period, but is included in the scheduling. The uniformity of the ponds and their proximity to the 'New Garden' indicates that they are likely to have been incorporated within the formal garden layout in the 17th century. There is a slight circular depression within the central raised area. This may be the remains of a further pond added to the complex when the gardens were laid out. Immediately to the north-west of the moated site, and south of the inter-connecting leat is a brick-lined well and the remains of a small pumping house. The lower courses of a building that housed both the well and the pumping machinery are visible on the ground surface. Two concrete bases for a pumping engine which originally lifted the water from the well and the remains of machinery within the well itself, are visible. These remains provide evidence for the development of water management on the site in the 19th century and are included in the scheduling. To the north, north-west and east of the moated site are the earthwork remains of ridge and furrow cultivation. The ridge and furrow respects the moated site and provides a stratigraphic relationship between the moated site and the earthwork features in the surrounding area. A 10m wide sample area of ridge and furrow to the north and east of the site are included in the scheduling in order to preserve these relationships. The present Astley Castle, which is a ruined structure and Listed Grade II, its associated outbuildings, the surfaces of all modern paths and driveways and the modern walls situated on the moated island, the brick-built outflow channel at the outer edge of the north-east arm of the moat, the electricity poles and their support cables and all fence posts are excluded from the scheduling, but the ground beneath these features is included.

*Conservation Value:* Listed for its architectural value as a good example of its type, within a wider historical context, particularly as a surviving grand residence on a moated site. There will be aesthetic value, in the use of vernacular materials and functional use. Principally historical, evidential, and aesthetic value.

*Authenticity and Integrity:* The surviving structures on the moated site are largely ruinous with modern additions to make the fortified house habitable – it is a residence owned by the Landmark Trust – following the fire in 1978 the interior will be largely modern. The moat is a substantial and clearly defined feature, whilst surrounding earthworks survive to denote the surrounding medieval settlement and Astley College structures, though these in themselves do not survive.

*Setting:* The moated site is set on raised ground above the existing settlement and next to the parish church and earthworks of the surrounding medieval village. To the south-west is the churchyard and the Grade I Listed church, with a line of houses and a school beyond, with the Listed stables to the south. Beyond the immediate curtilage is Nuthurst Lane to the west and the B4102 to the east, with scattered trees and a largely arable agricultural landscape beyond.

*Contribution of Setting to the Significance of the Asset:* Intentional. The intended setting of a moated site is to be visible in the landscape as a demonstration of wealth and status, though some of this would have been aimed towards the now lost medieval settlement. The later formal gardens would have had internal vistas though with some wider landscape context, particularly in competition with those of Arbury House, though on a smaller scale.

*Magnitude of Impact and Effect:* The proposed development would be located to the west with views to/from the asset largely blocked by intervening structures and woodland screening, though wider views across the landscape towards

the moated site would be impacted. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases which would have to travel directly past the farmhouse, though this would be temporary, as the site access opens onto Nuthurst Lane opposite the church/village.

*Magnitude of Impact:* High value asset + Negligible effect = **Slight** impact

*Overall Impact Assessment:* **Negligible**



FIGURE 27: ASTLEY CASTLE; VIEWED FROM THE SOUTH-EAST.

<b>Asset Name: Astley Castle</b>	
Parish: Astley	Value: High
Designation: GII*	Distance to Development: c.1km
<p><i>Description:</i> Listing: (List Entry no. 1365144) Country house, originally a fortified house. C13 and C14 origins; C15, mid C16 and early C17; remodelled c.1820. Regular coursed and ashlar sandstone; some timber framing and brick to rear. Moulded cornice and embattled parapet throughout. Front range has no roof; rear range has early C19 low-pitched slate roof. Large embattled stone central stack; C16/C17 and C19 brick ridge, valley and lateral stacks. Double-depth plan. 2 storeys; 6-window range. Fifth bay has porch restored or added early C19, with moulded doorway and embattled parapet. Left return side has Tudor-arched window. Chamfered shallow Tudor-arched doorway with plank door inside. Chamfered stone mullioned windows are mostly C19. Four-light window in reduced C16/C17 opening above porch. First and second bays have 4-light windows to ground floor. First floor has C16/C17 mullioned and transomed window, and straight-headed 4-light window with Curvilinear tracery. 3 early C19 French windows have moulded 4-centred arches and fanlights with blind Gothick tracery. 2 large 3-light Gothick windows above have 4-centred arches and single hood mould with block stops. Straight joint between fifth and sixth bays. Sixth bay has 3-light recessed mullioned windows. Left return side is a 2-bay range with 2 large buttresses. First bay has 4-light wood mullioned and transomed window, and C19 mullioned window above. Second bay has fragments of 4-light window to first floor; wall above has fallen away. Right return side is mostly rendered, and has 3 gables. Right range is of C19 brick. Irregular rear has large 2-bay right range with embattled parapet. Ground floor is hidden by curtain wall (q.v.). Central external stone stack has upper part and star shaft of thin bricks; square top of C19 brick. Similar shaft to right. 3-light double-chamfered mullioned and transomed windows; tall left window has 2 transoms. Shallow projection to left has chamfered 4-centred lancet. Blocked Tudor-arched opening below and to right of right window. Lower irregular 2-window range to left has some timber framing with brick infill to first floor. 2 doors, C19 brick one-window addition has dentil cornice. Mullioned windows and casements. Interior not inspected. The building is derelict and little more than a shell. Behind the apparently early 19th century French windows in the centre of the east range are 3 15th century arched windows, the tracery heads surviving internally. This may have been the floored hall at the centre of the build, with ground and first floor fireplaces. To the west of the hall is the 15th century tower vice running to third storey or roof level. The 2 bays to the north have on second and attic floors, timber-framed penthouses which may have formed</p>	



<p>a long gallery. The 2 bays to the south form a 17th century solar wing, medieval service rooms and curtain wall are reported at south west.</p>
<p><i>Supplemental Comments:</i> The building has undergone recent renovation works to make the building habitable. These have been clearly differentiated from the construction styles of the remains of the original structure.</p>
<p><i>Conservation Value:</i> Listed as a good example of its type, within a wider historical context, as a relatively unencumbered moated site with a manorial house that retains considerable structural and artefactual evidence of the original manor and later structures. There will be aesthetic value, in the use of vernacular materials and functional use of the surviving structures. Principally historical, evidential, and aesthetic value.</p>
<p><i>Authenticity and Integrity:</i> The surviving structures on the moated site are largely ruinous with modern additions to make the fortified house habitable – it is a residence owned by the Landmark Trust – following the fire in 1978 the interior will be largely modern. Surviving surrounding earthworks denote nearby associated medieval settlement and Astley College structures, though these in themselves do not survive.</p>
<p><i>Setting:</i> The house is located with its moat on raised ground above the existing settlement and next to the parish church and earthworks of the surrounding medieval village. To the south-west is the churchyard and the Grade I Listed church, with a line of houses and a school beyond, with the Listed stables to the south. Beyond the immediate curtilage is Nuthurst Lane to the west and the B4102 to the east, with scattered trees and a largely arable agricultural landscape beyond.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Intentional. The intended setting of a fortified house and moated site is to be visible in the landscape as a demonstration of wealth and status, though some of this would have been aimed towards the now lost medieval settlement. The later formal gardens would have had internal vistas though with some wider landscape context, particularly in competition with those of Arbury House, though on a smaller scale.</p>
<p><i>Magnitude of Impact and Effect:</i> The proposed development would be located to the west with views to/from the asset largely blocked by intervening structures and woodland screening, though wider views across the landscape towards the house would be impacted. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases which would have to travel directly past the farmhouse, though this would be temporary, as the site access opens onto Nuthurst Lane opposite the church/village.</p>
<p><i>Magnitude of Impact:</i> High value asset + Negligible effect = <b>Slight</b> impact</p>
<p><i>Overall Impact Assessment:</i> <b>Negligible</b></p>



FIGURE 28: THE BRIDGE AND REMAINS OF THE GATEHOUSE AT ASTLEY CASTLE; VIEWED FROM THE WEST-SOUTH-WEST.

<p><b>Asset Name: Bridge and Remains of Gatehouse and Curtain Walls at Astley Castle</b></p>	
<p>Parish: Astley</p>	<p>Value: Medium</p>
<p>Designation: GII</p>	<p>Distance to Development: c.1km</p>
<p><i>Description:</i> Listing: (List Entry no. 1184837) Bridge and remains of gatehouse and curtain walls. C14, with origins</p>	

<p>c.1266 and early C19 alterations. Regular coursed and coursed squared sandstone. Bridge has round arch, and early C19 embattled parapet. Gateway has 4-centred arch, possibly C14, of 2 chamfered orders with shield panel above. Double-leaf plank doors. Return walls approximately 2 metres long to bridge; left wall has bricked-up chamfered arch. Curtain wall to the right and in front of the house is little more than a retaining wall. Curtain wall to the left rises to a height of approximately 8 metres for a length of approximately 15 metres to the rear of the house, and is attached to the rear right corner. 2 buttresses. Early C19 two-light mullioned window. On the left the wall curves back towards the house and ends at a round-arched gateway. Lower and much rougher wall to left drops down to retaining wall only.</p>
<p><i>Conservation Value:</i> Listed as surviving remains of part of Astley Castle fortified house, which retains considerable structural and artefactual evidence of the original manor and later structures. There will be aesthetic value, in the use of vernacular materials and functional use of the surviving structures. Historical, evidential and aesthetic value.</p>
<p><i>Authenticity and Integrity:</i> The surviving structure is partly ruinous and has undergone repairs/renovations to return its functionality</p>
<p><i>Setting:</i> The bridge crosses the moat to provide access to the House, between the moated site and the field adjacent to the churchyard. To the south-west is the churchyard and the Grade I Listed church, with a line of houses and a school beyond, with the Listed stables to the south. Beyond the immediate curtilage is Nuthurst Lane to the west and the B4102 to the east, with scattered trees and a largely arable agricultural landscape beyond.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Intentional. The bridge and gatehouse were threshold structures providing (or withholding) access to the fortified enclosure. As such, views to the structures would be most important, and those from the structure down the approach from the south.</p>
<p><i>Magnitude of Impact and Effect:</i> The proposed development would be located to the west with views to/from the asset largely blocked by intervening structures and woodland screening, though wider views across the landscape towards the house would be impacted. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases which would have to travel directly past the farmhouse, though this would be temporary, as the site access opens onto Nuthurst Lane opposite the church/village.</p>
<p><i>Magnitude of Impact:</i> Medium value asset + Negligible effect = <b>Neutral/Slight</b> impact</p>
<p><i>Overall Impact Assessment:</i> <b>Negligible</b></p>



FIGURE 29: THE STABLE BLOCK AT ASTLEY CASTLE; VIEWED FROM THE SOUTH-EAST.

<b>Asset Name: Stable Block at Astley Castle</b>	
Parish: Astley	Value: High
Designation: GII*	Distance to Development: c.1km
<p><i>Description:</i> Listing: (List Entry no. 1034777) Stables and coach house range. Circa mid to late C18. Regular coursed sandstone; rear wall of brick. C20 plain-tile hipped roof. T-plan with wing to rear. Gothick Revival style with 4-centred arches throughout. One storey, 5 bays. Symmetrical front has moulded cornice and embattled parapet. 3-bay centre</p>	



projects slightly and has embattled gable parapet. Double-chamfered doorway with plank door. Windows have Y-tracery. Gable has large moulded quatrefoil opening, partially bricked-up and damaged. First and fifth bays have large bricked-up double-chamfered arches, probably originally coach houses. At rear, gabled wing at centre; later cart entrance on right with added gable above. INTERIOR: Some of the original roof structure remains and interior fittings said to have been largely replaced. This is a good example of C18 Gothick Revival style.

*Conservation Value:* Listed as surviving remains of part of the later development of Astley Castle fortified house, which retains considerable structural and artefactual evidence of the original manor and later structures. There will be aesthetic value, in the use of vernacular materials and functional use of the surviving structures. Historical, evidential and aesthetic value.

*Authenticity and Integrity:* The surviving structure appears in good condition with working buildings behind and is currently in use at least partly for storage. Google Streetview would indicate the building and structure to the rear (west) was renovated and partly rebuilt in c.2011.

*Setting:* The stable block sits at the entrance to the wider fortified house moated site and is set slightly lower than the main house, though still raised in relation to the existing settlement next to the parish church and earthworks of the surrounding medieval village. It backs onto a yard to the west, enclosed by stone walls and a long single-storey open-fronted barn. There is a line of houses to the west, along with the churchyard of the parish church. To the east it overlooks fields. There are a number of mature deciduous trees around the structure.

*Contribution of Setting to the Significance of the Asset:* Intentional. As an individual structure the stable block would have an insular setting, focused almost entirely on the grand house. However, as part of the Astley Castle complex the intended setting becomes part of that of the fortified house and moated site, and as such is meant to be visible in the landscape as a demonstration of wealth and status.

*Magnitude of Impact and Effect:* The proposed development would be located to the west with views to/from the asset largely blocked by intervening structures and woodland, though wider views across the landscape towards the house would be impacted. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases which would have to travel directly past the farmhouse, though this would be temporary, as the site access opens onto Nuthurst Lane opposite the church/village.

*Magnitude of Impact:* High value asset + Negligible effect = **Slight** impact

*Overall Impact Assessment:* **Negligible**



FIGURE 30: VIEW TOWARDS CASTLE HILLS MOTTE AND BAILEY CASTLE; VIEWED FROM THE NORTH-EAST.

Asset Name: <b>Castle Hills motte and bailey castle</b>	
Parish: Fillongley	Value: Medium
Designation: SAM	Distance to Development: c.1.20km

<p><i>Description:</i> Listing: (List Entry no. 1011367) The monument includes the motte and bailey castle and an area of ridge and furrow cultivation. It is situated to the north-east of the village of Fillongley and approximately 90m north-east of Berryfields Farm.</p> <p>The motte and bailey castle is located on fairly low-lying ground and has been built adjacent to a small tributary of the Didgley Brook. The motte is situated at the northern end of the bailey and has been artificially raised. The flat-topped motte is oval-shaped and there is a slight gradient on its summit from north east-south west. The motte measures 54m north west-south east and 45m north east-south west and it is up to 4m high. There is an earthen bank around the outer edge of the motte's summit forming part of its defences. The bank rises approximately 2m above the surface of the motte. The northern, eastern and southern sides of the motte are defended by a 12m wide ditch. There is no surface evidence for a ditch to the west of the motte. The ditch may have been infilled and will survive as a buried feature, although it is possible that the stream channel provided a natural defensive feature along the western edge of the motte. The southern part of the motte ditch separates the motte from the bailey to the south west.</p> <p>The bailey has a rectangular plan and covers an area of 0.35ha. It is slightly raised above the surrounding land and its surface is mostly level. The bailey ditch is approximately 7m wide and is best preserved along its eastern side. There is a small pond at the southern corner of the bailey and, as a result, there is no surface evidence for the inner edge of the ditch in this area. The southern bailey ditch has been infilled but it remains visible as a shallow depression. There is no surface evidence for a ditch along the western edge of the bailey and here again the river channel may have been incorporated into the defences. Access to the motte and bailey castle is currently by means of causeways at the NNW and SSW edges of the site. The SSW causeway is thought to mark the site of the original entrance.</p> <p>To the north and north east of the motte and bailey castle are the earthwork remains of ridge and furrow cultivation. The ridge and furrow respects the castle defences and this relationship illustrates the impact of the castle on the land use of the surrounding area. A 20m wide sample area of the ridge and furrow is included in the scheduling in order to preserve this relationship. The motte and bailey castle was known as 'Old Fillongley' during the reign of Henry III (1216-72), indicating that the castle had probably been abandoned by this time.</p>
<p><i>Conservation Value:</i> The monument survives as a good example of its type, records suggesting that it was only short lived and will have evidential value in undisturbed archaeological remains are likely to survive from its period of use. Principally evidential value.</p>
<p><i>Authenticity and Integrity:</i> The monument was not accessible from public land. Surrounding woodland hinders its original purpose and views, but also provides some screening.</p>
<p><i>Setting:</i> The monument stands on slightly raised ground to the east of a modern working farm. The earthworks are lined with trees/shrubs. The lane leading to Berryfields Farm runs a little way to the south-west, providing access to a number of other small properties. Otherwise, the monument is surrounded by open fields bordered by low hedges.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Intentional. Castles were intended as defensive features and as such were intended to be prominent, visible features in the landscape. Wide views of the surrounding area would have been important, including intervisibility between castles.</p>
<p><i>Magnitude of Impact and Effect:</i> The proposed development would be located to the east with views to/from the asset blocked by a combination of topographic and woodland screening, the castle having primary views over the valley to the west. Wider landscape views in which the asset is included, however, will clearly incorporate the proposed solar panels. There would be a change in function of the land which would create a clear boundary between agricultural fields associated with different farms where there was previously not such a prominent boundary. Indirect effects may be an increase in traffic with resultant audio-visual pollution, particularly larger vehicles during the construction phases though this would be temporary.</p>
<p><i>Magnitude of Impact:</i> High value asset + Negligible effect = <b>Slight</b> impact</p>
<p><i>Overall Impact Assessment:</i> <b>Negligible</b></p>

#### 4.3.7 HISTORIC LANDSCAPE

##### *General Landscape Character*

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, modern housing estates, quarries, and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, and site specific, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be located within the *Arden* National Landscape Area (NCA), and *Irregular (piecemeal) Enclosure* of the *Fieldscape* Landscape Character Types (LCT), of the *North Warwickshire* district. These are described as:

*Arden*: Comprises farmland and former wood-pasture to the south and east of Birmingham. Traditionally regarded as the land lying between the River Thames and the River Avon in Warwickshire, the landscape also extends into north Worcestershire to abut the Severn and Avon Vales; to the north and north-east dropping down to the open landscape of the Mease/Sence Lowlands. The NCA has higher ground to the west (the Clent and Lickey Hills) and to the east (Nuneaton ridge), though is more gently rolling lower lying land towards the centre with small fragmented semi-natural and ancient woodlands. Mature oaks set in hedgerows, distinctive field boundaries, historic parklands and narrow river corridors are all key features.

*Fieldsapes*: This Landscape Character Type (LCT) is identified as being used for agriculture, predominantly enclosed land but including medieval open fields and is the dominant landscape type in Warwickshire. Enclosure took place in Warwickshire from the medieval period onwards, initially in an informal piecemeal manner on land used as open fields as well as enclosing heath, common and woodland; the fields often irregular in shape with curvilinear 'S' shaped boundaries, the edges of fields leading to natural boundaries. More formal enclosure took place from the 17<sup>th</sup> century forming more rectilinear fields with straight boundaries following planned roads and other features. Archaeological potential is *medium* to *high*, though survival depends on the particular use of the land.

*Irregular (piecemeal) Enclosure*: Irregular enclosures, some with curvilinear 'S' or dog-leg boundaries and representing field systems created out of medieval open fields by informal agreement. Others are irregular fields with straight and curvilinear boundaries that may have been created from the medieval through to the modern period. Includes small irregular fields, large irregular fields with sinuous boundaries, piecemeal enclosure, re-organised piecemeal enclosure with boundary loss since the OS first edition mapping. Represents older enclosure dating from the medieval period onwards, mostly found in the north-western parts of Stratford, Warwick, North Warwickshire and Rugby areas. Archaeological potential is *medium* to *high*, the area typically associated with ridge and furrow and deserted medieval settlements, though the highest potential is in fields of permanent pasture.

The site forms part of the agricultural landscape of these LCTs, the site and some of the surrounding fields all part of (in contrast) planned enclosure, with irregular enclosures all around. The undulating topography means that solar panels, with their low height, will be screened from the opposite sides of valleys/hills; though equally means they are more likely to be visible from higher ground, particularly any reflective glare, though woodland growth on this higher ground provides additional screening. The proposed development would infill some of the open agricultural landscape. On that basis the impact is assessed as **negative/minor** for the wider landscape, though with suitable and sufficient screening this could be reduced.

#### 4.3.8 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **negligible**.

#### 4.3.9 CUMULATIVE IMPACT

*Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.*

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character. The principal issue for this development is the effect on the Scheduled Astley Castle and Grade I Listed Church of St Mary the Virgin. The proposed development would have a negative impact on its setting. Whilst there are several other development proposals in the area, the majority of these are within settlements and will have no impact. With this in mind an assessment of **negligible** to **negative/minor** is appropriate.

TABLE 6: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Arbury Hall Park & Garden	RPG	1.20km	High	Negligible	Slight	Negligible
Astley Castle	II*	1km	High	Negligible	Slight	Negligible
Astley Castle moated Site	SAM	1km	High	Negligible	Slight	Negligible
Arley Lodge	GII	1.20km	Medium	Negligible	Neutral/slight	Negligible
Bridge and remains of Gatehouse and Curtain Wall at Astley Castle	GII	1km	Medium	Negligible	Neutral/slight	Negligible
Castle Hills motte and bailey	SAM	1.20km	High	Negligible	Slight	Negligible
Church of St Mary the Virgin	GI	960m	High	Minor	Moderate/slight	Negative/Minor
Crossways Farmhouse	GII	450m	Medium	Negligible	Neutral/slight	Negligible
Duke of Suffolk's Monument	GII	450m	Medium	Negligible	Neutral/slight	Negligible
Stable Block at Astley Castle	II*	1km	High	Negligible	Slight	Negligible
Landscape Character						
Historic Landscape	n/a	n/a	High	Minor	Moderate/slight	Negative/minor
Aggregate Impact	n/a	n/a				Negligible
Cumulative Impact	n/a	n/a				Negligible to Negative/Minor



## 5.0 CONCLUSION

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The site lies in the parish of Astley, Warwickshire, on the parish boundary with Arley. Both manors were small Domesday estate of two ploughlands each but sharing extensive woodland resources. The repetition of the Old English place-name element *lēah* meaning ‘wood pasture’ here also indicates this was a well-wooded landscape. Astley was held by a family of the same name until 1420. On the failure of the male line, it passed to the Greys of Ruthin, seized by the Crown in 1554 and sold to the Chamberlaine family. It was purchased by the Newdigates of Arbury in 1674.

The proposed development is located on the Astley side of the parish boundary with Arley. It covers four fields and part of a fifth, with an access track to the east. All these fields are large, slightly irregular in shape but with straight field boundaries. These are either late enclosures from waste or the results of complete landscape organisation in the late 18<sup>th</sup>/early 19<sup>th</sup> century; both interpretations are feasible, although on balance it is likely this is part of the deer park associated with Astley Castle (the ‘Great Park’ enlarged in c.1500, located within an extensive area of wood pasture recorded by the Domesday Book?). Most of this area is likely to have been farmed from Duke’s Farm, a courtyard farmstead located to the north-east side which was demolished in the late 1970s/early 1980s. The courtyard arrangement could be as early as the late 18<sup>th</sup> century, but the house may have been considerably older, and it is not impossible it is on the site of a park-related structure like a lodge. Prehistoric lithics have been recovered from some of the fields but the geophysical survey failed to identify anything of archaeological interest and its archaeological potential would therefore appear to be *low* to *negligible* with the exception of the site of Duke’s Farm. Whilst outside the redline boundary, the farmstead site has been earmarked for use as the construction compound and its archaeological potential would be *high*.

In terms of indirect impacts, most of the (few) designated heritage assets in the wider area are located at such a distance as to minimize the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, topography, buildings, or embankments, or that other modern intrusions have already impinged upon their setting. However, a combination of the high value of several of the assets and their interlinking on a landscape scale means that the scale of proposed development and its position overlooked by higher ground with surrounding agricultural fields means that some impact is unavoidable, even though individually the impact on each asset is minimal. There is also the issue of limited local infrastructure meaning that during the construction phase HGVs will be regularly passing close to many of the assets, though this impact will only be temporary.

With this in mind, the overall impact of the proposed development can be assessed as **negligible** to **negative/minor**. The impact of the development on any buried archaeological resource would be **permanent** and **irreversible** but could be mitigated against through an appropriate programme of monitoring and recording; with the exception of the site of Duke’s Farm, its archaeological potential would appear to be minimal.

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APPENDIX 1: SUPPORTING PHOTOGRAPHS - WALKOVER SURVEY



1. VIEW ACROSS FIELD F1; VIEWED FROM THE SOUTH-SOUTH-WEST (NO SCALE).



2. VIEW ACROSS FIELD F1, ALONG THE SOUTHERN BOUNDARY OF THE PROPOSED SITE; VIEWED FROM THE EAST-NORTH-EAST (NO SCALE).





3. VIEW ACROSS FIELD F1; VIEWED FROM THE NORTH (NO SCALE).



4. DETAIL OF THE NORTHERN BOUNDARY OF FIELD F1; VIEWED FROM THE WEST-SOUTH-WEST (NO SCALE).





5. DETAIL OF THE WESTERN BOUNDARY OF FIELD F1; VIEWED FROM THE SOUTH-SOUTH-EAST (1M SCALE).



6. DETAIL OF THE EASTERN BOUNDARY OF FIELD F1; VIEWED FROM THE SOUTH-SOUTH-EAST (NO SCALE).





7. DETAIL OF ONE OF THE PONDS/QUARRY PITS TO THE SOUTH OF THE PROPOSAL SITE WITHIN FIELD F1; VIEWED FROM THE WEST (NO SCALE).



8. DETAIL OF THE OVERGROWN POND/QUARRY PIT ALONG THE NORTHERN BOUNDARY OF FIELD F1; VIEWED FROM THE SOUTH-SOUTH-WEST (NO SCALE).





9. DETAIL OF THE NORTH-EASTERN LARGE HOLLOW DEPRESSION WITHIN FIELD F1; VIEWED FROM THE EAST-SOUTH-EAST (1M SCALE).



10. DETAIL OF THE NORTH-EASTERN HOLLOW WITHIN FIELD F1; VIEWED FROM THE SOUTH-WEST (NO SCALE).





11. DETAIL OF THE SOUTH-WESTERN LARGE HOLLOW DEPRESSION WITHIN FIELD F1; VIEWED FROM THE NORTH-EAST (1M SCALE).



12. VIEW ACROSS FIELD F2; VIEWED FROM THE SOUTH-EAST (NO SCALE).





13. VIEW ACROSS FIELD F2; VIEWED FROM THE NORTH-EAST (NO SCALE).



14. DETAIL OF THE NORTHERN BOUNDARY OF FIELD F2; VIEWED FROM THE WEST-NORTH-WEST (NO SCALE).





15. DETAIL OF THE WESTERN BOUNDARY OF FIELD F2; VIEWED FROM THE SOUTH-SOUTH-EAST (1M SCALE).



16. DETAIL OF THE SOUTHERN BOUNDARY OF FIELD F2; VIEWED FROM THE SOUTH-WEST (NO SCALE).





17. DETAIL OF THE EASTERN BOUNDARY OF FIELD F2; VIEWED FROM THE SOUTH-SOUTH-EAST (NO SCALE).



18. VIEW ACROSS FIELD F3; VIEWED FROM THE NORTH (NO SCALE).





19. VIEW ACROSS FIELD F3; VIEWED FROM THE SOUTH-WEST (NO SCALE).



20. VIEW ALONG THE LINE OF THE PROPOSED EASTERN SITE BOUNDARY, WITHIN FIELD F3; VIEWED FROM THE NORTH-EAST (NO SCALE).





21. DETAIL OF THE NORTHERN BOUNDARY OF FIELD F3; VIEWED FROM THE EAST (NO SCALE).



22. DETAIL OF THE NORTH-WESTERN BOUNDARY OF FIELD F3; VIEWED FROM THE NORTH-EAST (NO SCALE).





23. DETAIL OF THE NORTH-WESTERN BOUNDARY OF FIELD F3; VIEWED FROM THE SOUTH-WEST (NO SCALE).



24. DETAIL OF THE SOUTHERN BOUNDARY OF FIELD F3; VIEWED FROM THE WEST (NO SCALE).





25. DETAIL OF THE POND/QUARRY PIT IN THE NORTH-WESTERN CORNER OF FIELD F3; VIEWED FROM THE NORTH-NORTH-WEST (NO SCALE).



26. DETAIL OF THE LARGE HOLLOW WITHIN FIELD F3; VIEWED FROM THE NORTH-EAST (1M SCALE).





27. VIEW ACROSS FIELD F4; VIEWED FROM THE SOUTH-EAST (NO SCALE).



28. VIEW ACROSS FIELD F4; VIEWED FROM THE NORTH-EAST (NO SCALE).





29. VIEW ACROSS FIELD F4; VIEWED FROM THE EAST (NO SCALE).



30. VIEW ACROSS FIELD F4; VIEWED FROM THE SOUTH-WEST (NO SCALE).





31. DETAIL OF THE WESTERN BOUNDARY OF FIELD F4; VIEWED FROM THE NORTH-NORTH-EAST (NO SCALE).



32. DETAIL OF THE SOUTH-EASTERN BOUNDARY OF FIELD F4; VIEWED FROM THE NORTH-EAST (NO SCALE).





33. DETAIL OF THE SOUTH-WESTERN BOUNDARY OF FIELD F4; VIEWED FROM THE SOUTH-SOUTH-EAST (NO SCALE).



34. DETAIL OF THE EASTERN BOUNDARY OF FIELD F4; VIEWED FROM THE SOUTH (NO SCALE).





35. DETAIL OF THE WOODLAND AND POND/QUARRY PIT IN THE SOUTH-EASTERN CORNER OF FIELD F4; VIEWED FROM THE SOUTH-WEST (NO SCALE).



36. DETAIL OF THE OVERGROWN POND/QUARRY PIT IN THE SOUTH-EASTERN CORNER OF FIELD F4; VIEWED FROM THE SOUTH (NO SCALE).





37. DETAIL OF THE POSSIBLE RIDGE AND FURROW EARTHWORK UNDULATIONS WITHIN FIELD F4; VIEWED FROM THE EAST (1M SCALE).



38. DETAIL OF THE TREE LINE INDICATING A FORMER FIELD BOUNDARY WITHIN FIELD F4; VIEWED FROM THE NORTH-EAST (NO SCALE).





39. VIEW ACROSS FIELD F5; VIEWED FROM THE SOUTH-EAST (NO SCALE).



40. VIEW ACROSS FIELD F5; VIEWED FROM THE NORTH-EAST (NO SCALE).





41. DETAIL OF THE TRACK ALONG THE NORTHERN EDGE OF FIELD F5, BORDERING AN AREA OF WOODLAND; VIEWED FROM THE EAST (NO SCALE).



42. DETAIL OF THE WESTERN BOUNDARY OF FIELD F5; VIEWED FROM THE NORTH-NORTH-WEST (NO SCALE).





43. DETAIL OF THE SOUTHERN BOUNDARY OF FIELD F5; VIEWED FROM THE EAST (NO SCALE).



44. DETAIL OF THE EASTERN BOUNDARY OF FIELD F5; VIEWED FROM THE SOUTH-SOUTH-EAST (NO SCALE).





45. DETAIL OF THE OVERGROWN AREA OF THE SITE OF DUKE'S FARM TO THE EAST OF FIELD F5; VIEWED FROM THE EAST (NO SCALE).



46. DETAIL OF THE OVERGROWN AND PARTIALLY STRIPPED AREA OF THE SITE OF DUKE'S FARM TO THE EAST OF FIELD F5; VIEWED FROM THE SOUTH (NO SCALE).

## APPENDIX 2: IMPACT ASSESSMENT METHODOLOGY

### Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

### National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012 Revised 2021). The relevant guidance is reproduced below:

#### Paragraph 194

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the 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 be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a 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.

#### Paragraph 195

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this 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.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

*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.*

### Cultural Value – Designated Heritage Assets

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

### Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient*



*Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II\* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19<sup>th</sup> century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

### **Conservation Areas**

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

### **Scheduled Monuments**

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation. Important sites have been recognised as requiring protection since the late 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20<sup>th</sup> century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

### **Registered Parks and Gardens**

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II\* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

### **Registered Battlefields**

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning

system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to ‘read’ the battle on the ground.

**World Heritage Sites**

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: ‘Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity’. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

**Value and Importance**

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated ‘monuments of Schedulable quality and importance’ should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 7: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings



Hierarchy of Value/Importance	
	(e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

### Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

### Evidential Value

*Evidential value* (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective. However,

### Historical Value

*Historical value* (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

*Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

*Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

### Aesthetic Value

*Aesthetic value* (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

*Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where a proposed development usually has their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

### **Communal Value**

*Communal value* (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative, symbolic, social or spiritual*.

*Commemorative and symbolic value* reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

### **Authenticity**

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farm buildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

### **Integrity**

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial, and condition poor.

### **Summary**

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principal values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

### **Setting – The Setting of Heritage Assets**

The principal guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas



experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

*The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.*

*While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.*

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

### **Landscape Context**

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

### **Views**

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

*Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a*

unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

*The Setting of Heritage Assets* (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 6), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 6 (below).

### **Type and Scale of Impact**

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.



Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

### Scale of Impact

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings. This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 5-7), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 8). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 8: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 9: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 10: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances.

TABLE 11: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eye-catchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones



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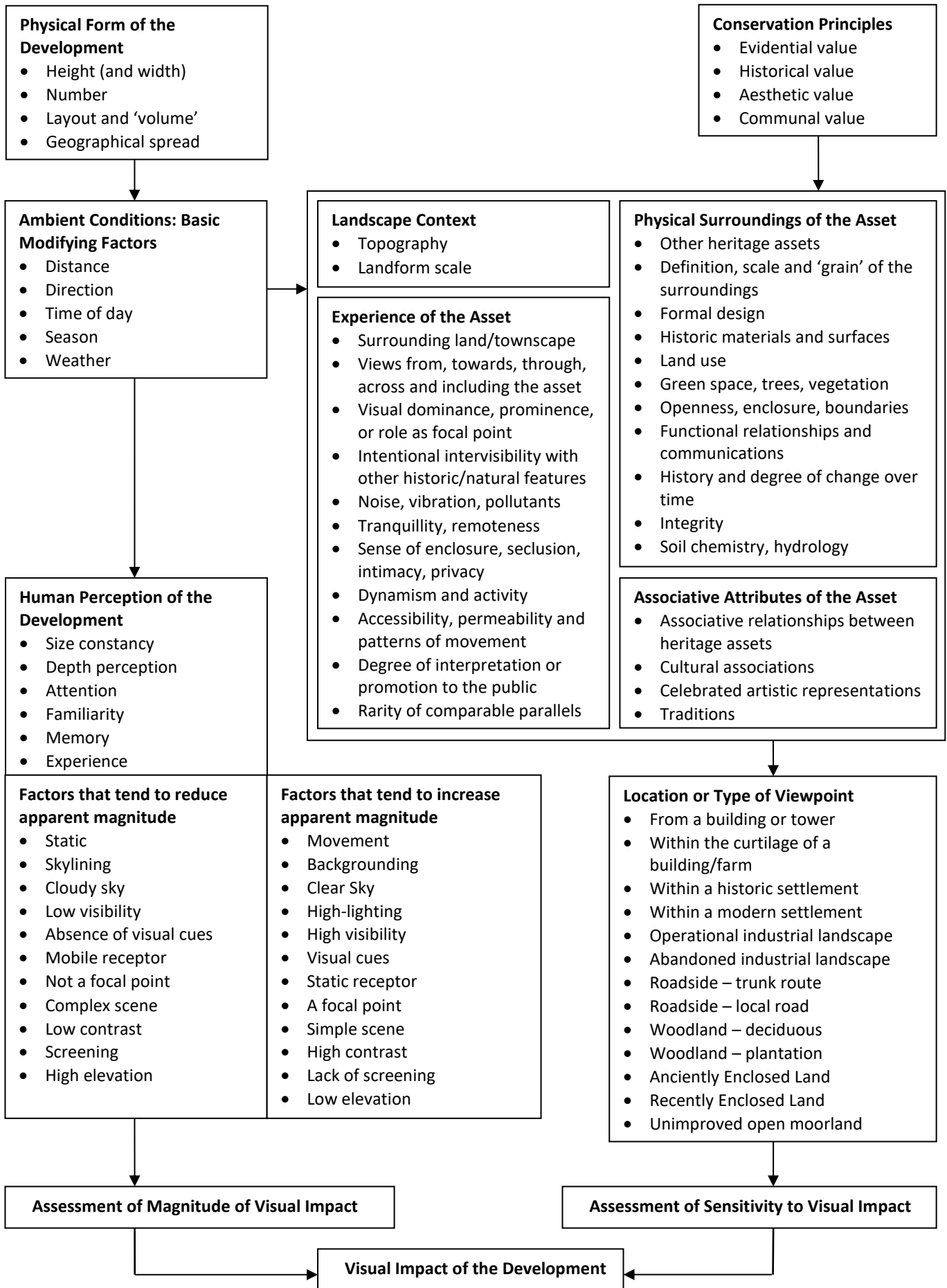


TABLE 12: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).