

**Nuneaton and Bedworth Borough Council  
Borough Plan –**

**Heritage Assessment**

**Nuneaton and Bedworth Borough Council**

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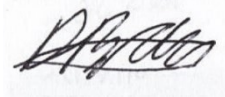
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## Appendix 4 – Summary of Potential Heritage Constraints for Non-strategic Sites

### **Abbreviations and Conventions used in the text**

ADS	Archaeological Data Service
BGS	British Geological Survey
c.	circa
HE	Historic England
ha	hectares
HA	Heritage Asset reference
HER	Historic Environment Record
km	kilometres
m	metres
NHLE	National Heritage List for England
NPPF	National Planning Policy Framework
OS	Ordnance Survey

### **Assumptions and Limitations**

This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

# 1. Introduction

## 1.1 Project Summary

- 1.1.1 Nuneaton and Bedworth Borough Council (hereafter ‘the Council’) is in the process of preparing a Borough Plan to replace the Local Plan which was previously adopted in 2006. The Council have identified a number of site allocations where land for employment or housing is proposed for identifying areas for future development as part of the Borough Plan. These areas include additional housing allocations which assist in meeting the housing needs of the Coventry and Warwickshire Housing Market Area which cannot be accommodated within Coventry City.
- 1.1.2 The Council plans to re-consult on the submission version of the Borough Plan in early 2017 incorporating feedback from an informal meeting with the Planning Inspectorate and from the last round of consultation which ended in December 2015. Following on from this, the Plan will be submitted for examination.
- 1.1.3 Ecus Ltd. were commissioned in February 2016 to update and revise the existing heritage assessment produced in 2014 (OA, 2014 Ref 5833) in accordance with comments received by the Council and in line with new guidance that has been released since the previous assessment was published.
- 1.1.4 Additional non-strategic sites are also identified by the council. Although not subject to a full heritage assessment a brief summary of potential heritage constraints, compiled from a review of desk-based evidence is included within Appendix 4 of this report. Further assessment of these sites would be required prior to the submission of any planning application.

## 1.2 Project Background

- 1.2.1 The Borough Plan will establish a long term strategic plan for Nuneaton and Bedworth Borough Council to meet long-term development needs up until 2031. A total of 19 strategic sites, comprising 13 housing and eight employment locations have been identified by the Council to be assessed for suitability. These sites are detailed in **Table 1** and their location shown on **Figure 1**.
- 1.2.2 The 21 sites cover a combined area of approximately 1077 ha across the borough.
- 1.2.3 This report comprises a review of the historic environment for the proposed strategic sites across the borough. Research and survey work for this project was undertaken during February, March and June 2016. The evidence and information generated by this historic environment assessment will help the overall evaluation of individual sites and ultimately ensure that the Borough Plan will be robust and defensible at later stages of the strategic planning process.
- 1.2.4 The report is structured as the following:
- Chapter 2- Local Development Plans and Heritage
  - Chapter 3- Methodology

- Chapter 4 - 25- Individual Strategic Site Assessments

**Table 1: Strategic sites**

Strategic site Ref.	Assessment Chapter Number	Figure Numbers
HSG1	4	Figures 2-3
HSG2	5	Figures 4-5
HSG3	6	Figures 6-7
HSG4	7	Figures 8-9
HSG5	8	Figures 10-11
HSG6	9	Figures 12-13
HSG7	10	Figures 14-15
HSG8	11	Figures 16-17
HSG9	12	Figures 18-19
HSG10	13	Figures 20-21
HSG11	14	Figures 22-23
EMP1	15	Figures 24-25
EMP2	16	Figures 26-27
EMP2 (housing)	17	Figures 28-29
EMP3	18	Figures 30-31
EMP4	19	Figures 32-33
EMP5	20	Figures 34-35
EMP6	21	Figures 36-37
EMP7	22	Figures 38-39
EMP8	23	Figures 40-41
NUN199 & 147	24	Figures 42-43
NUN182	25	Figures 44-45

## 2. Local Development Plans and Heritage

### 2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The Local Plan must be prepared with the objective of contribution to sustainable development and should be consistent with the principles and policies set out in the NPPF which defines sustainable development.

2.1.3 NPPF states that in respect of the historic environment Local Plans are required to:

- Be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (NPPF paragraph 158). The environmental characteristics would include the historic environment. In particular the local planning authority should have up-to-date evidence about the historic environment in their areas and use it to assess the significance of heritage assets and the contribution they make to the environment (NPPF paragraph 169)
- Set out a positive and clear strategy for the conservation, enjoyment and enhancement of the historic environment (NPPF, paragraphs 126 and 157); and
- Identify land where development would be inappropriate because of its (environmental or) historic significance (NPPF, paragraph 157, 7<sup>th</sup> bullet point).

2.1.4 In allocating sites for new development, in order to be considered sound Local Plans must ensure that proposals are positively prepared, justified, effective and consistent with national policy (NPPF, paragraph 182). They must also take note of various legislative and policy requirements are detailed below.

- Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:
  - The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;



- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, paragraph 126).
- Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (NPPF, paragraph 129).
- When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional (NPPF, paragraph 132).
- Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To the end, they should be consistent with the principles and policies set out in this Framework (NPPF), including the presumption in favour of sustainable development (NPPF, paragraph 151).
- Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate (NPPF, paragraph 152).
- Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be delivered in the future. Local planning authorities should either maintain or have access to a historic environment record (NPPF, paragraph 169).
- Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and

for areas where there are major expansion options assessments of landscape sensitivity (NPPF, paragraph 170).

## **2.2 Emerging Local Policy**

2.2.1 The Saved Policies of the Adopted Local Plan (June 2006) are due to be replaced by policies outlined in the Draft Borough Plan. Policies relevant to the historic environment in the Draft Borough Plan (submission version 2015) yet to be finalised, are summarised below.

### **Nuneaton and Bedworth Borough Council – Borough Plan (submission Version, 2015)**

#### ***Policy NB24 – Valuing and Conserving our Historic Environment***

*Development proposals and initiatives which identify, protect, conserve and, where appropriate, restore the heritage significance and setting of the Borough’s designated and non-designated heritage assets will be supported.*

*To conserve and enhance the Borough’s historic environment assets, development proposals must:*

- Use urban and landscape characterisation to ensure that new development respects and enhances the positive characteristics and distinctiveness of the local area;
- Avoid harm to the character and setting of the Borough’s historic parks and gardens and scheduled ancient monuments;
- Identify and protect designated and non-designated assets and their settings, including archaeological sites. Developers will take account of the structure’s or feature’s aesthetic value, age, archaeological interest, rarity, relationship to an historical even and its social and communal value within the community;
- Lay out, where archaeological remains are uncovered, excavation work in consultation with Warwickshire County Council Information and Advice team;
- Adhere to relevant Conservation Area appraisals and associated management plans.
- Where a development proposal cannot mitigate the damage to the heritage asset it must demonstrate that it is justifiable and outweighs the loss of the asset, in accordance with its designation status.

## **2.3 Legislation**

2.3.1 In addition to the above the Local Plan needs to reflect and support the following legislative requirements.

## **2.4 Historic Buildings and Ancient Monuments Act 1953**

2.4.1 Historic England was enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of

special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II\* Registered Parks and Gardens.

## **2.5 Ancient Monuments and Archaeological Areas Act 1979**

2.5.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

## **2.6 Planning (Listed Buildings and Conservation Areas) Act 1990**

2.6.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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 (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

2.6.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II\*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

2.6.3 Historic England is a statutory consultee in relation to works affecting Grade I/II\* Listed Buildings.

## 3. Methodology

### 3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk-based assessment (CIfA, December 2014).
- Planning Practice Guidance Conserving and Enhancing the Historic Environment (6th March 2014), published by the Department for Communities and Local Government (DCLG).
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a-c); and
- Historic England's Advice Note 3 – The Historic Environment and Site Allocations in Local Plans (2015d).

### 3.2 Scope of Assessment

3.2.1 The initial step of the heritage assessment process is the evidence gathering stage. The aim is to identify heritage assets likely to be affected by the inclusion of an area within the Borough Plan for housing or employment allocation which are either located within the strategic sites or in relation to the contribution setting makes to their heritage significance. This is informed through a desk-based study and site visit to the strategic sites and surrounding study areas. This step constitutes Step 1 of Historic England's *The Setting of Heritage Assets* (2015c) and accords with Historic England's *The Historic Environment and Site Allocations in Local Plans* (2015d) guidance.

3.2.2 The spatial scope of the assessment was defined by a 500 m study area around each strategic site for non-designated heritage assets to inform the likelihood for archaeological deposits to exist within the strategic sites. The extent of this study area was selected with consideration of the size of the selected strategic sites and the scope of this report. Where known heritage assets were situated beyond the study area which were considered likely to inform the archaeological potential of the site these were also taken into consideration. Where an applicant is preparing a desk based assessment (DBA) to accompany a planning application a larger study area may be required; the extent of which would be agreed with the Warwickshire County Council Planning Archaeologist.

3.2.3 The following sources were consulted to inform the presence of heritage assets within the study areas, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE), Heritage Gateway, Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK;
- Data held by the Warwickshire Historic Environment Record, including archaeological sites, finds and events and the Historic Landscape Characterisation for the Nuneaton and Bedworth area;

- Historic manuscripts and maps held at the Warwickshire Archives; and
- Data held by Nuneaton and Bedworth Borough Council.

3.2.4 The strategic sites and their surroundings were visited during March and June 2016 in order to assess the general character of the strategic sites, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study areas. Views between heritage assets and the strategic sites were assessed, and viewpoints identified from where strategic sites and heritage assets may be seen alongside one another to assess the potential for harm upon their heritage significance due to changes within their setting.

3.2.5 Inter-visibility with the strategic sites was determined through a review of a Zone of Theoretical Visibility (ZTV) and site visit. The ZTV was based on Environment Agency LiDAR data produced as a 'bare earth' terrain model with horizontal posting of 2 m and vertical height accuracy of +/- 5 cm to 15 cm. The target points for the ZTV is based on an evenly distributed 50 m grid of points within each strategic site, set to 10 m above ground level, representing an indicative height of potential two storey development within the area, and with an observer height of 1.6 m.

3.2.6 As the ZTV was derived from a 'bare earth' model it did not include visual obstructions such as woodland or existing built-up areas of development. Therefore the review of designated heritage assets to be included within the assessment was informed by observations made during the site visit which also considered other setting factors which may not solely be determined by distance or inter-visibility such as land use and the historical relationship of the strategic site to the heritage asset (DCLG, 2014, para 13). From this review it was considered a 1 km study area around each strategic site boundary was appropriate to identify designated heritage assets and their settings that may be affected.

### 3.3 Assessment of Significance

3.3.1 To understand what contribution a site (i.e. strategic site), in its current form, makes to the significance of heritage assets an objective of the assessment is to understand the significance of the heritage assets, in a proportionate manner, including the contribution made by its setting (Historic England, 2015d, p5, Step 2).

3.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF 2012, 56):

- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to

nationally important examples of particular building types and techniques and significant plan forms.

- **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.

3.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2010a-b), selection guides published by Historic England.

3.3.4 The contribution that setting makes to the heritage interest of a heritage asset is assessed in accordance with Step 2 of Historic England's *The Setting of Heritage Assets* (2015c), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2012, p.56).

3.3.5 The overall significance of a heritage asset is the value of its heritage interest to this and future generations, expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible or Unknown using the criteria presented in **Table 2**.

3.3.6 As part of Step 2 of Historic England's Advice Note 3 – *The Historic Environment and Site Allocations in Local Plans* (2015d, 5) the contribution of a given site or strategic site to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in **Table 3**.

**Table 2: Criteria for determining the significance of heritage assets**

<b>Heritage Significance</b>	<b>Criteria</b>
<b>Very High</b>	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
<b>High</b>	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
<b>Medium</b>	Locally Listed Buildings and robust landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
<b>Low</b>	Non-designated heritage assets of demonstrably limited heritage interest.
<b>Negligible</b>	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
<b>Unknown</b>	The significance of the heritage asset can not be ascertained from available evidence.

**Table 3: Criteria for grading the contribution of a strategic site to the significance of heritage assets**

<b>Contribution of strategic site to Heritage Significance</b>	<b>Criteria</b>
<b>High Contribution</b>	A site which possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
<b>Medium Contribution</b>	A site which possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
<b>Low Contribution</b>	A site which possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
<b>Negative Contribution</b>	A site which detracts from the understanding and/or appreciation of the interest that define the significance of a heritage asset.

3.3.7

Once the significance of a heritage asset has been established and the contribution of the strategic site to that significance is understood, the potential impact of development within the strategic site upon the significance of the historic environment baseline can be ascertained in accordance with Step 3 of Historic England’s Advice Note 3 – *The Historic Environment and Site Allocations in Local Plans (ibid.)*.

- 3.3.8 This can be achieved through a consideration of location and siting of development, form and appearance of the development, other effects of development including noise, odour, vibration, lighting changes to general character, access and use, landscape context, permanence, cumulative impact, ownership, viability and communal use and finally a consideration of secondary effects such as increased traffic movement through historic areas.
- 3.3.9 The final stage of the assessment is a consideration of steps which may be taken to maximise enhancements and avoid harm with regard to the historic environment. This is in accordance with Step 4 of Historic England’s Advice Note 3 – *The Historic Environment and Site Allocation in Local Plans* (*ibid.*).
- 3.3.10 This information in conjunction with studies in relation to other environmental considerations, such as landscape capacity, will enable the Borough Council to determine whether the proposed allocation is appropriate in light of the tests of soundness as defined by the NPPF.

### 3.4 Assessment of Archaeological Potential

- 3.4.1 The potential for period specific below ground archaeological remains to be present within a Strategic Site is expressed within this report on a four-point scale of High, Medium, Low or Unknown using the criteria presented in **Table 4**.

**Table 4:** Criteria for assessing the period specific archaeological potential of a strategic site

Archaeological Potential	Criteria
<b>High</b>	Known period specific archaeological remains are present within the Strategic Site. Previous recorded archaeological find spots have been retrieved from within the Strategic Site.
<b>Medium</b>	No period specific archaeological remains are known within the Strategic Site however there are archaeological remains or find spots recorded throughout the study area. The Strategic Site lies in close proximity to a known archaeological site/s suggesting further remains are likely to be present within the Strategic Site.
<b>Low</b>	No previously recorded archaeological remains are known within the Strategic Site. Few period specific archaeological remains recorded within the study area suggesting limited likelihood of remains to be present in parts of the Strategic Site or that have been impacted by previous development which would have truncated archaeological remains.
<b>Unknown</b>	No period specific archaeological remains are recorded within the strategic site and very limited period specific archaeological remains recorded within the study area. An absence of previous impacts suggests as yet unrecorded features will have survived.



## 4. HSG1 – North of Nuneaton

### 4.1 Introduction

- 4.1.1 Strategic site HSG1 (North of Nuneaton) is located on the north-eastern edge of the built-up area of Nuneaton (**Figure 1**). It covers approximately 215.24 ha and is bordered by modern housing estates to the south, the A47 to the east, and by the A5, Watling Street and arable farmland to the north.
- 4.1.2 The underlying geology is Mercia Mudstone; sedimentary bedrock, with ribbons of Gunthorpe Member Siltstone, Dolomitic sedimentary Bedrock crossing the strategic site from northwest to southeast (BGS, 2016).
- 4.1.3 The strategic site slopes steadily downwards from the northeast to southwest. The site is situated between approximately 80 m and 90 m above Ordnance Datum (aOD).
- 4.1.4 The majority of the strategic site has been subject to a desk based historic environment assessment, as Potential Development Areas (PDA) 1 and 10 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice guidance and advice.

### 4.2 Historic Environment Baseline

#### Introduction

- 4.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.
- 4.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 2**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 3** and listed in **Table 1, Appendix 1**.

#### Historic Landscape Character

- 4.2.3 The strategic site mainly comprises agricultural fields deriving from planned enclosure (HLC type 16). These fields range from small to large and have predominantly straight boundary morphology. Two small areas of ridge and furrow have been recorded by the Turning the Plough project within the strategic site which suggest that these areas may have been medieval open fields.
- 4.2.4 Within the strategic site are three farmsteads which predate the 1880s (Callendar Farm, Top Farm and Lower Farm, HLC type 78) as well as an additional two post-1955 farmsteads (Nuneaton Fields Farm and Meadowcroft Farm, HLC type 81).
- 4.2.5 This rural historic landscape character is reflective of the landscape which would have been contemporary with the post-medieval and early modern settlement of Nuneaton, which is primarily an industrial era town founded upon coal mining. The field system contributes towards the understanding of the hinterland around the historic core of the town and is one of few remaining

examples of this type of historic landscape character fieldscape that is located in the northern part of the borough.

- 4.2.6 Land to the north of the strategic site has been affected in parts by the loss of field boundaries which have created very large post-War fields (HLC type 19). Beyond the boundary of the Nuneaton and Bedworth Borough this fieldscape is also intermittently interrupted by areas of large modern industrial development such as the Advanced Structural Dynamics Evaluation Centre (ASDC) and the Dodwell's Bridge industrial estate. To the south of the strategic site are the post-1950s housing estates of St Nicholas Park and Weddington (HLC type 77), which sit in sharp contrast to the open character of the farmland to the north.

### **Built Heritage**

- 4.2.7 Although modern in character Weddington dates back to the early medieval period. This era is represented today by the Church of St James (Grade II listed, NHLE: 1185771). The Listed Building is located approximately 500 m southwest of the strategic site and is sited off Church Lane, immediately south of a modern housing estate which is currently under construction.
- 4.2.8 There are three non-designated historic farmsteads within the strategic site. These are Callendar Farm, Top Farm and Lower Farm.

### **Archaeology**

#### **Previous Studies**

- 4.2.9 Planning applications have been previously submitted for land parcels within the strategic site with supporting planning documents relating to heritage and archaeology. An Archaeological Desk-based Assessment was undertaken in 2013 as part of planning application 032336. This assessment was focussed around Lower Farm on the western side of the strategic site. A subsequent trial trench evaluation was undertaken, the results of which have not yet been officially lodged with the HER.
- 4.2.10 Within the eastern side of the strategic site a Heritage Statement – Desk-based Assessment was undertaken at The Long Shoot in 2013 as part of planning application 032438. This area has also been evaluated by trial trenching but the results are still yet to be submitted to the HER.
- 4.2.11 This area and land to the northwest towards Callendar Farm has also been subject to an Archaeological Appraisal and Heritage Statement as part of planning application 032578. A geophysical survey in this area revealed areas of ridge and furrow but very little was considered to be archaeological in origin.
- 4.2.12 A total of nine archaeological investigations are recorded within the Warwickshire HER which have been undertaken within the 500 m study area. Those investigations considered to be relevant to understanding the archaeological potential of the site are summarised below.
- EWA9030 - Excavation at 284 Weddington Road. Atherstone Archaeological and History Society (1995) - excavation prior to the construction of a conservatory. Romano-British pottery and an undated ditch were recorded.

- EWA9710 - Archaeological evaluation at the Former Fox and Crane Public House. University of Leicester Archaeological Service (ULAS) (2009) - Nine trenches were excavated revealing a Romano - British gully containing evidence for a pottery kiln in the vicinity.
- EWA6779 - Archaeological evaluation at St James's Church, Weddington (2000) - Two trenches excavated at the northwest corner of the tower revealed no archaeological deposits or artefacts of medieval date.
- EWA6959 - Watching brief at St. James' Church Weddington (1999) - Posthole for a new fence were monitored but no archaeological finds or features were revealed
- EWA6965 - Geophysical survey at Weddington (1997) - Survey undertaken to record and locate field drains in Weddington.
- EWA6120 - Evaluation at Weddington (1997) - Four trenches found no evidence of medieval features.

### *Prehistoric*

- 4.2.13 The Nuneaton area has yielded a high number of Palaeolithic finds as a result of a programme of field walking surveys undertaken by Ron Waite. The River Anker and its tributaries, which traverse Nuneaton has proved a focus for Palaeolithic and other prehistoric activity. The Warwickshire HER returned eight records of Palaeolithic date within the study area. A hand axe (**MWA12762**) and a roughout (**MWA12789**) were located to the north of the strategic site, to the south of Watling Street. The remaining six Palaeolithic findspots (**MWA12787**, **MWA12788**, **MWA12799**, **MWA12833**, **MWA12834** and **MWA12840**) are all located to the west. A Bronze Age axe head (**MWA4501**) was found 150 m west of Weddington Road.

### *Romano-British*

- 4.2.14 The Warwickshire HER returned four records of Romano-British date within the study area. North of the strategic site is Watling Street (**MWA420**), a major Roman road which ran from Kent to the Scottish border. This stretch of the road connects the Roman settlement of Mancetter to the northwest and a possible Roman settlement at High Cross (Veronae), to the north of Wibtoft (Allen *et al.* 2015). The alignment of the Roman road is reflected in the current course of the modern A5.
- 4.2.15 Roman coins were recorded within two medieval hoards (**MWA1653** and **MWA5141**) found close to the road. This stretch of the road has not been extensively surveyed and no roadside settlements have been recorded. A single gully containing sherds of Romano-British pottery and fragments of kiln (**MWA7439**) were found at 283 Weddington Road. A Romano-British ditch was recorded with pottery, tile and mortaria west of Weddington Road (**MWA7439**) in the southeast corner of the study area. A Romano-British brooch has been recorded within the study area by the Portable Antiquity Scheme.

### *Medieval*

- 4.2.16 Weddington is recorded in the Domesday Book of 1086 as *Watitune* which possibly refers to an estate associated with a man called *Hwæt* (Mills, 2011). Despite this no archaeological evidence for Saxon remains has been found at

Weddington although an Anglo-Saxon brooch has been found within the study area as recorded by the Portable Antiquity Scheme. In 1491 the village was destroyed when the first Marquis of Dorset enclosed the whole manor and turned it to pasture (Beresford M.W, 1945, TBAS vol. 66 p98). The Warwickshire HER returned five records of medieval date within the study area.

4.2.17 The site of a deserted medieval settlement (**MWA1656**) is located to the west of the strategic site. The fourteenth century Church of St. James (Grade II Listed Building, **NHLE: 1185771**) survived the destruction of the village and is located 150 m northwest of Church Lane, Weddington. Archaeological investigations around the church have so far failed to identify the location of the medieval village. Two medieval coin hoards (**MWA1653** and **MWA5141**) were found close to Watling Street as was a single medieval coin (**MWA5958**) which was found west of Hollow Farm.

4.2.18 Two areas of ridge and furrow earthworks associated with medieval field systems are present within the strategic site (**Figure 3**). A further four areas are located around the 500 m study area, one of which (**MWA12860**) is located to the west of the deserted medieval village. These areas of ridge and furrow were identified by the Warwickshire Historic Environment Record (WHER) through the Turning the Plough Project One (Hall, 2001).

#### *Post-Medieval*

4.2.19 The Warwickshire HER returned four records of post-medieval date within the study area. Weddington Castle (**MWA1658**) which was built during the post-medieval period possibly by the Marquis of Dorset, who enclosed the whole manor. The castle has since been destroyed and built over.

4.2.20 A series of linear field drains (**MWA12596**) possibly of seventeenth century date constructed of local quartzite stone have been identified through an evaluation trench and subsequent geophysical survey to the northwest of the church. Another area of quartzite stone (**MWA12879**) was interpreted as a dump of stone for the construction of the field drains or a floor surface. Greenwood's map of 1882 shows limited details of isolated farmsteads within the strategic site. Beighton's map of 1725 depicts two tracks which lead in the direction of these farmsteads but is not at sufficient scale or detail to include the farms. A two storey agricultural storage building (**MWA13444**) which was part of a nineteenth century domestic site is recorded within the study area.

#### *Imperial - Modern*

4.2.21 Three records of Imperial to modern date are recorded in the Warwickshire HER as located within the study area. To the west of the strategic site is a southwest - northeast linear embankment which marks the route a disused mid-nineteenth century railway line. On the west side of the embankment is the site of a signal box (**MWA5778**). A landscaped park, pleasure grounds, terraces and kitchen garden (**MWA12614**) is located at Weddington Castle (destroyed) which was constructed to designs by Robert Lugar (c. 1805). Wapping Barn Bridge (**MWA20085**) located to the east of the strategic site is a single span bridge of modern date which carries the A5 over a stream.

#### *Undated*

4.2.22 Two undated records were returned by the Warwickshire HER. Within the strategic site an enclosure (**MWA6790**) has been identified through cropmarks

and aerial photography. The rectangular enclosure is 1 km northeast of Weddington and the HER notes that it might not be anthropological in origin.

- 4.2.23 Another possible rectangular platform (**MWA13070**) is recorded from aerial photographs and LiDAR imagery in the wider study area to the southwest of the church.

### 4.3 Statement of Significance

#### Introduction

- 4.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### Historic Landscape Character

- 4.3.2 The Historic Landscape Character within the strategic site is mainly characterised by arable agricultural fields derived from planned enclosure (HLC type 16). The presence of HLC type 16 and the extent of historic landscape character type within Nuneaton and Bedworth Borough is a rare survival. Field boundaries are predominantly formed by hedgerows and there has been little boundary loss recorded from earlier phases of mapping which contributes further to its significance (**Plate 1**).
- 4.3.3 Small areas of ridge and furrow remain within the strategic site as intensive ploughing has substantially reduced the original extent of historic earthworks which would have been once visible within the landscape. The strategic site includes some irregular fields with curvilinear boundaries and these are the result of adaptation from earlier ridge and furrow strip fields (HLC type 18). Within the strategic site there are five dispersed settlements all relating to isolated post-medieval farmsteads (HLC type 78).
- 4.3.4 The various historic landscape character types within the strategic site are considered to contribute towards the understanding of the historical development of the town and its economy during the post-medieval period. As such it forms a robust landscape with legibility of time-depth, and the overall historic landscape character of the strategic site is considered to have medium heritage significance.

#### Built Heritage

- 4.3.5 The Church of St. James (Grade II Listed Building, NHLE: 1185771) is situated to the southwest of the strategic site. The north transept is early fourteenth century in date and may have been built upon an earlier church foundation. The chancel, nave and tower were rebuilt in 1733 and the building was remodelled in the gothic style in 1881. The building is constructed of Flemish bond brick with stone dressings. It is located on the northern side of Church Lane within a rectangular churchyard. The church is topographically located on a small hill resulting in the building sitting above modern Weddington as well as the surrounding fieldscape (**Plate 2**).

- 4.3.6 The church is considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric of the building. The role of the church as a focal point and the relationship with medieval settlement of Weddington, which is currently not fully understood, adds archaeological interest.
- 4.3.7 The setting of the church comprises several elements. The encompassing churchyard provides both the functional boundary of the church as well as a peaceful and tranquil atmosphere within which to appreciate the architectural and artistic interest of the church. This setting is currently affected by construction activity of a new housing development situated immediately northeast of the church (**Plate 3**).
- 4.3.8 To the west of the church is an open fieldscape which is cut by the River Anker and beyond this the embankment of the Nuneaton to Tamworth railway line (**Plate 4**). There are limited views towards the church to the west over this fieldscape, as the church largely screened by the mature trees which border the churchyard. Despite this views from the immediate surroundings of the church towards the west enable an understanding of the original rural context of the church, its relationship to isolated farmsteads. Although the view along Church Lane is modern in character which is defined by later residential housing, the view reveals the continued importance of this building as a focal point for the area due to the historic interest and communal value of the building. The setting of the church is considered to make a positive contribution towards its heritage interest.
- 4.3.9 The building is considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.
- 4.3.10 The strategic site no longer shares any visual connection with the church or its immediate setting as a result of intervening modern residential development and the mature trees which screen the church in views from the north, east and south. The strategic site does include a number of historic farmsteads for which the church at Weddington would have played an important role as a focus point for their community. The dispersed settlement within the strategic site is considered to contribute towards the historic interest of the church by enabling an understanding of the demographic which the church would have historically served. The ability to appreciate this relationship has been severely affected by the surrounding residential developments and the modern A444 which severs the physical relationship between the church and the agricultural landscape beyond. Despite this separation the strategic site is still considered to make a low contribution towards the heritage significance of the church.
- 4.3.11 Callendar Farm, Top Farm and Lower Farm are three non-designated, dispersed historic farmsteads located within the strategic site and which predate the 1880s (**Plate 1**). The survival of historic material is not known but it is anticipated that these heritage assets are of at least low heritage significance due to their historic and architectural interest. The strategic site makes a high contribution towards their historic interest as part of their setting within an agricultural landscape, which comprises the retention of field boundaries and enclosures in close proximity to the farmsteads which enables an understanding of the relationship of these buildings to the surrounding countryside.

### Archaeology

- 4.3.12 Within the strategic site two areas of ridge and furrow and an undated rectangular enclosure of unknown date are recorded. Examination of satellite imagery indicates that the two areas of ridge and furrow have been levelled by modern agricultural practices and do not survive as above ground earthworks. It is considered that there is a high potential for below ground remains to be present although these will have been truncated, the degree of which is unknown but any remains are considered to be of negligible heritage significance due to poor preservation and survival.
- 4.3.13 There is a high potential for buried remains relating to the undated rectangular enclosure although this may be non-archaeological in origin and therefore of no heritage significance. If archaeological in origin it has the potential to be of up to medium significance contributing to our understanding of the nature and extent of previous human activity within the area.
- 4.3.14 The full results of the recent evaluation work comprising geophysical survey and trial trenching within the western and eastern part of the strategic site have not yet been provided to the county HER but the work has revealed little of archaeological interest (Warwickshire HER Officer, *pers com*, March 2016). Despite this there is still the potential likelihood for as yet unknown archaeological remains of prehistoric, Romano-British and medieval date to be present with the areas not previously evaluated.
- 4.3.15 Local field walking has produced a high quantity of Palaeolithic artefacts within the study area and there is considered to be a medium potential for finds within the strategic site dating to the Palaeolithic period. It is anticipated that any finds would comprise stray flint tool surface finds, rather than in-situ deposits, which would be of medium significance reflective of the high quantity of stray finds within the area that already indicate a high level of activity of this date within the region.
- 4.3.16 Despite the limited evidence for Romano-British remains currently known within the study area the strategic site is located adjacent to a major Roman Road known as Watling Street. The stretch of road that runs through the study area has not been extensively surveyed and as such it is considered that there is a medium potential for remains relating to Romano-British period within the strategic site. Any such finds would be, at most of medium significance and would contribute to our understanding and knowledge of the nature and extent of activity for this period within this region.
- 4.3.17 The shrunken medieval village of Weddington is thought to lie to the southwest of the strategic site. Previous archaeological investigations within the western part of the strategic site and investigations around the Church of St James have failed to reveal evidence of the settlement. Despite this there is considered to be a medium potential for medieval remains relating to the settlement being present within the strategic site. Any remains would be of medium significance, increasing our knowledge of the location and character of medieval settlement within the area.

## 4.4 Summary of Potential Impacts

### Introduction

- 4.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### Historic Landscape Character

- 4.4.2 The strategic site falls within an area of historic landscape character considered to be of medium heritage significance within the borough. This significance is derived from the quality and rarity of the surviving fieldscape, which comprises irregular fields, demarcated by both straight and curvilinear hedgerow field boundaries. Dispersed farmsteads also contribute to this historic landscape character.
- 4.4.3 This strategic site for housing abuts the current northern extent of the built-up area of Nuneaton. The creation of housing will radically alter this historic landscape character. Development of this area will result in a loss of historic landscape character due to the alteration of a rural landscape to a developed landscape with the possibility of the removal field boundaries and loss of historic farmsteads, as well as the loss of the rural hinterland of Nuneaton and the encroachment of development up to the borough boundary.

### Built Heritage

- 4.4.4 The Church of St James (NHLE: 1185771) is considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests. The strategic site is considered to make a low contribution towards the setting of the church by providing an insight into the historic context to the building. This contribution has been affected by severance in the landscape of the church from the strategic site by modern residential development and the busy A444 which sits in-between the strategic site and the church.
- 4.4.5 Development within the strategic site is likely to result in the loss of historic landscape character and further severance of the isolated historic farmsteads from the church. It should be noted that the church will retain its spatial relationship with agricultural land to the west and its heritage significance as derived from the age, rarity and the high quality of the fabric of the building and its relationship from Weddington will be unaffected.
- 4.4.6 Development within the strategic site may result in the loss of the historic farmsteads or changes to their setting affecting the ability to understand these buildings in relation to their historic landscape.

### Archaeology

- 4.4.7 Development within the strategic site may result in the damage or destruction of below ground ridge and furrow remains, the undated earthwork (**MWA6790**) and any, as yet unknown, archaeological remains which may be present within the strategic site.



### Cumulative Impacts

- 4.4.8 No cumulative impacts are anticipated on heritage assets as a result of development within this site in association with development within other strategic sites included within this assessment.

### Summary

- 4.4.9 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in regards to historic landscape character and the as yet unknown presence of archaeological remains potentially of medium heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 4.5**.

**Table 5: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	Agricultural land with good retention of historic field patterns and boundaries with associated farmsteads. Contemporary with the industrial expansion of Nuneaton.	Medium	High	Loss of historic landscape character through the removal of field boundaries, and conversion of rural land to residential.
<i>Built Heritage</i>				
The Church of St James, Grade II Listed Building. NHLE: 1185771	The age, rarity, and quality of the building alongside its relationship to the medieval town of Weddington and the surrounding agricultural land, contribute towards the historic, archaeological, and architectural interests of this building which form its significance.	High	Low	Development likely to result in loss of historic landscape character and further severance of the isolated farmsteads from the church. Significance contributed to be the age rarity and high quality of the fabric of the building, and from its spatial relationship to Weddington and agricultural land to the west will be unaffected.
Historic Farmsteads	The survival of historic material is not known but it is anticipated that these heritage assets are of at least low heritage significance for their historic and architectural interest. A building appraisal would enable better understanding of the significance of these heritage assets.	Unknown – anticipated Low	High	Development within the strategic site may result in the loss of the historic farmsteads or encroachment into their setting affecting the ability to understand these buildings in relation to their historic landscape.
<i>Archaeology</i>				
Undated Earthwork	There is a high potential for remains relating to the rectangular earthwork which may be natural	Negligible to	Non applicable	Development within the strategic site may result in the damage or

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
(MWA6790)	rather than archaeological in origin. If archaeological it could increase our knowledge and understanding of activity within the area.	medium		destruction of these remains.
Ridge and Furrow	Examination of satellite imagery indicates that the two areas of ridge and furrow have been levelled by modern agricultural practices and do not survive as above ground earthworks. There is considered to be a high potential for below ground remains to be present although these will have been truncated.	Negligible	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Palaeolithic date	There is a medium potential for further Palaeolithic stray flint tools to be present within the Strategic Site rather than in-situ deposits or features.	Unknown – anticipated Medium	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Romano-British date	The Strategic Site lies close to Watling Street and there is a medium potential for Romano-British roadside settlement and finds to be present within the site.	Unknown – anticipated Medium	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of medieval date	The shrunken medieval village of Weddington is thought to lie to the southwest of the strategic site. No evidence of the settlement has yet been found however there is considered to be a medium potential that remains relating to this settlement are present within the strategic site in areas not previously evaluated.	Unknown – anticipated Medium	Non applicable	Development within the strategic site may result in the damage or destruction of these remains.

## 4.5 Maximising Enhancement and Avoiding Harm

4.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Historic farmsteads should be retained and where possible a buffer of fields should be preserved so as to retain their dispersed and isolated character.
- The current settlement is defined by dispersed farmsteads and the design requirement of the strategic site could create separate dispersed ‘village centres’ with intervening areas of historic landscape between areas. This would assist in retaining historic landscape elements and take reference to the underlying settlement pattern.
- Where possible field boundaries should be retained through their incorporation into green spaces.
- Where used green spaces could reflect the irregular field patterns and boundaries;
- Development should be restricted along the northern edge of the strategic site so as to retain undeveloped land between the suburban edge of Nuneaton and the rural boundary of the borough.
- Development should be restricted along the western edge of the strategic site so as to retain undeveloped land which falls within the setting of the listed church.
- Access could be improved between the church and the west of the strategic site through the opening up of the National Cycle Route 52 which runs along the northern side of the church and the western boundary of the strategic site providing new access and appreciation of heritage assets (e.g. church)
- It is recognised that additional assessment in the form of fieldwork evaluation may be required in those area where there is a lack of existing information on the archaeological resource. It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to the determination of any planning application submitted for the strategic site.
- Further work would clarify the origin of the rectangular enclosure identified within the Strategic Site increasing our knowledge and understanding of the feature. Clarification of the nature of this feature would further our understanding of its significance so that a mitigation strategy could be formed if archaeological in origin.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination of planning application. Potential mitigation strategies may include:

- A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
- In the case of the discovery of more significant archaeological deposits any harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.
- Any proposal which is likely to affect a historic farmstead should include a historic building appraisal and where appropriate a programme of historic building recording to increase our understanding of the heritage resource, confirm the heritage significance of any affected buildings and inform an appropriate programme of mitigation.

## 5. HSG2 - Arbury

### 5.1 Introduction

- 5.1.1 Strategic site HSG2 (Arbury) is located on the south-western boundary of Nuneaton (**Figure 1**) and forms part of the Arbury Estate. The strategic site covers approximately 85.82 ha and is bordered by residential buildings to the north and east with undeveloped areas of the Arbury Estate and park to the west and south.
- 5.1.2 The underlying geology of the strategic site is complex, although primarily formed of mudstone, siltstone and sandstone of the Halesowen formation with overlying deposits of Thrussington member Diamicton. Bands of Whitacre member sandstone which run in bands aligned north to south also cross the site (BGS, 2016). The site rises gradually from southeast to northwest, from approximately 100 m aOD to 120 m aOD.
- 5.1.3 The strategic site has been subject to a historic environment assessment as PDA 5a in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 5.2 Historic Environment Baseline

#### Introduction

- 5.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.
- 5.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 4**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 5** and listed in **Table 2, Appendix 1**.

#### Historic Landscape Character

- 5.2.3 The historic landscape character of the strategic site is predominantly characterised by large rectilinear fields with straight edges (HLC type 18). To the northwest of the strategic site are very large post-war fields (HLC type 19). There has been significant field and boundary loss since the first edition 25" Ordnance Survey map (surveyed 1886, published 1888) where smaller rectilinear fields are shown, which were possibly the result of planned enclosure of old common or waste land (Warwickshire HER Officer, *pers com*, March 2016).
- 5.2.4 Earlier mapping such as Beighton's map of 1725 suggests that open cast coal mining took place within the strategic site and a 'fire engine' which would have been an early example of a steam engine is shown within the strategic site. In 1882 Greenwood's map records a 'coal engine', coal and a number of small houses thought to be connected to either the pottery or mining industries.
- 5.2.5 To the east and north of the strategic site is a mixture of pre- and post- 1955 suburban expansion including 1950s detached and semi-detached housing, some earlier turn-of-the-century terraces, allotments, school buildings and

parks. To the south of the strategic site are further large irregular fields (HLC type 13), beyond which is the Bermuda Business Park, a post-1955 industrial complex (HLC type 39).

5.2.6 To the west of the strategic site broad leaved plantation (HLC type 27) and small paddocks and closes (HLC type 5) sit between the strategic site and further areas of large irregular fields (HLC type 13) beyond which is Arbury Hall Park and Garden (HLC type 56). With the exception of Spring Kidden Wood and part of North Wood which is situated either side of the North Drive, the majority of the HLC Park and Garden historic landscape character area reflects the extent of the designated Grade II\* Registered Park and Garden (RPG) (NHLE: 1001185).

5.2.7 Coton Lawn Garden, a small site with a pleasure garden (**MWA12594**) is located within the strategic site. The non-designated heritage asset comprises of a garden associated with Coton Lawn Farm, and is shown on the first edition 25" OS map (published 1888).

### Built Heritage

5.2.8 Within the 1 km study area is the Arbury Hall Registered Park and Garden (Grade II\*, NHLE: 1001185). The Registered Park and Garden is located to the west of the strategic site, with the western boundary of the strategic site located between approximately 60 m at its closest point and 600 m at its furthest point from the eastern boundary of the registered landscape. This park and garden forms the focus of the Arbury Hall Estate which includes numerous Listed Buildings. The majority of these Listed Buildings are located around the Grade I Listed Hall (NHLE: 1185222) and associated Grade I Listed Stables (NHLE: 1299708). These buildings are detailed in **Table 3 (Appendix 1)**. These buildings have a shared setting between the hall, stables and gardens which is relatively enclosed. Views from these buildings are focussed southwards across the Coverts, Garners and Hall Pools, to the designed gardens and the parkland beyond. Along the eastern edge of the RPG screening in the form of mature shelter belts of trees prevents views beyond the RPG boundary. Due to the enclosed character of the setting of these designated heritage assets potential affects arising from change within the strategic site to these Listed Buildings are discussed in relation the wider Registered Park and Garden.

5.2.9 Beyond the immediate vicinity of the hall are a further six Listed Buildings which are also considered to be associated with the Registered Park and Garden within the study area for the strategic site. These comprise Park Farmhouse (Grade II\* Listed Building, NHLE: 1365048) which is currently included on the Heritage at Risk Register, the Grade II Listed North Lodge (NHLE: 1034973), the Bath House beside North Drive (Grade II Listed Building, NHLE: 1035010) and the Tea House at SP3395 8956 (Grade II\* Listed Building, NHLE: 1299615). As a result of screening by the mature planting of the Registered Park and Garden and buildings along Arbury Road only the Tea House (NHLE: 199615) is considered to have the potential to be impacted by changes within the strategic site.

### Archaeology

#### Previous Studies

5.2.10 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site.

5.2.11

A total of 17 archaeological investigations are recorded within the Warwickshire HER which have been undertaken within the 500 m study area. Those investigations considered to be relevant to understanding the archaeological potential of the site are summarised below.

- EWA6121 - Excavation at Bermuda, Chilverscoton. (1970) - Area of approximately 1000 square yards stripped. Evidence of a medieval building was uncovered with further evidence of building rubble pre-dating this 14th century structure.
- EWA3364 - Watching brief at Bermuda Park, Nuneaton (1995) - No archaeological deposits where found and no finds recovered.
- EWA6725 - An archaeological evaluation at Paradise Farm, Bermuda, Nuneaton. (1998) - Previous magnetometry showed areas of disturbance and trenches were placed to identify the areas with possible features. Limited archaeological activity was found.
- EWA6870 - Watching brief centring on Radnor Drive, Nuneaton (1997) - observations during water main renewal. No archaeological finds recovered.
- EWA7031 - Watching brief at 120 Fair Isle Drive, Nuneaton (2001) - Watching brief observing foundation trenches for a new extension. No features were recorded and no finds recovered.
- EWA6871 - Watching brief north of Heath End Road, Nuneaton (1997) - observations during water main renewal. Many deposits of pottery including wasters were found.
- EWA7377 - Excavation of a medieval settlement at Bermuda Village, Nuneaton. Research Investigations (1996-7) - Resistivity survey, test-pitting and excavation to re-locate and record a medieval site, which had been discovered and part-excavated in 1970.
- EWA7591 - Watching brief at 12 Bermuda Road, Nuneaton (2004) - Watching brief on foundation trenches for new extension. Found a medieval layer, probably plough soil, with 14th-16th century pottery in. Other pottery dating to 14th-18th century was found on site and attributed to the nearby kiln sites.
- EWA7682 - Watching brief at 8 Hare and Hounds Lane, Stockingford, Nuneaton (2006) - Observation of service trenches uncovered a layer containing a large quantity of medieval pottery probably representing a dump of waste material from the surrounding kiln complexes.
- EWA7699 - Watching brief at Heath End Road, Chilvers Coton, Nuneaton (2005) - Observation of foundation trenches revealed no archaeological features or finds. The area had been heavily disturbed by brick and tile works nearby and the site was covered by waste material.
- EWA10274 - Bermuda Park, Nuneaton, County of Warwickshire: Archaeological excavation (2004) - Further to archaeological evaluation (EWA7459), an open area excavation revealed extensive medieval and



post-medieval deposits, some contemporary with the occupation of the site by the Knights Hospitallers.

### *Prehistoric*

- 5.2.12 The Nuneaton area has yielded a high number of Palaeolithic finds as a result of a program of extensive field walking surveys. The River Anker and its tributaries, which traverse Nuneaton has proved a focus for Palaeolithic and other prehistoric activity. The Warwickshire HER returned 11 records of prehistoric date within the 500 m study area. A concentration of seven Palaeolithic tools has been recorded in the northwest of the strategic site (**MWA6322**, **MWA12783**, **MWA12795**, **MWA12810**, **MWA12824**, **MWA12829** and **MWA12838**) along with a single early to late Neolithic stone axe (**MWA9419**). A further stone axe (**MWA10140**) of Palaeolithic date is recorded just to the south of the strategic site.

### *Romano-British*

- 5.2.13 Four records of Romano-British date were returned by the Warwickshire HER within the study area. Just outside the southern boundary of the strategic site a scatter of Roman pottery sherds (**MWA1843**) has been recorded and a Roman coin hoard (**MWA1654**) has been found to the east although the exact location is unknown. The possible site of a Roman building indicated by a scatter of pottery, tile and building material (**MWA1791**) and the site of several Roman tile kilns (**MWA1659**) are both located to the south of the strategic site.

### *Medieval*

- 5.2.14 No records of early medieval period have been recorded within the study area. The closest settlement recorded in Domesday Book is Chilvers [Coton] which is 1.6 km to the east. Ralph Sudeley founded an Augustinian Priory in 1154 at Arbury which is located just southwest of the study area.
- 5.2.15 During the medieval period the strategic site and study area was part of the location for the Chilvers Coton pottery industry (**MWA7370**). The pottery range begins with fine white wares in the thirteenth century and develops through red, sandy wares to the later Midland Purple and Cistercian wares and finally to slip wares in the seventeenth century. Numerous kilns have been found in the study area. Six medieval kilns (**MWA1788**) used for the production of pottery and tile were found 100 m east of Dennis Farm. Further kilns have been found at Tenlons Road (**MWA5048**, **MWA5148**), Bermuda Road (**MWA5039** **MWA5040**, **MWA5041**, **MWA5046**, **MWA5147**, **MWA5055**), Radley Drive (**MWA5149**, **MWA5050**) and other numerous pottery and tile kilns (**MWA1792**). Documentary evidence also suggests the site of a possible kiln at Pot Kiln Close (**MWA12846**) depicted on the first edition Ordnance Survey map.
- 5.2.16 Evidence of a medieval settlement was excavated at Bermuda Road (**MWA4442**). The open area excavation revealed medieval roadside ditches with successive recuts and evidence of further kilns. The Knights Templar held land at Chilvers Coton in 1185 which passed to the Knights Hospitallers when the former was disbanded. Excavations have revealed a manor house (**MWA6255**) at Bermuda Road and a further house possibly belonging to the Knights Templar 300 m southwest of Bermuda (**MWA1666**). Further evidence of medieval occupation has been found in the form of pits at Radley Drive (**MWA5054**), a building to the east of Dennis Farm and a house and other occupation features and finds 100 m west of Lawn Cottage (**MWA1789**). A

medieval ditch has been excavated at Bermuda Road (**MWA5047**) and a medieval coin recovered during excavations at Arbury (**MWA5143**).

- 5.2.17 A fragment of the medieval landscape is preserved as ridge and furrow earthworks which are located in the far south of the study area.

#### *Post-medieval - Modern*

- 5.2.18 Following the Dissolution of the monasteries the Augustinian priory at Arbury was granted to Charles Brandon, Duke of Suffolk. It was eventually sold to Sir Edmund Anderson in 1567 who demolished the monastic buildings before constructing a new house and exchanging the estate with John Newdigate. The estate and the house remain with the Newdigate family today.

- 5.2.19 The Warwickshire HER returned 21 records of post-medieval to modern date within the study area. Post-medieval lime kilns were located to the south of Harefield Lane, Arbury (**MWA8114**) and a further 24 were identified from outlines seen in plough soil 300 m east of The Lawn (**MWA1790**). Post-medieval pottery has been found at Heath End (**MWA10196**) and post-medieval features have also been found at Bermuda village including post-medieval brick and tile demolition rubble (**MWA13188**).

- 5.2.20 There was growth of industrial activity following the Industrial Revolution around Nuneaton and the area become known for coal mining. Mine shafts were opened west of Spring Kidden Wood (**MWA5721**), Stockingford (**MWA5904**), Heath End (**MWA5750**) and Bermuda Road (**MWA5754**).

- 5.2.21 Bermuda which is now a suburb of Nuneaton was originally a small pit village built in 1893 for workers from the Griff Colliery Company (**MWA1879**). Bermuda was named for the local landowner Edward Newdigate who was a former Governor of Bermuda. As well as the Griff Colliery (**MWA5722**) there was also the Griff brick and tile works (**MWA5723**), Griff brick and lime works (**MWA5751**), Griff tramway located at the brickworks (**MWA5752**), Griff branch railway line (**MWA6762**) and the Griff mineral railway (**MWA5724**).

- 5.2.22 The manufacture of brick was also an important industry within the study area with a brickyard off Arbury Road (**MWA8138**), brickworks at Bermuda (**MWA6676**) and a Midland brick and tile works at Heath End (**MWA5728**). Another brick and tile works is also depicted on the 1913 Ordnance Survey map at Heath End (**MWA5725**). A tramway to service the brickworks was present at Heath End and used during the Imperial period (**MWA5726**).

- 5.2.23 Examination of the historical maps shows the village of Stockingford, which is to the northwest of the strategic site expanded rapidly to the east through the twentieth century and expanded into the northwest of the study area, with late twentieth century housing estates from Nuneaton extending into the north and southeast of the study area.

## **5.3 Statement of Significance**

### **Introduction**

- 5.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in Section 8.2 above.

- 5.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015d) the following section assesses whether, how and to what degree the Strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### **Historic Landscape Character**

- 5.3.3 The strategic site has a complex historic landscape character derived from early industrial processes of pottery production and coal mining which took place across the site followed by the conversion of land to agricultural use (**Plate 5**). This has resulted in significant field and boundary loss since the OS first edition OS map where smaller rectilinear fields are marked which probably represent survey-planned enclosure of the landscape. Despite the loss of these field boundaries there is time depth which is derived from the archaeological interest of the site relating to the early industrial pottery production (assessed under **Archaeology**) and the historic interest the site draws from its spatial and historical relationship to the Arbury Registered Park and Garden and the Arbury Estate (assessed under **Arbury Hall Registered Park and Garden**). As a result of the sites continued agricultural use but the loss of original field boundaries and the absence of above ground remains relating to the pottery industry it is considered that as it stands the current historic landscape character of the strategic site holds low heritage significance.

#### **Arbury Hall Registered Park and Garden**

- 5.3.4 Arbury Hall (Grade II\* RPG, NHLE: 1001185) is situated to the west of the strategic site. The RPG encompasses the mid-eighteenth century pleasure ground together with modified seventeenth century parkland. The RPG adjoins agricultural land and woodland on all sides and has extended drives which project from the main body of the park, through the surrounding agricultural land, to the north, west and southeast. The park occupies a shallow valley and makes use of the topography and streams to form a series of canals, pools and cascades. There are a complex series of views within the park with principal views from the Hall and pleasure grounds south and south eastwards across the pools and park towards the boundary plantations. There are further views from the park across the surrounding agricultural land particularly to the northwest and west.
- 5.3.5 Attributes which contribute towards the heritage interest of the Registered Park and Garden include its long standing history, with historic maps, drawings and other documents that detail the creation of the park, its evolution and use. Potential for evidence of earlier structures and landscaping schemes attribute archaeological interest to the RPG whilst the buildings and structures of the RPG also contribute to this historic interest through the date and quality of their fabric as well as the quality of their architectural design. In addition to this the RPG holds artistic interest demonstrated through not only the architectural detailing and artistry of the buildings but also through the use of planting, water features, and landscape design to create an aesthetically pleasing landscape with designed views and reveals (**Plate 6**). The majority of these views and reveals are within the RPG boundary and largely relate to the spatial interplay between the principal building of the hall and built structures within the park.
- 5.3.6 The setting of the Registered Park and Garden is defined by the surrounding estate lands. These estate lands vary in character and although largely agricultural in nature there are areas which have historically been industrial in

nature such as Newdigate Colliery to the south and land to the east which was formerly mined for coal as well as part of the Coton Chilvers pottery industry. These areas share no visual connection with the Registered Park and Garden due to the extensive screening provided by blocks of established woodland and shelter belts which surround the RPG. None the less these areas contribute towards the historic interest and setting of Arbury Hall by providing historical context and an understanding of the historic relationship between places.

5.3.7 The RPG is considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.

5.3.8 The strategic site sits to the northeast of the main body of the RPG separated by Spring Kidden Wood and the fields and broadleaved plantation of Dennis Farm. North of Spring Kidden Wood the strategic site extends westwards towards the North Drive where there is approximately 60 m separation between the eastern boundary of the RPG and the western boundary of the strategic site. The strategic site is located within the wider Arbury Estate not covered by the RPG designation, and it is not included within the HLC parkland character area (HLC type 56). Spring Kidden Wood and the canalised stream to the east are also excluded from the RPG designation but do form part of the HLC park character area (HLC type 56). There are no identified views from within the RPG or from Dennis Farm and only limited views from the eastern boundary of Spring Kidden Wood that falls outside of the RPG, into the strategic site, as a result of mature trees and shelter belts which fall in-between the strategic site and these areas (**Plate 7**).

5.3.9 Despite of this screening the strategic site is considered to form part of the setting due to the contribution towards the historic and archaeological interests of the RPG. As part of the associated historic estate land the strategic site enables an understanding of the wider role Arbury Hall played in the shaping of the economic development of Nuneaton. The industrial history and archaeological interest of the strategic site contributes towards the understanding of the range of economic activities which surrounded the park and with which the estate was involved, whilst also enabling the development of the designed aspects of the park to be understood in relation to the screening and disengagement of the park from land to the east. The ability to understand the relationship between the strategic site and the RPG in terms of its industrial and agricultural past on the ground has been affected by the loss of earlier industrial remains and later field boundaries which has altered the historic landscape character. As part of the wider estate the strategic site currently provides some separation between the existing developed edge of Nuneaton and the RPG and preserving the agricultural context of the RPG by providing a clear separation from the urban extents of Nuneaton. Therefore it is considered that the strategic site makes a positive contribution towards the setting of the RPG and a medium contribution to the heritage significance of the RPG.

#### ***Cotton Lawn Garden***

5.3.10 Coton Lawn Garden (**MWA12594**) is a non-designated heritage asset located within the strategic site. The garden is associated with Coton Lawn Farm (assessed under **Built Heritage**) situated to its northeast. The field boundaries which would have surrounded the garden are still intact, and a series of earthworks are identifiable within. The garden is considered to hold archaeological interest as a result of the earthworks.

5.3.11 The setting of the garden is defined by the surrounding agricultural fields, Coton Lawn Farm buildings to the northeast and the gardens physical location on the eastern edge of the Arbury Hall parkland. From these elements the garden draws some historic interest by enabling an understanding of development and change within the landscape through time from industry to arable farmland and creation of a small compass gentrified landscape.

5.3.12 Due to the loss of recognisable garden features it is considered that the gardens are considered to be of low heritage significance as a historic farmstead on the periphery of Arbury Estate. The heritage asset is situated within the strategic site. The strategic site is considered to make a medium contribution towards the significance of this heritage asset as part of the surrounding rural context which contributes towards its historic interest. This historic interest is largely drawn from the buildings associated with Coton Lawn Farm situated northeast of the garden.

### **Built Heritage**

5.3.13 The Tea House (Grade II\* Listed Building, NHLE: 1299615) is located approximately 300 m southwest of the strategic site. The building is a mid-eighteenth century summer house with a late eighteenth/ early nineteenth century cottage to the rear. The principal façade of the building is built in a classical style with a pedimented door case and faces southwest across a canal which would have formed the main approach to the building. The building is surrounded by woodland and is in a very poor state of repair as is this section of the canal (**Plates 8 & 9**). The building is currently on the Historic England's Heritage at Risk Register for the borough.

5.3.14 The building is considered to draw historic, artistic and architectural interest from the quality of its fabric, its architectural design and the concept of the building and its architectural approach as a whole.

5.3.15 The setting of the building is defined by its relationship to the canal upon which it would have been approached and its position within and its role as part of the Arbury Hall designed landscape. Principal views from the building would have been to the southwest towards the hall as the principal building in the park and its pleasure gardens. Views to the northeast are screened by woodland which would have formed the backdrop of the building on views from the canal.

5.3.16 The heritage significance of the building is considered to derive from both the historic and architectural interest of the building as well as the positive contribution made by its setting. As a result of the sum of these interests the Listed Building is considered to hold high heritage significance.

5.3.17 The strategic site is located to the northeast of the Tea House. Views in this direction are screened by the mature woodland which now surrounds the building and by Dennis Farm which is situated immediately beyond this woodland. Beyond Dennis Farm a shelter belt of mature trees provides further screening and provides a rural setting should the trees which surround the Tea House ever be thinned or removed. The strategic site does not form part of the designed landscape of the Hall or hold any specific historic association with the Tea House. It is therefore considered that the strategic site currently makes no additional contribution towards the setting of the Tea House beyond the contribution that the strategic site makes towards the setting of the RPG as a whole of which the tea house is part.

- 5.3.18 Cotton Lawn Farm is an isolated farmstead associated with the former Cotton Lawn Garden (**MWA12594**). The survival of historic building fabric is not known but it is anticipated that this heritage asset is of at least low heritage significance due to its historic and architectural interest. The strategic site makes a high contribution towards its historic interest as part of its setting within an agricultural landscape, and the garden located to its southwest enables an understanding of the relationship of this building to the surrounding countryside.

### Archaeology

- 5.3.19 Within the north-western corner of the strategic site a quantity of Palaeolithic artefacts have been discovered through field walking and as such there is considered to be a high potential for further Palaeolithic finds within the strategic site which would be of medium significance due to the high quantity of stray finds within the area that already indicate a high level of activity of this period within the region.
- 5.3.20 Despite the Romano-British period being poorly understood within the region a small number of finds and sites found within the study area suggests that there was activity within the vicinity of the strategic site during this period. Industrial activity and a possible Romano-British building are located to the south of the strategic site and as such there is considered to be a medium potential for encountering Romano-British remains within the strategic site. Any remains if present would be of medium significance and would contribute towards our understanding and knowledge of Romano-British activity within the area.
- 5.3.21 The archaeological potential of the site predominantly stems from its location near Chilvers Coton which was the centre for a medieval and post-medieval pottery industry. The strategic site lies within an area identified as the possible extent of this industry and street name evidence suggests the presence of a kiln towards the northern end of the strategic site.
- 5.3.22 Archaeological work carried out within the study area has revealed a large quantity of kilns and pottery wasters and as such there is a high potential that further remains of the medieval and post medieval pottery industry could be present within the strategic site which would be of medium significance by contributing further towards our understanding of the character and extent of the medieval and post-medieval pottery industry and considered to be of regional importance.
- 5.3.23 Within the strategic site 24 post-medieval lime kilns were identified by their outlines within the plough soil. There is considered to be a high potential for further post-medieval kilns and industrial remains including a colliery to be present within the strategic site. Any development within the site would impact upon these remains which, due to the common nature and anticipated poor condition of any remains, are considered to be of low significance.

## 5.4 Summary of Potential Impacts

### Introduction

- 5.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of

any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### Historic Landscape Character

- 5.4.2 The historic landscape character of the strategic site is considered to hold low heritage significance due to the loss of the majority of its field boundaries. Yet within the area retains evidence of earlier industrial activity derived from its industrial, spatial and historical links to the Arbury Estate. Development within the strategic site will result in further loss of historic character through the removal of remaining hedgerows, loss of agricultural land and alteration of the land surrounding Arbury Hall Registered Park and Garden.
- 5.4.3 Although successfully screened in views from the RPG, the historic landscape character of the area contributes towards the historic interests of the park and enables an understanding of its development and form. The introduction of development within proximity of the RPG has the potential to result in a loss of historic landscape character, the introduction of increased noise, light pollution and potentially the introduction of buildings within views which were previously thought to have been screened.
- 5.4.4 Development in the strategic site may also change the nature of the approach to Arbury Hall from along Harefield Lane, which although not a formal approach to the house forms part of the agricultural and rural setting of the RPG.
- 5.4.5 Development within the strategic site will alter the setting of Coton Lawn gardens (**MWA12594**) through the introduction of residential development within close proximity and the loss of surrounding agricultural land. Development may result in the loss of the garden in its entirety.

### Built Heritage

- 5.4.6 It is considered that the strategic site is currently well screened from Arbury Hall Tea House and only contributes towards the significance of the Tea House as a result of its contribution towards the setting and heritage significance of the Arbury Hall RPG as a whole. Development within the strategic site may however affect the significance of the Tea House by the introduction of development into views which were previously thought to have been screened where potential development is of a substantial height. This would result in the loss of the isolation of the Tea House and a weakening of its connection with the RPG through the introduction of prominent buildings in closer proximity.
- 5.4.7 Development within the strategic site will alter the setting of the non-designated Coton Lawn Farm through the introduction of residential development within close proximity to it and the loss of surrounding agricultural land. Development within the strategic site may result in the loss of the historic farmstead or changes to its setting affecting the ability to understand the building in relation to its historic landscape.

### Archaeology

- 5.4.8 There is considered to be the likelihood of encountering archaeological remains ranging from the prehistoric, Romano-British, medieval and post-medieval periods. Development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

### Cumulative Impact

- 5.4.9 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic sites HSG4 and EMP8. Development of HSG2 alongside development within strategic sites HSG4 and EMP8 will increase the loss of historic landscape character and the setting surrounding Arbury Hall whilst bringing residential buildings in closer proximity to the RPG resulting in the encroachment of the both the suburban edges of Nuneaton and Bedworth.

### Summary

- 5.4.10 In summary it is considered that there are specific heritage concerns regarding development within the strategic site. Specifically these are in regards to historic landscape character, the setting of Arbury Hall RPG and the as yet unknown presence of archaeological remains potentially of medium heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 5.5**.



**Table 6: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The historic landscape character of the site holds historic interest as a result of its spatial and historical relationship to the Arbury Estate. There has been loss of field boundaries and visible industrial remains.	Low	High	Loss of agricultural land and removal of surviving hedgerows which will further reduce the significance of the surviving historic landscape character.
Arbury Hall, Grade II* RPG. NHLE: 1001185	The RPG has historic, architectural, artistic and archaeological interest as a result of its long standing history, associated documents, quality, rarity and survival of its historic fabric, planting, layout and design and the potential for remains relating to its early history.	High	Medium	Loss of historic landscape which currently contributes towards the historic interest of the Arbury Hall RPG. Increased noise and light pollution and the introduction of buildings within views which were previously thought to have been screened. Development may result in the encroachment of the urban edge of Nuneaton upon the RPG and a loss of separation between the RPG and the existing developed area.
Cotton Lawn Garden (MWA12594)	The remnants of a former pleasure garden located southwest of Cotton Lawn Farm, drawing	Low	Medium	Development within the strategic site may result in the loss of the historic

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	archaeological interest from its earth work remains and historic interest from its proximity and relationship to Arbury Hall Registered Park and Garden.			farmsteads or changes to their setting affecting the ability to understand these buildings in relation to their historic landscape.
<i>Built Heritage</i>				
The Tea House, Grade II* Listed Building. NHLE: 1299615	The building holds historic, artistic and architectural interest from the quality of its design fabric and concept as well as from its relationship to and role within the Arbury Hall RPG.	High	Low within the context of the strategic sites contribution towards the setting of the Arbury Hall RPG of which the tea house is a component.	Development within the strategic site may affect the significance of the tea house by the introduction of development into views which were previously thought to have been screened where the development proposed is of a substantial height. This would result in the loss of the isolation of the Tea House and a weakening of its connection with the RPG through the introduction of prominent buildings in closer proximity
Coton Lawn Farm Non-designated Heritage Asset	A historic farmstead and the remains of a former pleasure garden located on the periphery of Arbury Estate. The farm contributes towards the understanding of the development and change within	Unknown – anticipated Low	High	Development within the strategic site will alter the setting of Coton Lawn Farm through the introduction of residential development within close proximity and

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	the landscape through time from industry through to arable farmland.			the loss of agricultural land. Development may result in the loss of the historic farmstead and its associated garden in its entirety.
<i>Archaeology</i>				
As yet unknown archaeological remains of Palaeolithic date	Palaeolithic flint tools have been identified through field walking within the strategic site and the surrounding area. There is considered to be a high potential for further finds of this date to be present within the site which is likely to comprise stray flint tools rather than in-situ deposits or features.	Unknown – anticipated Medium	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Romano-British date.	Roman Industrial activity and a possible building of similar date are located to the south of the strategic site. Further pottery scatters and coin hoard suggest there is a medium potential for encountering Romano-British remains within the strategic site.	Unknown – anticipated Medium	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological deposits relating to the medieval and Post-medieval pottery	The strategic site is located within the area of the Chilvers Coton pottery industry. A large quantity of kilns and pottery wasters of	Unknown – anticipated Medium	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
industry	medieval and post-medieval date have been found within the study area and as such there is a high potential that further remains of similar date may be present within the strategic site.			
Known Post-medieval industrial remains comprising lime kilns and colliery.	24 post-medieval lime kilns and colliery are known within the strategic site. There is considered to be a high potential for further post-medieval kilns and industrial remains be present.	Unknown – anticipated Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

## 5.5 Maximising Enhancement and Avoiding Harm

5.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Any development should be of a height and density which can be screened by the existing planting within and around the Registered Park and Garden.
- The existing trees and hedgerows which screen the RPG and views to and from the strategic site should be retained and where necessary enhanced.
- Development could be restricted to the northern and eastern boundaries, creating an undeveloped buffer along the western edge of the strategic site, so as to minimise light and noise pollution and to maintain an undeveloped buffer of land between the RPG and Nuneaton.
- Any lighting should not exceed the height of the development and should be designed with regards to minimising light pollution.
- Access to any development within the strategic site should avoid approaching the site from the north. No access should be taken from the North Drive and designs should avoid introducing new approaches parallel to North Drive which would detract from its prominence.
- Access to the site could reinstate historic approaches to the strategic site making use of Harefield Lane reconnecting it to Bermuda Village to the southeast and reintroducing an access point from Heath End Road, along the course of the former Pot Kiln Close to the northeast.
- The use of green corridors and low rise residential development may help to minimise the visual impact of any change within the strategic site.
- Lower density development may soften the urban edge of Nuneaton and in particular screening could be employed to soften the appearance of the industrial unit which sits just beyond the southeast corner of the strategic site.
- Any development should take the opportunity to secure an asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, both Grade II\* Listed Buildings included on the Heritage at Risk Register. Alternatively a Listed Building Heritage Partnership Agreement could be agreed in relation to the buildings. This would help to offset impacts to the RPG resulting from a loss of historic and archaeological interest currently contributed to by its setting. These recommendations could be incorporated into the Nuneaton and Bedworth Borough Plan key design principles for the strategic site and secured through the planning application process.
- It is recognised that additional assessment in the form of fieldwork evaluation may be required to further refine the understanding of the archaeological potential of the strategic site. This would take a phased approach of a desk-based assessment to further understand the

significance of the archaeological resource followed by a programme of archaeological investigation which would be required prior to determination of any planning application.

- A programme of archaeological investigation informed by the any previous archaeological evaluation would preserve by record any remains that maybe damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
- Should more significant archaeological deposits be identified through archaeological evaluation these should be avoided through further mitigation measures such as scheme redesign.

## 6. HSG3 – Gipsy Lane

### 6.1 Introduction

- 6.1.1 Strategic site HSG3 (Gipsy Lane) is located on the southern edge of the built-up area of Nuneaton (**Figure 1**) and covers approximately 23 ha. The Coventry Canal demarcates the western boundary, with Griff Brook and Wem Brook demarcating the northern and eastern boundaries, respectively and Gipsy Lane to the south. The strategic site is bordered by residential housing to the north and east with fields to the south and west.
- 6.1.2 The underlying geology of the strategic site is complex. The natural bedrock geology is predominately Outwoods Shale Formation - Mudstone with Bromsgrove Mudstone to the east. The bedrock geology is overlain by Glaciofluvial deposits comprising sand and gravel in the centre of the strategic site with alluvium and River Terrace Deposits adjacent to the Griff Brook and Web Brook respectively. Thrusington Member Diamicton overlays the natural bedrock to the south (BGS, 2016). The site is situated at approximately 85-90 m aOD.
- 6.1.3 The strategic site has been subject to a historic environment assessment as PDA 3 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 6.2 Historic Environment Baseline

#### Introduction

- 6.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.
- 6.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 6**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 7** and listed in **Table 4, Appendix 1**.

#### Historic Landscape Character

- 6.2.3 There are no designated landscapes of historic interest with the strategic site or study area.
- 6.2.4 The strategic site comprises very large post-war fields (HLC type 19) and an area of flood plain (HLC type 116) along the eastern boundary of the strategic site and Wem Brook, likely to have been in use formerly as meadow. To the west of the strategic site is the Coventry Canal, with its associated tow path, whilst to the north is Griff Brook beyond which are areas of post-1955 housing and a modern caravan park. To the south of the strategic site are large irregular fields defined by the county HLC as being part of an area of piecemeal enclosure.
- 6.2.5 The strategic site is situated north of Gipsy Lane which is a road often associated with the writings of George Eliot (Warwickshire County Council, nd, George Eliot Links to Nuneaton). The nineteenth century gipsy camps are said

to have inspired elements of her writing such as Mill on the Floss (for example, chapter 11 when Maggie tries to run away from her shadow).

### **Built Heritage**

- 6.2.6 There are four designated heritage assets located within the 1 km study area, comprising the Griff House Hotel (Grade II Listed Building, NHLE: 1034983), Griff Cottage and the disused cottage adjoining to left (Grade II Listed Building, NHLE1299487), Bridge Number 1 of Ashby-de-la-Zouch Canal (Grade II Listed Building, NHLE: 1034986) and Bridge Number 2 of Ashby-de-la-Zouch Canal (Grade II Listed Building, NHLE: 1186061).
- 6.2.7 Neither Griff House Hotel nor Griff Cottage share a visual or historic association with the strategic site from which their heritage significance can be experienced. The setting the two canal bridges is tightly defined by Ashby-de-la-Zouch Canal. It is from the spatial relationship with the canal where the historic interest of these buildings is derived and from where their architectural interest can best be appreciated. These buildings hold no relationship to the strategic site and visibility between the bridges and the strategic site is considered likely to be very limited due to intervening field boundaries and screening from woodland.
- 6.2.8 The Coventry Canal runs from north to south along the western boundary of the strategic site.

### **Archaeology**

#### ***Previous Studies***

- 6.2.9 A geophysical survey (EWA10052) was carried out within the strategic site in 2012. The survey identified several anomalies that could be archaeological in origin. A subsequent archaeological evaluation (EWA10055) undertaken to investigate the anomalies revealed evidence of post-medieval field boundaries and two sherds of residual roman pottery. Although the geophysical survey covered the area of the strategic site the trial trench evaluation was limited to 11 trenches located within the northwest corner of the site and did not fully investigate the full extent of the strategic site.
- 6.2.10 Within the wider study area there are no further archaeological investigations recorded within the Warwickshire HER.

#### ***Prehistoric***

- 6.2.11 The Warwickshire HER returned 17 records of prehistoric date within the study area. A Palaeolithic hand axe (**MWA12779**) has been recovered from the central part of the strategic site. This can be interpreted as forming part of a larger concentration of Palaeolithic finds in the southern part of the study area. A number of stone tools dating from the Palaeolithic period have been recovered from within the study area.
- 6.2.12 A chopper-core (**MWA12832**) and a quartzite pointed hand axe (**MWA12782**) have been found in the southeast of the study area, while a concentration of eight axe heads (**MWA12755**, **MWA12780**, **MWA12781**, **MWA12801**, **MWA12806**, **MWA12820**, **MWA12822**, **MWA12823**) have been recorded to the south and southwest of the strategic site.



- 6.2.13 The site of a probable Bronze Age round barrow (**MWA4969**) has been recorded in the southwest of the study area on the northern side of Gipsy Lane, while a collection of Bronze Age arrowheads has been recorded to the north of the strategic site (**MWA4443**).

#### *Romano-British*

- 6.2.14 The Warwickshire HER returned three records of Romano-British date within the study area. Fragments of Roman pottery (**MWA13390**) have been recorded in the northwest corner of the strategic site. These were recovered from a post-medieval boundary ditch and may indicate Roman activity nearby. A Roman coin hoard (**MWA1652**) and a Roman pottery sherd (**MWA6254**) are recorded towards the western edge of the study area. No features or structures have been identified within the study area that can be dated to the Romano-British period.

#### *Post-Medieval - Modern*

- 6.2.15 The study area appears to have functioned as a part of the wider rural farmed landscape around Nuneaton through the post-medieval period. The Industrial Revolution of the eighteenth century to early nineteenth century brought about radical changes and growth in the Nuneaton area which became known for coal mining and stone quarrying. The Warwickshire HER returned five records of post-medieval to modern date within the study area.

- 6.2.16 The Coventry Canal (**MWA4373**) which forms the western boundary of the site was constructed in the late 1780s. The Griff Arm Junction (**MWA4388**) was a waterway used for the transporting of goods during the Imperial period. The Griff Granite Quarry (**MWA6679**) was in operation in the northwest of the study area between the late nineteenth and early twentieth centuries. To the east of the strategic site a modern single span concrete bridge (**MWA20090**) is recorded. From the early twentieth century onwards residential development spread from Nuneaton which began to be constructed to the north and east of the strategic site.

### **6.3 Statement of Significance**

#### **Introduction**

- 6.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in Section 9.2 above.
- 6.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015) The Historic Environment and Site Allocations in Local Plans the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### **Historic Landscape Character**

- 6.3.3 The historic landscape character of the strategic site is characterised by very large, arable, post-war fields, created through the removal of field boundaries and intensification of arable cultivation (**Plate 10**) there is an area of flood plain situated along the strategic sites eastern boundary and Wem Brook.

- 6.3.4 The significance of the historic landscape character within the strategic site and its surroundings is considered to be negligible, as a result of its modern date, the poor preservation of earlier field enclosure which means that the earlier fieldscape is largely unreadable and the common occurrence of this HLC type throughout the Nuneaton and Bedworth area. The area of flood plain is also considered to hold negligible historic significance as it only retains a partial hedgerow, along its western edge and is now under agricultural use and retains none of its previous meadow land character.
- 6.3.5 This loss of historic landscape character also affects the relevance of the strategic site to the landscape around Nuneaton which is considered to have inspired some of George Eliot's writing. The loss of field boundaries has made a dramatic impact upon this landscape and as such is not considered to contribute greatly to the understanding of the landscape within which she lived. In contrast, although affected in areas by later quarrying at the western end of Gipsy Lane, the field enclosure pattern and historic landscape character have been far better preserved on land to the south of Gipsy Lane.

### **Built Heritage**

- 6.3.6 Coventry Canal is a non-designated heritage asset which connects the Oxford Canal to the Trent and Mersey Canal. The canal passes from north to south through Nuneaton and Bedworth and borders the strategic site along its western boundary (**Plate 11**). The canal holds historic, architectural and archaeological interest derived from its age, construction, fabric, associated structures and its contribution towards the understanding of the development and economy of the areas through which it passed. As a result of its demonstrable regional importance it is assessed that the canal is a non-designated heritage asset of medium heritage significance.
- 6.3.7 A stretch of Coventry Canal passes along the western boundary of the strategic site. The site makes a low contribution as part of the agricultural character which would have historically been associated with this stretch of the canal. This agricultural land has been subject to loss of historic landscape character as the result of a loss of field boundaries and conversion to large post-war fields. As such the strategic site is currently considered to make a low contribution towards the heritage significance of this heritage asset.

### **Archaeology**

- 6.3.8 Previous archaeological investigations within the strategic site which comprised geophysical survey identified potential for archaeological remains across the site. The subsequent trial trench evaluation, focussed on the north-western corner of the strategic site, uncovered medieval field boundaries and two sherds of residual Roman pottery. As a result of the findings of the geophysical survey the potential for archaeological remains across the site is considered high, however the extent, survival and heritage significance of any archaeological remains is currently unknown and would require further investigation in those areas not previously evaluated.

## **6.4 Summary of Potential Impacts**

### **Introduction**

- 6.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have

on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### Historic Landscape Character

6.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).

6.4.3 The strategic site falls within an area of historic landscape character considered to be of negligible heritage significance due to its poor preservation and survival. Development of this area may result in a further loss of hedgerows and the loss of agricultural land.

### Built Heritage

6.4.4 It is considered there would be no harm to the setting or heritage significance of designated built heritage assets due to change within the strategic site.

6.4.5 Any development within the strategic site may potentially affect the adjacent stretch of the Coventry Canal by bringing residential development within proximity of the canal where currently there is open agricultural farmland resulting in a change to the current rural historic landscape character.

### Archaeology

6.4.6 Development within the strategic site may result in the damage or destruction of any archaeological remains which may be present. The geophysical survey undertaken within the strategic site indicates high potential for archaeological remains across the strategic site. Due to the limited nature of the subsequent trial trenching exercise undertaken, the extent, survival and significance of these archaeological remains are currently unknown.

### Cumulative Impacts

6.4.7 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic site EMP1. Development alongside development within strategic site EMP1 will increase the loss of historic landscape character of negligible heritage significance whilst bringing residential and commercial buildings in closer proximity to Coventry Canal.

### Summary

6.4.8 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. These are in regards to the loss of historic landscape character of negligible significance and the high potential for archaeological remains of as yet unknown heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 6.5**.

**Table 7: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	Very large post-war fields retaining very few earlier field boundaries.	Negligible	High	Development within the strategic site may result in further loss of hedgerows and agricultural land, further reducing historic landscape character.
<i>Built Heritage</i>				
Coventry Canal	The non-designated canal is considered to be of demonstrable regional importance for its contribution towards the understanding of the economy and development of the town of Nuneaton.	Medium	Low	Development within the site will result in a loss of agricultural land which has historically characterised this section of the canal.  There is the potential for a cumulative impact as a result of development alongside strategic site EMP1
<i>Archaeology</i>				
Potential for as yet unknown archaeological remains	The site has been previously subject to a programme of geophysical survey which identified the potential for archaeological remains across the strategic site. The subsequent trial trench exercise was limited and as such not sufficient to establish the	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	extent, survival and significance of these potential remains.			

## **6.5 Maximising Enhancement and Avoiding Harm**

6.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- It is recommended that any development within the strategic site is respectful of the historic character of the canal and should seek to maximise enhancement and avoid harm to this heritage asset. The following opportunities have been identified.
- A green buffer or landscaped amenity space could be incorporated into the design which enables access to the canal and along Gipsy Lane and also ensures any development does not impinge on the rural character of Gipsy Lane and the canal by setting development away from the perimeter of the site.
- Development of the site offers the opportunity to enhance pedestrian access along Gipsy Lane and its connections to the south and the Coventry Canal. The lane currently has limited pedestrian access, is narrow and winding, and currently traffic follows at national speed limit, this makes appreciation of the surviving historic landscape character to the south difficult for pedestrians.
- Steps could be taken in partnership with the Canal and River Trust to create a heritage walk along the canal.
- Provisions for the improvement of the tow path and bridges along the canal could be incorporated into any plans for development, to improve accessibility and the structural condition of heritage assets along the canal.
- Given the limited extent of the previous trial trench evaluation, further evaluation will be required to establish the heritage significance of and potential archaeological remains across the remainder of the strategic site prior to the determination of any planning application. The scope of any such works should be agreed with the Warwickshire County Council Planning Archaeologist.

## 7. HSG4 - Woodlands

### 7.1 Introduction

7.1.1 Strategic site HSG4 (Woodlands) is located upon Bedworth Heath and Woodlands and is approximately 1.20 km west of Bedworth town centre (**Figure 1**). The strategic site is divided roughly in half to the east and west by Woodlands Road and is bordered by fields to the north and west, residential housing to the south and the A444 dual carriageway to the east. The strategic site comprises of a mixture of arable and pasture fields with a large pond in the centre and another towards the southern boundary, south of Woodlands Farm. A small housing development, Dove Close, is also located in the centre of the strategic site.

7.1.2 The underlying bedrock geology is mapped as Whitacre Member Mudstone and Sandstone which is below a superficial deposit recorded as Thrussington Member Diamicton. Alluvial deposits follow the route of a small stream along the southern boundary of the strategic site. The site gradually rises from approximately 100 aOD in the south to 110 m aOD to the north.

7.1.3 The strategic site has been subject to a historic environment assessment as PDA 6 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 7.2 Historic Environment Baseline

#### Introduction

7.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

7.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 8**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 9** and listed in **Table 5, Appendix 1**.

#### Historic Landscape Character

7.2.3 The strategic site is comprised of very small regular fields (HLC type 16) demarcated by well established hedgerows in the northern half of the strategic site with a small area of broadleaved woodland (HLC type 27), possibly part of a former ancient woodland of which there are further remnants to the north of the strategic site (Warwickshire HER Officer, *pers com*, March 2016). The name Bedworth Woodlands suggests that these woodlands would have been more extensive and covered the northern portion of the strategic site as indicated by Greenwood's map of 1825.

7.2.4 Also within the strategic site are areas of large irregular fields (HLC type 13) and other large rectilinear fields (HLC type 18) to the northeast, both types are thought to be suggestive of planned enclosure. To the south, between Wood Lane and the A44, is an area of very large post-war fields (HLC type 19). In the northwest corner of the site is a pre 1800s Farm Complex (HLC type 78). Ridge

and furrow cultivation has been recorded in this area by the Turning the Plough Project 1 (Hall, 2001). Extensive areas of ridge and furrow survive and are visible as well preserved earthworks (**Figure 9**). This ridge and furrow suggests that the field boundaries were imposed upon a former medieval open field system (Warwickshire HER Officer, *pers com*, March 2016). The southern area of the strategic site is characterised by large irregular fields with curvilinear boundaries (HLC type 13), thought possibly to indicate piecemeal enclosure. Along the southern boundary of the strategic site on the southern bank of the brook is an area of public open space (HLC type 61).

- 7.2.5 Beyond the strategic site, to the north, a similar fieldscape of large irregular fields stretch between the strategic site and Arbury Hall Registered Park and Garden (Grade II\*, NHLE: 1001185). To the south and east modern residential development abuts the strategic site.

### **Built Heritage**

- 7.2.6 Arbury Hall Registered Park and Garden (NHLE: 1001185) is situated approximately 760 m from the strategic site, although screening along the southern boundary of the RPG limits views from and towards the RPG. Listed Buildings along the southern boundary of the RPG comprise South Farm (Grade II\*, NHLE: 1034972), Arbury Mill (Grade II, NHLE: 1034971), Griff Lodge Farm (Grade II, NHLE: 1253712) and the Griff Clara, Arbury Park Griff Lodges Right Lodge (Grade II, NHLE: 1034984).

- 7.2.7 Also situated within the 1 km study area is Astley Hall Farmhouse and its attached buildings (Grade II Listed Building, NHLE: 1034974), Bedworth Cemetery (Grade II Registered Park and Garden, NHLE: 1001592), Bedworth Conservation Area and the Water Tower on Tower Road (Grade II, NHLE 1116416).

- 7.2.8 Astley Hall Farmhouse is located 600 m southwest of the strategic site and surrounded by agricultural land and shelter belts of mature trees and woodland. The farmhouse has a well defined setting relating to the surrounding farm buildings, yard, and agricultural fields. A woodland shelter belt screens the strategic site from view and with no known historical association with the Listed Building the strategic site is not considered to form part of its setting and as such is not considered further as part of this assessment.

- 7.2.9 The designated heritage assets of Bedworth Conservation Area, Bedworth Cemetery (situated within the Conservation Area) and the Grade II Listed Water Tower are situated 1 km southeast of the strategic site in Bedworth town centre on the opposite side of the A444. They are surrounded by extensive townscape development and share no visual connections to the strategic site. In addition these designated heritage assets hold no historic association to the strategic site. It is therefore considered that the strategic site does not form part of their setting and no further assessment is required.

- 7.2.10 A pre-1800s farm complex, known as Woodlands Farm is located in the northwest corner of the strategic site. Norwood Farm is located to the centre east of the strategic site and has been depicted on first edition OS mapping onwards. The farmstead has been substantially altered since this time, currently leaving a single residential building.



## Archaeology

### *Previous Studies*

- 7.2.11 The Warwickshire HER records a single event within the strategic site which relates to a site visit (EWA7596) to inspect and confirm the existence of a causeway built of recycled material at the southern end of the site.
- 7.2.12 No previous archaeological studies are recorded within the wider 500 m study area.

### *Prehistoric to Medieval*

- 7.2.13 The Warwickshire HER returned no records of prehistoric, Roman or early medieval date within the study area. The area was most likely covered with heath/common, woodland and large open fields through the later medieval period. An area close to the centre of the study area was enclosed on a piecemeal basis at some date (WHER HLC). Extensive ridge and furrow which is associated with medieval open field agriculture has been identified within the strategic site some of which survives as well-preserved visible earthworks (**Figure 9**).

### *Post-medieval - Modern*

- 7.2.14 The Warwickshire HER returned 10 records of post-medieval to modern date within the study area. The route of a former footpath across a pond/marshy area was replaced by a later piecemeal causeway made from industrial materials including fragments of concrete, steel and rubble (**MWA10117**). The footpath is first recorded on the 1913 Ordnance Survey map with the later causeway thought to be mid-twentieth century in date.
- 7.2.15 The site of a medieval or post-medieval house at Woodlands Farm (**MWA9726**) is located immediately to the north of the strategic site. The current building is nineteenth century in date but documentary evidence suggests that the Sparrow family who owned the farm had occupied the site from at least the sixteenth century.
- 7.2.16 The Industrial Revolution saw brickworks established to the southwest (**MWA6717**) and northeast (**MWA6663**), and coal mines established in the southwest (**MWA6715**) and northeast (**MWA6661**) of the strategic site. The route of a former mineral railway (**MWA6662**) is located to the east of the strategic site.
- 7.2.17 Housing estates were built to the east and south of the strategic site after the Second World War and the dual carriageway which marks the eastern boundary of the site was constructed in the 1970s.

### *Undated*

- 7.2.18 The Warwickshire HER returned two undated records within the study area. An oval enclosure (**MWA4848**) has been identified from an aerial photograph taken in 1962 in the far northwest of the study area and the site of a kiln (**MWA5060**) is located 300 m northeast of Charity Springs.

## 7.3 Statement of Significance

### Introduction

- 7.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Landscape Character

- 7.3.2 The historic landscape of the strategic site is characterised by small, regular fields formed by straight boundaries with small areas of surviving woodland to the north and larger, irregular shaped agricultural enclosures with curvilinear boundaries to the south (**Plate 12**). Large areas of ridge and furrow survive as visible earthworks within the strategic site and suggest that this fieldscape has been imposed upon an early medieval open field system which post-dated earlier woodland. Field boundaries are predominantly formed by hedgerows and there has been little loss from earlier mapping. In the northwest corner of the site is a pre 1800s Farm Complex (HLC type 78). The survival of this combination of HLC types and quality of landscape within the context of Nuneaton and Bedworth is considered rare. As such the historic landscape character of the strategic site is considered to have medium heritage significance.
- 7.3.3 The strategic site also contains areas of large irregular fields (HLC type 13) and other large rectilinear fields (HLC type 18) to the northeast; both types are thought to be suggestive of planned enclosure and are considered to hold low heritage significance. To the south of this HLC type, between Wood Lane and the A44, is an area of very large post-war fields (HLC type 19) the modern configuration and common nature of the HLC type is attributed negligible heritage significance.

### Arbury Hall Registered Park and Garden

- 7.3.4 Arbury Hall (Grade II\* RPG, NHLE: 1001185) is situated approximately 760 m north of the strategic site. The RPG encompasses the mid-eighteenth century pleasure ground together with the larger seventeenth century parkland. The RPG adjoins agricultural land and woodland on all sides and has extended drives which project from the main body of the park, through the surrounding agricultural land, to the north, west and southeast. The park occupies a shallow valley and makes use of the topography and streams to form a series of canals, pools and cascades within the designed landscape (**Plate 6**). There are a complex series of views within the site with principal views south and south-eastwards from the Hall and pleasure grounds across the pools and park towards the boundary-edge plantations. There are further views from the park across the surrounding agricultural land particularly to the northwest and west.
- 7.3.5 Attributes which contribute towards the heritage interest of the Registered Park and Garden include its long standing history, with maps, drawings and other documents documenting the creation of the park, its evolution and use. Potential for evidence of earlier structures and landscaping schemes attribute archaeological interest to the RPG whilst the buildings and structures of the RPG also contribute to this historic interest through the date and quality of their

fabric as well as the quality of their architectural design. In addition to this the RPG holds artistic interest demonstrated through not only the architectural detailing and artistry of the buildings but also through the use of planting, water features, and landscape design to create an aesthetically pleasing landscape with designed views and reveals. The majority of these views and reveals are within the RPG boundary and largely relate to the spatial interplay between the principal building of the hall and built structures within the park.

- 7.3.6 The setting of the Registered Park and Garden is defined by the surrounding estate lands. These estate lands vary in character and although largely agricultural in nature there are areas which have historically been industrial in nature such as Newdigate Colliery to the south and land to the east which was formerly mined for coal and formed part of the Coton Chilvers pottery industry. These areas share no visual connection with the Registered Park and Garden due to the extensive screening provided by blocks of established woodland and shelter belts which surround the RPG. None the less these areas contribute towards the historic interest of Arbury Hall by providing historical context and an understanding of the historic relationship between places.
- 7.3.7 The RPG is considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.
- 7.3.8 The strategic site is situated to the south of Arbury Hall and although there are no shared views between the strategic site and the RPG (**Plate 13**) the field boundaries, ridge and furrow and enclosure patterns which have been preserved across the strategic site contribute towards an understanding of historic land use and the historic rural context which surrounds the Arbury Hall RPG and provides the wider rural backdrop to the parkland. However given the degree of separation of the strategic site from the designated heritage asset it is assessed that the strategic site makes no more than a low contribution, at most, towards the heritage significance of the Registered Park and Garden.

### **Built Heritage**

- 7.3.9 South Farm (Grade II\* Listed Building, NHLE: 1034972) is situated approximately 820 m north of the strategic site. The building is a farmhouse thought likely to date to the seventeenth century with eighteenth and mid-nineteenth century alterations. The building was originally listed as Grade I, for its historical association with the author George Eliot, but is now II\*. The building is situated just south of the southern edge of the Arbury Hall Registered Park and Garden. A garden sits to the south of the building and ancillary farm buildings are located to the east and southeast (**Plate 14**). To the south are both arable and pastoral fields with blocks of woodland beyond (**Plate 15**).
- 7.3.10 Attributes which contribute towards the heritage interest of the building comprise the age of its fabric, the quality of the architectural design and the vernacular style of the building all of which contribute towards the historic and architectural interest of the building and the association of the building with the author George Eliot which makes an additional contribution to its historic interest.
- 7.3.11 The setting of the building is defined by its position on the edge of Arbury Hall Park to the north, the agricultural fields to the south and the immediate farmyard and associated farm buildings to the east. The position of the building on the

edge of the Arbury Hall parklands contributes towards the understanding of the building's role as part of the wider estate of Arbury Hall. Its position on the outer edge of Arbury Hall Park distances the working element of the estate from the recreational park and pleasure grounds and enables an understanding of the economy and contribution of the surrounding countryside to the hall. The agricultural buildings to the east of the farmhouse and agricultural fields to the south also provide historic context by enabling an appreciation of the function and purpose of the farmhouse and its role within the farm complex. As such the setting of the building is considered to make a positive contribution towards its heritage interests.

- 7.3.12 The building is considered to be of high heritage significance due to the architectural and historic interests and the positive contribution its setting makes to these interests.
- 7.3.13 The strategic site is located approximately 820 m south of the farmhouse and comprises agricultural fields and small areas of woodland. The fields are not known to be directly linked with South Farm and therefore are not considered to contribute towards the historic interest of the farmhouse. Views towards the fields are largely screened by both Cattles Wood and Lees Wood and by the agricultural buildings to the east of the house. There are limited glimpsed views towards the strategic site where it may be considered to contribute towards the surrounding agricultural setting of the farmhouse. Given the degree of separation between the strategic site and the Listed Building it is considered that the strategic site makes a low contribution towards the heritage significance of the building.
- 7.3.14 Arbury Mill (Grade II Listed Building, NHLE: 1034971) is located approximately 750 m north of the strategic site. The building is a mid-late eighteenth century watermill which was altered and extended in the nineteenth century. The building was originally fed by a canal and is said to have been one of the sources of inspiration for George Eliot's 'The Mill on the Floss'. The building is situated on the southern edge of Arbury Registered Park and Garden and is surrounded by woodland, with an associated building and extensive modern farmyard to its south.
- 7.3.15 Attributes which contribute towards the heritage interest of the building comprise the age of the fabric, quality of the architectural design and technological aspects of the building all of which contribute towards the historic and architectural interest of the building. It is also considered that the potential association of the building with the author George Eliot and 'The Mill on the Floss' which makes an additional contribution to its historic interest.
- 7.3.16 The setting of the building is defined by its position on the edge of Arbury Hall Park, the agricultural fields and farmyard to the south and the extensive canal system which runs through Arbury Hall. The position of the building on the edge of the Arbury Hall Park contributes towards the understanding of the building's role as part of the wider estate of Arbury Hall. Its position on the outer edge of the designed landscape distances the working element of the estate from the recreational park and gardens and enables an understanding of the economy and contribution of the surrounding countryside to the hall as part of the wider estate. The mature trees to the north which screen the agricultural buildings and agricultural fields to the south also provide historic context by enabling an appreciation of the function and purpose of the mill within a wider agrarian context. The canal system enables an understanding of the operation of the mill

and contributes archaeological and historic interest as part of the evidence of the technical workings. As such the setting of the building is considered to make a positive contribution towards its heritage interests.

- 7.3.17 The building is considered to be of high heritage significance due to the architectural, archaeological, and historic interests and the positive contribution its setting makes to these interests.
- 7.3.18 The strategic site is located approximately 750 m south of the mill and comprises agricultural fields and small areas of woodland. The fields are not known to be directly linked with the mill and therefore are not considered to contribute towards its historic interest. Views towards the strategic site are largely screened by the agricultural buildings situated to the south of the buildings. Given the degree of separation and the specific location of the mill to its source of power derived from water it is considered that the strategic site makes, at most, a low contribution towards the heritage significance of the building as a result of its contribution to the wider setting within the surrounding historic landscape.
- 7.3.19 Griff Clara, Arbury Park Griff Lodges, Right (Grade II Listed Building, NHLE: 1034984) and Left (Grade II Listed Building, NHLE: 1365051) Lodges are located approximately 930 m northeast of the strategic site. These buildings are constructed in regular coursed sandstone and form a late eighteenth century entrance to the designed landscape. Both have mid-late twentieth century additions.
- 7.3.20 Attributes which contribute towards the heritage interest of the building comprise the age, quality and rarity of their fabric and design and relationship to Arbury Hall parkland, all of which contribute to the historic and architectural interest.
- 7.3.21 The setting of these buildings is defined by their relationship to Arbury Hall and their position on the Griff drive which is the principal approach to Arbury Hall from the east. From the eastern end of the drive the buildings appear either side of the driveway creating a gateway through which visitors to the hall are required to pass (**Plate 16**). Their relationship to the hall is emphasised by their architectural quality and prominent nature. Views towards the buildings are limited to the drive as mature trees screen views from the north and the south. The quality of the view along the drive from the east towards the lodges has been affected by the construction of industrial units along the northern side of the drive and a loss of rural historic landscape character in these areas (**Plate 17**). Despite this the setting is still considered to make a positive contribution towards the heritage interest of these listed buildings.
- 7.3.22 The buildings are considered to be of high heritage significance due to their attributes which contribute towards their architectural and historic interests and the positive contribution its setting makes to these interests.
- 7.3.23 The strategic site is located approximately 930 m southwest of the lodges and comprises agricultural fields with small areas of woodland. There is no historic association between the strategic site and the lodge houses, beyond that both are part of the wider Arbury Hall estate. Views to and from the buildings in the direction of the strategic site are screened by the mature planting which lines the driveway. As such it is considered that the strategic site makes no contribution towards the setting of these buildings or their heritage significance.

- 7.3.24 Griff Lodge Farmhouse (Grade II Listed Building, NHLE: 1253712) is situated approximately 910 m south of the strategic site. The building is a Flemish bond red brick farmhouse which is an early eighteenth century remodelling of an earlier house. To the south and west of the building is a series of ancillary farm buildings, beyond which are a series of paddocks and fields.
- 7.3.25 Attributes which contribute towards the heritage interest of the building comprise the age, quality and rarity of its fabric and design and its relationship to Arbury Hall Parkland, all of which contribute towards the historic and architectural interest of the building.
- 7.3.26 The setting of the building is defined by its relationship to the surrounding farmyard and buildings, nearby paddocks and field system and its position on Griff Drive upon the approach to the lodge houses. This setting is agrarian in nature and demonstrates a clear link between the farm and Arbury Hall. The adjacent farm buildings and farmyard as well as the surrounding fields contribute towards the historic interest of the building by clearly demonstrating the operational context of the building, whilst surviving ridge and furrow demonstrates the longevity of farming in this area. To the north is a modern industrial park. Although the majority of these buildings are not visible from the farm they do have a negative impact upon the setting of the building with the introduction of noise pollution from the working units. Despite this the overall setting of the building is considered to make a positive contribution towards the heritage interests of the building.
- 7.3.27 The building is considered to be of high heritage significance due to the architectural and historic interest and the positive contribution its settings makes to these interests.
- 7.3.28 The strategic site is located approximately 910 m south of the Griff Lodge Farm and comprises agricultural fields with small areas of woodland. There is no historic association between the strategic site and the lodge houses, There are limited glimpsed views towards the strategic site where it may be considered to contribute towards the surrounding agricultural setting of the farmhouse. Given the degree of separation between the strategic site and the Listed Building it is considered that the strategic site makes a low contribution towards the heritage significance of the building.
- 7.3.29 Woodlands House Farm and Norward Farm are two non-designated, dispersed historic farmsteads located within the strategic site and which predate the 1880s. The survival of historic material is not known but it is anticipated that these heritage assets are of at least low heritage significance due to their historic and architectural interest. The strategic site makes a high contribution towards their historic interest as part of their setting within an agricultural landscape, which comprises the retention of field boundaries and enclosures in close proximity to the farmsteads enables an understanding of the relationship of these buildings to the surrounding countryside.
- Archaeology**
- 7.3.30 A modern causeway (**MWA10117**) crosses the pond in the southeast corner of the strategic site. This causeway is constructed from recycled/reused industrial material and is considered by the local population to be of historic interest (Warwickshire HER Officer, *pers com*, March 2016). As a non-designated heritage asset it is of negligible heritage significance.

- 7.3.31 Areas of ridge and furrow have been recorded across the strategic site and close to the location of known medieval/ post-medieval buildings to the north of the strategic site and northwest corner of the strategic site (**Figure 23**). The condition and extent of these earthworks are considered to be a rare survival within the Nuneaton and Bedworth Borough and therefore assessed of medium significance. There is considered to be potential for further areas of ridge and furrow not identified through the Turning the Plough project to be present within the strategic site where earthworks have not survived as well as other areas and if present would be of low heritage significance.
- 7.3.32 The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved below the ploughsoil. There are no other period specific remains other than medieval ridge and furrow and post-medieval industrial activity within the study area. There is a gap in our knowledge of archaeological potential within the study area and as such the archaeological potential of the strategic site is unknown. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived. Further work would be required to ascertain whether features are present within the strategic site and the significance of these deposits. It is possible that the extensive tracts of ridge and furrow earthworks may be obscuring earlier buried archaeological features and deposits.

## **7.4 Summary of Potential Impacts**

### **Introduction**

- 7.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 7.4.2 The strategic site falls within an area of historic landscape character considered to be of varying heritage significance. Areas to the north and west are considered to be of medium heritage significance derived from the quality and rarity of the surviving fieldscape, which comprises of small regular fields, small areas of woodland larger irregular fields with curvilinear boundaries and the contribution well preserved ridge and furrow makes to the time-depth and coherence of the historic landscape character. The post-war fields to the east are considered to be of negligible heritage significance, due to their modern date and lack of rarity.
- 7.4.3 Development of this area may result in a loss of historic landscape character with the removal of field boundaries, loss of ridge and furrow earthworks and a change to the rural character of the landscape.

### **Arbury Hall Registered Park and Garden**

- 7.4.4 The strategic site is considered to make a low contribution towards the setting of Arbury Hall Registered Park and Garden. This contribution is derived from the historic association of the strategic site with the wider estate. This association is best understood through review of documentary evidence and through appreciation of the historic landscape character represented by

established woodland and smaller scale enclosures in comparison to other areas of the borough.

- 7.4.5 It should be noted that change within the strategic site will not affect the intrinsic elements which contribute towards the heritage interests of the Registered Park and Garden such as relationships between key features within the Registered Park and Garden, or designed views or vistas across it. The potential impact is derived from the perception of the possible reduction in the quantity of surrounding rural landscape around the parkland and the reduced degree of separation between the parkland and development and the potential cumulative effect of development in other areas (for instance HSG2 and EMP8) encroaching upon the rural setting of the park.

#### **Built Heritage**

- 7.4.6 The strategic site is considered to make a low contribution towards the setting of South Farm and Arbury Mill as part of the wider rural setting of the buildings within the Arbury Hall estate. Change within the strategic site will not affect the historic or architectural interest of the buildings largely derived from their built fabric or the association with the author George Eliot but may change views with the introduction of built form and roofscapes and an increase in other environmental aspects such as light and noise pollution (in the direction of the strategic site by introducing residential development into these views.

#### **Archaeology**

- 7.4.7 The strategic site has remained relatively undeveloped and as such any new development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

#### **Cumulative Impact**

- 7.4.8 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic site HSG2 and EMP8. Development alongside development within strategic site HSG2 and or EMP8 will increase the loss of historic landscape surrounding Arbury Hall whilst bringing residential buildings in closer proximity RPG and associated listed farmhouse resulting in the cumulative encroachment of both the suburban edges Nuneaton and Bedworth onto the settings of the designated heritage assets.

#### **Summary**

- 7.4.9 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in regards to historic landscape character, the impact upon well preserved ridge and furrow earthworks, the wider associative setting of Arbury Hall RPG, South Farm and Arbury Mill and the as yet unknown presence of archaeological remains.. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 7.5**.



**Table 8: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character – combination of small regular fields, woodland, larger irregular enclosures with curvilinear boundaries and a pre 1800s farm complex.	The north and west of the strategic site is characterised by a variety of field types which retain their hedgerow field boundaries. Areas of ridge and furrow survive to varying degrees across the strategic site. The survival of this combination of HLC types and quality of this landscape within the context of the Nuneaton and Bedworth area is rate.	Medium	High	Development within the strategic site may result in loss of hedgerows, agricultural land, ridge and furrow and field boundaries reducing historic landscape character.
Historic Landscape Character – post-war fields	Very large post-War fields created through the removal of field boundaries and intensive ploughing. A single farm building is the only remnant of the landscape which predates these fields.	Negligible	High	Development of this area may result in a further loss of hedgerows, loss of agricultural land and the loss of the agricultural buildings which currently preserve the only remains which of the earlier landscape character.
Arbury Hall, Grade II* RPG. NHLE: 1001185	The RPG has historic, architectural, artistic and archaeological interest as a result of its long standing history, associated documents, quality, rarity and survival of its historic fabric, planting, layout and design and the potential for	High	Low	Change within the strategic site will not affect the intrinsic elements of the park which contribute towards its heritage interests. A potential impact is derived from the

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	remains relating to its early history.			perception of the possible reduction in the quantity and quality of surrounding rural landscape and the reduced degree of separation between the parkland and development. There is the potential for a cumulative impact in combination with other strategic sites (Such as HSG2) with development encroaching upon the rural setting of the park.
<i>Built Heritage</i>				
South Farm, Grade II* Listed Building. NHLE: 1034972	The age of the building, the quality of its fabric, architectural design alongside the vernacular detailing and style of the building all contribute towards the historic and architectural interest of the building. The historic interest of the building is further increased by its associations with the author George Eliot and its relationship to the surrounding farm, agricultural land and the Arbury Hall Estate.	High	Low	Change within the strategic site will not affect the historic or architectural interest of the building largely derived from its fabric and associations with George Eliot, but may change views and increase light pollution in the direction of the strategic site by introducing residential development into these views.
Arbury Mill, Grade II Listed Building. NHLE: 1034971	The age of the building quality of the architectural design and	High	Low	Change within the strategic site will not affect the

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	<p>technological aspects of the building contribute towards the historic and architectural interest. The building also draws historic interest from its relationship with the Arbury Hall Estate, the canalised streams, farm buildings and agricultural land. It is considered that the building also holds a connection with the author George Eliot and in particular to the book <i>'The Mill on the Floss'</i>.</p>			<p>historic or architectural interest of the building largely derived from its fabric and associations with George Eliot, but may change views and increase light pollution in the direction of the strategic site by introducing residential development into these views.</p>
<p>Griff Clara, Arbury Park Griff Lodges, Right and Left Lodges, Grade II Listed Buildings. (NHLE: 1034984 and 1365051 respectively)</p>	<p>These buildings hold historic and architectural interest as a result of the age, quality and rarity of their fabric and design as well as their relationship to the Arbury Hall Parkland.</p>	<p>High</p>	<p>None</p>	<p>It is considered that there would be no harm to the setting or heritage significance of this heritage asset due to change within the strategic site.</p>
<p>Griff Lodge Farmhouse. Grade II Listed Building, NHLE: 1253712</p>	<p>Attributes which contribute towards the heritage interest of the building comprise the age, quality and rarity of its fabric and design and its relationship to Arbury Hall Parkland, all of which contribute towards the historic and architectural interest of the building. The building is considered to be of high heritage significance due to the architectural and historic interest and the positive</p>	<p>High</p>	<p>None</p>	<p>It is considered that there would be no harm to the setting or heritage significance of this heritage asset due to change within the strategic site.</p>

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	contribution its settings makes to these interests.			
Non-designated Historic Farmsteads	The survival and quality of historic fabric is not known but it is anticipated that these heritage assets are of at least low heritage significance for their historic and architectural interest. A building appraisal would enable better understanding of the significance of these heritage assets.	Unknown – anticipated Low	High	Development within the strategic site may result in the loss of the historic farmsteads or encroachment into their setting affecting the ability to understand these buildings in relation to their historic landscape.
<i>Archaeology</i>				
Ridge and Furrow	Examination of satellite imagery indicates that the extensive areas of ridge and furrow considered to be a rare survival within the Nuneaton and Bedworth Borough have survived across the strategic site some of which are still visible as well preserved earthworks. There is considered to be a high potential further remains of ridge and furrow to be present within the strategic site where earthworks do not survive. These will have been truncated, the degree of which is unknown.	Well preserved- Medium Other remains- Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
As yet unknown archaeological remains	The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved. There is a lack of archaeological evidence within the study area and archaeological features could be obscured by ridge and furrow. As such there is an unknown potential for remains of other periods to be present within the strategic site.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

## 7.5 Maximising Enhancement and Avoiding Harm

7.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Areas of well preserved ridge and furrow should be retained through careful siting of green space within the strategic site. Where possible field boundaries should be retained through their incorporation into green spaces and corridors.
- Development to avoid well preserved ridge and furrow earthwork areas will also provide an additional buffer in the northern half of the site between development within the strategic site and the Arbury Hall RPG and Listed Buildings.
- The development should incorporate screening along its northern edge so as to preserve the rural prospect from both South Farm and Arbury Mill, reflective of the woodland blocks which are located within the historic landscape.
- Low rise residential development in possible highly visible areas of the site may help to minimise the visual impact of any change within the strategic site.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to determination of any planning application.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.
- Any development should take the opportunity to secure an asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, both Grade II\* Listed Buildings included on the Heritage at Risk Register. Alternatively a Listed Building Heritage Partnership Agreement could be agreed in relation to the building. This would help to offset impacts to the RPG derived from the perception of the possible reduction in the quantity of surrounding rural landscape around the parkland and the reduced degree of separation between the parkland and

development and the potential cumulative effect of development in other areas (for instance HSG2 and or EMP8) encroaching upon the rural setting of the park.

## 8. HSG5 – Hospital Lane

### 8.1 Introduction

8.1.1 Strategic site HSG5 (Hospital Lane) is located within Goodyers End, a suburb of Bedworth 2.5 km southwest of the town centre (**Figure 1**). The strategic site covers approximately 22.9 ha and is bordered by residential houses to the north, east and south and Hospital Lane and fields to the west.

8.1.2 The natural geology of the strategic site is mapped as Keresley Member which comprises argillaceous rocks, sandstone and conglomerate overlain by superficial deposits recorded as Thrussington Member - Diamicton (BSG, 2016). The site gradually rises from approximately 110 m aOD in the southeast to approximately 120 m aOD in the northwest.

8.1.3 The strategic site has been subject to a historic environment assessment as PDA 7 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 8.2 Historic Environment Baseline

#### Introduction

8.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the Strategic site, compiled from sources listed in Section 3.2.

8.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 10**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 11** and listed in **Table 6, Appendix 1**.

#### Historic Landscape Character

8.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

8.2.4 The strategic site is comprised of large irregular fields (HLC type 13). A small pre-1880s farm complex (HLC type 78), called Moat Farm, Hospital Lane is situated just beyond the southern boundary of the strategic site. The strategic site sits on the western edge of a large area of post-1955 housing (HLC type 76), which extends to the north. To the south is a further, smaller area of modern housing and the M6 corridor.

#### Built Heritage

8.2.5 On the opposite side of the M6, approximately 700 m southeast from the strategic site is the historic settlement of Ash Green which comprises several Listed Buildings including the Church of St Giles (Grade II\* Listed Building, NHLE: 1186152), the Cottage (Grade II Listed Building, NHLE: 1034987) and Newland Hall Farmhouse (Grade II Listed Building, NHLE 1186073). The setting of these buildings is confined to the north by the intersection of the M6. The M6 provides a substantial visual buffer in views northwards towards the strategic site. As such any change within the strategic site is considered



unlikely to affect the setting or heritage significance of these designated heritage assets.

- 8.2.6 To the north of the strategic site is the Grade II Listed Astley Hall Farmhouse (NHLE: 1034974) which is separated from the strategic site by an area of modern residential development. Any change within the strategic site is considered unlikely to affect the setting or heritage significance of this designated heritage asset.
- 8.2.7 To the southeast of the strategic site is Exhall Hall, with an associated barn approximately 30 m to the southwest (both Grade II listed Buildings, NHLE: 1034979 & 1365049) as well as a moated site (Scheduled Monument, NHLE: 1019141) and a bridge which crosses it (Grade II Listed Building, NHLE: 1185759). These heritage assets are situated approximately 800 m from the strategic site and are screened both by the surrounding, mature garden planting of Exhall Hall but are also screened in views to and from the strategic site by the development along Goodyers End Lane. As these heritage assets do not share any known historic association within the strategic site, they are not considered further.
- 8.2.8 The non-designated farmstead Moat Farm, Hospital Lane is situated immediately south of the strategic site boundary and may receive affects upon its setting as a result of loss of historic landscape character to the north.

### **Archaeology**

#### **Previous Studies**

- 8.2.9 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site or the 500 m study area.

#### **Prehistoric - Romano British**

- 8.2.10 The Warwickshire HER returned three records of prehistoric to Romano-British date within the study area. The earliest evidence of human activity found within the study area is a prehistoric flint object (**MWA12230**) which was found close to the southern boundary of the strategic site. Within the study area a Roman statue (**MWA5103**) and a Roman coin (**MWA6979**) have been found to the west and southwest, respectively. The statue is suggestive of possible Roman settlement activity in close proximity to the strategic site.

#### **Medieval to Post-medieval**

- 8.2.11 In the southern part of the strategic site is the site of a medieval moated site located 100 m northeast of Goodyers End Lane (**MWA1671**). The medieval open field systems were enclosed by an Act of Parliament in the early nineteenth century (VCH, 1951).
- 8.2.12 No early medieval activity is recorded within the Warwickshire HER within the study area. Two sites have been identified as the locations of the deserted later medieval settlements called Smercote Magna (**MWA517**) and Smercote Parva (**MWA507**), the former in the northwest, the latter in the southwest of the study area. A medieval tile (**MWA5061**) was found to the northeast of the site. Four fields containing ridge and furrow earthworks indicative of medieval open field

agriculture have been recorded from aerial photographs taken in the mid-twentieth century on the western side of the study area.

- 8.2.13 In the southeast corner of the strategic site is the site of a demolished post-medieval timber framed house known as Moat Farm, Goodyers Lane, (**MWA6257**), not to be confused with Moat Farm, Hospital Lane. To the southwest of the strategic site is Newlands Hall Park (**MWA12657**). There appears to have been a park in the area from at least AD 1547. A post-medieval seal matrix (**MWA7449**) was found 100 m east of Royal Oak Lane. In the later twentieth century housing estates and a school site were constructed in the northeast of the study area. The M6 motorway was built across the southern end of the study area in the 1960s.

## 8.3 Statement of Significance

### Introduction

- 8.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Landscape Character

- 8.3.2 The historic landscape character of the strategic site comprises very large irregular fields with straight and curvilinear boundaries and a small pre-1880 farmstead which is situated just beyond the strategic site boundary (**Plate 18**). The historic landscape character is in part affected by the intersection of a grid connection route and its associated pylons. It is considered that the historic landscape character holds low heritage significance as part of the Nuneaton and Bedworth rural hinterland.

### Built Heritage

- 8.3.3 Moat Farm, Hospital Lane is a non-designated farmstead situated immediately south of the strategic site boundary. The survival of historic material is not known but it is anticipated that this heritage asset is of at least low heritage significance for its historic and architectural interest. The strategic site makes a high contribution towards its historic interest as part of the setting of the farmstead within an agricultural landscape, which comprises the retention of field boundaries and enclosures in close proximity to the farmstead and enables an understanding of the relationship of the farmstead to the surrounding countryside.

### Archaeology

- 8.3.4 The archaeological potential of the strategic site stems from the presence of a medieval moat recorded near the south-eastern corner which is considered to be of low significance. Moat Farm, a sixteenth century and later farm building was located within the moat but has since been destroyed. There is considered to be a high potential for further medieval remains relating to this that would be of at least local interest and therefore of low significance.

- 8.3.5 The possible deserted medieval village of Smercote Magna thought to be to the west of the strategic site may extend into the site but the potential for this is considered low although if present would be of at least local interest and therefore of low significance.
- 8.3.6 A single prehistoric flint was found within the site suggesting prehistoric activity within the area. A Roman statue found 130 m to the west and a Roman coin found to the south also suggest activity during this period. Therefore there is considered to be potential for both prehistoric and Romano-British remains to be present within the strategic site. If finds of these periods were present they would increase our knowledge and understanding of the nature and extent of activity within the area for both periods which is currently poorly understood. There is a gap in our knowledge of archaeological potential within the study area and as such the archaeological potential of the strategic site is unknown. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived below the ploughed horizon. Further work would be required to ascertain whether features are present within the strategic site and the heritage significance of these deposits.

## **8.4 Summary of Potential Impacts**

### **Introduction**

- 8.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 8.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 8.4.3 The strategic site falls within an area of historic landscape character considered to be of low heritage significance. This significance is derived from the quality and rarity of the surviving fieldscape, which comprises large irregular fields, demarcated by both straight and curvilinear hedgerow field boundaries. A single pre-1880 farmstead is located just beyond the strategic site boundary.
- 8.4.4 Development of this area may result in a loss of historic landscape character with the removal field boundaries and loss of the historic farmstead.

### **Built Heritage**

- 8.4.5 It is considered there would be no harm to the setting or heritage significance of any designated built heritage assets as a result of change within the strategic site. The survival of historic fabric is not known but it is anticipated that this heritage asset is of at least low heritage significance due to its historic and architectural interest. The strategic site makes a high contribution towards their historic interest as part of its setting within an agricultural landscape, which comprises the retention of field boundaries and enclosures in close proximity to the farmstead and enables an understanding of the relationship of the farmsteads buildings to the surrounding countryside.

### Archaeology

- 8.4.6 Development within the strategic site may result in the damage or destruction of the medieval moat and any as yet unknown archaeological remains which may be present.

### Cumulative Impact

- 8.4.7 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

### Summary

- 8.4.8 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in regards to historic landscape character and the as yet unknown presence of archaeological remains of unknown heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 8.5**.

**Table 9: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The strategic site comprises very large rectangular fields with straight and curvilinear boundaries and a single small pre-1880 farmstead. It contributes towards the rural hinterland of post-medieval Nuneaton and Bedworth.	Low	High	Development within the strategic site may result in loss of field boundaries, agricultural land, and the post-medieval farmstead resulting in loss of or a reduction in the legibility of the historic landscape character.
<i>Built Heritage</i>				
Moat Farm, Hospital Lane, Historic Farmstead	The survival of historic material is not known but it is anticipated that this heritage asset is of at least low heritage significance for its historic and architectural interest. A building appraisal would enable better understanding of the significance of the farmstead.	Unknown – anticipated Low	High	Development within the strategic site may result in encroachment into the setting of Moat Farm, Hospital Lane, affecting the ability to understand the farmsteads buildings in relation to their historic landscape.
<i>Archaeology</i>				
Known medieval moat around Moat Farm	There is a high potential for further medieval remains within the strategic site relating to the medieval moat recorded near the south-eastern corner. A sixteenth	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	century building was within the moat but has since been destroyed.			
As yet unknown archaeological remains of a prehistoric date	A prehistoric flint was found within the strategic site and as such there is considered to be a high potential for further prehistoric remains to be present within the site which could comprise further stray flint surface finds or archaeological features. Finds of this period would increase our knowledge and understanding of the nature and extent of activity within the area for the period which is currently poorly understood.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Romano-British date	A few Romano-British find spots have been within the study area and as such there is considered to be a low potential for further Romano-British remains to be present within the site Finds of this period would increase our knowledge and understanding of the nature and extent of activity within the area for the period which is currently poorly understood.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of medieval date.	There is also the potential for remains relating to the deserted medieval village of Smercote	Low	Not Applicable	Development within the strategic site may result in the damage or destruction

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	<p>Magna which may extend into the strategic site but the potential for this is considered low. An area of medieval ridge and furrow has been recorded to the west of the strategic site and as such it is considered that there is potential for further remains to be present within the strategic site.</p>			<p>of these remains.</p>

## **8.5 Maximising Enhancement and Avoiding Harm**

8.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- A buffer of fields should be preserved so as to retain the isolated character of Moat Farm, Hospital Lane.
- Development may provide a new opportunity for access and interpretation for the moat.
- Development provides an opportunity to archaeologically investigate former medieval and provide a better understanding of medieval settlement pattern and economy within borough.
- Where possible field boundaries should be retained through their incorporation into green spaces or corridors.
- The layout of the development should be designed to reflect the irregular field patterns and boundaries.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to determination of any planning application.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.



## 9. HSG6 – School Lane

### 9.1 Introduction

9.1.1 Strategic site HSG6 (School Lane) is located 1.9 km south of the historic core of Bedworth (**Figure 1**). The strategic site is bordered by School Lane to the north, Longford Road to the east, the M6 motorway to the south and A444 dual carriageway to the west. The strategic site comprises a number of agricultural fields currently under cultivation.

9.1.2 The natural bedrock geology across the strategic site is recorded as Whitacre Member, Mudstone and Sandstone which is overlain by Thrussington Member - Diamicton and a small area of Glaciofluvial Deposits towards the eastern boundary (BGS, 2016). The site is situated at approximately 100- 105 m aOD.

9.1.3 The strategic site has been subject to a historic environment assessment in part, as PDA 8 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 9.2 Historic Environment Baseline

#### Introduction

9.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

9.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 12**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 13** and listed in **Table 7, Appendix 1**.

#### Historic Landscape Character

9.2.3 There are no designated landscapes of historic interest within the strategic site or study area.

9.2.4 The strategic site comprises large irregular fields with straight boundaries (HLC type 13) which have been truncated by the later construction of the M6 motorway. To the north of the strategic site is an area of pre- and post-1955 housing (HLC type 74 & 76) whilst to the south is Junction 3 of the M6. An area of ridge and furrow has been recorded by the Turning the Plough project in the centre of the strategic site which indicates the area was previously part of a medieval open field system.

#### Built Heritage

9.2.5 To the west of the strategic site and on the opposite side of the A444 is a scheduled moated site (NHLE: 1019141), Exhall Hall an associated barn and a bridge over the moat (all Grade II Buildings NHLE: 1034979, 1365049 & 1185759). Whilst to the south of this and on the opposite side of the M6 is the Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and a number of associated designated churchyard features.

## Archaeology

### Previous Studies

- 9.2.6 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area two archaeological investigations are recorded; both are located to the south of the strategic site and relate to Moat House. An archaeological evaluation (EWA9328) followed a desk-based assessment and recorded walls of probably medieval date and found evidence that the moat was originally revetted with sandstone.

### Prehistoric - Romano-British

- 9.2.7 The Warwickshire HER returned no records of prehistoric date within the study area. Within the study area a single coin (**MWA6984**) of Roman date is recorded to the southwest of the strategic site.

### Medieval

- 9.2.8 A total of three records of medieval date were returned by the Warwickshire HER within the study area. Two of these relate to medieval moated sites and the third relates to token (**MWA6985**) found to the southwest of the strategic site.

- 9.2.9 Moat House (**MWA1650**) is located to the south, on the southern side of the M6 motorway, with Exhall Hall (Scheduled Monument, NHLE: 1019141) located to the west of the strategic site. At Moat House there are the remains of a small homestead moat which are in poor condition. The moat would have been rectilinear but now only the north and east sides survive. The house and moat do not appear on seventeenth century maps but it has been suggested that the moat is contemporary with the house, but the evidence for this suggestion are unclear (WHER: MWA1650). An evaluation (**EWA9324**) revealed substantial walls and the backfilled southern arm of the moat. Medieval glazed tiles and pottery were recovered as well as sandstone blocks and rubble spread which appeared to represent the remains of revetting. The evaluation also revealed walls of probable medieval date which appear to have been part of a substantial building located on the eastern side of the moat platform. Exhall Hall was a manor house that was built during the medieval period with later additions. The manor house is surrounded by a medieval moat and is situated on the east side of Bowling Green Lane at Exhall Hall Green to the west of the strategic site.

- 9.2.10 Fragments of the medieval landscape remain within the study area. Two fields containing ridge and furrow earthworks associated with medieval field systems have been recorded within the strategic site and a further field containing ridge and furrow has been recorded in the south of the study area.

### Post-medieval - Modern

- 9.2.11 The Warwickshire HER returned seven records of Post-medieval to modern date within the study area. The former location of two post-medieval windmill sites (**MWA1668** and **MWA6643**) is located at Exhall Green in the northern part of the study area. A mound from the former site (**MWA1669**) still survives but all traces of the circular brick windmill have been destroyed.

9.2.12 Directly north of the strategic site is the site of a blacksmiths workshop (**MWA6642**). The workshop is marked on the first edition Ordnance Survey map of 1887. Other post-medieval records within the study area include Exhall Hall garden (**MWA12598**) which is centred around the medieval moat, the Coventry Canal (**MWA4373**) which was opened in the mid to late eighteenth century and a brick built bridge (**MWA19922**) built over the River Sowe. In the 20th century urban development from Coventry to the south and Bedworth to the north began to expand into the study area. The M6 motorway was constructed in the 1960s.

### 9.3 Statement of Significance

#### Introduction

9.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### Historic Landscape Character

9.3.2 The strategic site comprises large irregular fields with straight boundaries (**Plate 19**) which have been cut by the M6 motorway. As a result of the severance caused by the intrusion of the motorway into the fieldscape the surviving historic landscape is considered to hold low heritage significance.

#### Built Heritage

9.3.3 The Moated Site at Exhall Hall (Scheduled Monument, NHLE: 1019141), Exhall Hall (Grade II Listed Building, NHLE: 1034979), the Bridge Over Moat approximately 2 m west of Exhall Hall (Grade II Listed, NHLE: 1185759), and the Barn approximately 30 m southwest of Exhall Hall (Grade II Listed Building, NHLE: 1365049) are located to the west of the strategic site on the western side of the A444 dual carriageway, north of Junction 3 of the M6. The sub-rectangular moat survives as a water-filled ditch measuring 60 m by 80 m and is supplied by a sluice from the River Sowe. The moat is of medieval date and it is anticipated that buried remains of a manor house and floors survive in the present garden. The moat island is raised 1 m above the surrounding ground level and within is Exhall Hall a timber framed building now divided into three dwellings and situated towards the western side. The earliest fabric of the building is the cross-wing which is sixteenth century in date with alterations in the nineteenth and twentieth centuries. The moat island and Exhall Hall are accessed by a foot bridge across the western arm of the moat which is of regular coursed sandstone with brick segmented arch and is nineteenth century in date. To the southwest of the moat is a barn originally of sixteenth/seventeenth century date which was rebuilt in the eighteenth century. It is timber framed with some studding with brick infill.

9.3.4 The Listed Buildings are considered to have high architectural and historic interest deriving from the age and rarity of the surviving fabric, aesthetic merits and group value. It is thought that earlier medieval remains survive below these later extant buildings which add archaeological interest to the designations. The scheduled moat is considered to have archaeological interest deriving from the rarity and good condition of the visible remains and the potential for further

remains which is considered to be high. The Listed Buildings and Scheduled Monument are both of high heritage significance.

- 9.3.5 The setting of the designated heritage assets is defined by their surrounding gardens which have been planted with mature evergreen trees so as to limit views to and from the heritage assets (**Plate 20**). This garden encloses the buildings and moats and enables an appreciation of their relationship. Beyond this enclosed setting the M6 is a prominent feature which severs the moated site from the surrounding landscape (**Plate 21**). Through study of HER data it can be seen that there are similar non-designated moated sites (**MWA1650**) southwest of the monument however the M6 separates these two features and prevents a greater appreciation of the historic landscape.
- 9.3.6 Despite the negative contributions towards the setting of the designations, the heritage assets are still considered to be of high heritage significance due to the architectural, archaeological and historic interests of their physical presence and the positive aspects of their setting.
- 9.3.7 The strategic site is situated beyond the immediate enclosed setting of the heritage assets, separated by the A444 and Junction 3 of The M6. As such the strategic site is considered to make no contribution towards the setting or heritage significance of these designated heritage assets.
- 9.3.8 The Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and associated listed structures (Chest Tomb 21 m south of porch of Church of St Giles (Grade II Listed, NHLE: 1319914), Former font approximately 2 m west of south aisle west window of Church of St. Giles (Grade II Listed, NHLE: 1034990), Sundial, approximately 2 m west of tower of Church of St. Giles (Grade II Listed, NHLE: 1116496), Chest Tomb and railings approximately 1.5 m northwest of northwest corner of north aisle of Church of St Giles (Grade II Listed, NHLE: 1365055); Chest tomb approximately 8 m northwest of tower of Church of St Giles (Grade II Listed, NHLE: 1034989) are located to the southwest of the strategic site on the southern side of the M6 motorway. The earliest fabric of the Church of St. Giles is within the chancel which was constructed c. 1300. A tower was added in the fourteenth/fifteenth century and a north aisle dated in 1609. The church was extensively restored in 1885. The nave is constructed in sandstone rubble with some imitation ashlar and render and a concrete tile roof. The remainder of the church is sandstone ashlar. The church is located within a rectangular churchyard to the south of Church Lane (**Plate 22**). The other designations range in date from the sixteenth to nineteenth century and are all located within the churchyard.
- 9.3.9 The Church and associated designated heritage assets are considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric.
- 9.3.10 The setting of the designations is defined by the surrounding churchyard and their relationship to the village of Ash Green from which they draw historic interest and for which the church is a prominent landmark feature.
- 9.3.11 The designated heritage assets are considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.

- 9.3.12 The strategic site is situated approximately 550 m northeast of the church and separated by junction 3 of the M6, as a result of screening provided by the planting of the churchyard to the northwest and due to the visual disruption caused by the M6 and its junction there is no inter-visibility between the strategic site and the church or its setting (**Plate 23**). Due to the severance and separation between these heritage assets and strategic site, created as a result of the M6 it is considered the strategic site makes no contribution towards the heritage significance of these heritage assets and therefore they are not discussed further.

### Archaeology

- 9.3.13 Within the strategic site there are two fields of ridge and furrow which have been identified through the Turning the Plough project. These may survive as very low earthworks and as such are considered to be of low heritage significance. There is considered to be a high potential for further ridge and furrow to be identified within the strategic site that may not have been recorded within the Turning the Plough project.
- 9.3.14 A post-medieval garden at Exhall Hall is thought to extend into the western side of the strategic site but there is considered to be very limited potential for features associated with this to be present within the strategic site, given the construction of the M6 junction. The focus for the gardens is further to the west and large areas have been destroyed by the motorway junction to the southwest of the strategic site.
- 9.3.15 The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved below the ploughsoil. There are no other period specific remains other than the recorded medieval moated sites, ridge and furrow and small number of post medieval finds within the study area. As such there is an unknown potential for archaeological remains of other periods to be present within the strategic site. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived. Further work would be required to ascertain whether features are present within the strategic site and the significance of these deposits.

## 9.4 Summary of Potential Impacts

### Introduction

- 9.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### Historic Landscape Character

- 9.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 9.4.3 Change within the strategic site has the potential to result in further loss to Historic Landscape Character, through the removal of field boundaries and the loss of agricultural land.

### **Built Heritage**

- 9.4.4 It is considered there would be no harm to the setting or heritage significance of any designated heritage assets as a result of change within the strategic site.

### **Archaeology**

- 9.4.5 Development within the strategic site may result in the damage or destruction of the ridge and furrow and any as yet unknown archaeological remains which may be present.

### **Cumulative Impact**

- 9.4.6 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic site EMP2 and EMP7. Development in combination with development within other strategic sites will increase the loss of historic landscape character surrounding Exhall Hall and cause further separation from non-designated medieval heritage assets within the wider area.

### **Summary**

- 9.4.7 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. Specifically these are in regards to historic landscape character, and the as yet unknown presence of archaeological remains potentially of medium heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 9.5**.

**Table 10: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The site comprises large irregular fields with straight field boundaries. These fields have been cut by the M6 motorway.	Low	High	Change within the strategic site has the potential to result in further loss of agricultural land.
<i>Built Heritage</i>				
Exhall Hall, Grade II Listed Building. NHLE: 1034979.	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	No impact upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
The barn approximately 30 m southwest of Exhall Hall, Grade II Listed Building. NHLE: 1365049	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	No impact upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
The Bridge Over Moat, Grade II listed Building. NHLE: 1185759	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	No impact upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
The Church of St Giles, Grade II* Listed Building (NHLE: 1186152) and associated Grade II Listed Structure (NHLE: 1319914,	The church and its associated structures derive historic and architectural interest from age, rarity and architectural detailing as well as from their setting,	High	None	No impacts upon these heritage assets or their setting are anticipated as a result of change within the strategic site.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
1034990, 1116496, 1365055, 1034989)	relationship to one another and relationship to the village of Ash Green.			
<i>Archaeology</i>				
Moated Site at Exhall Hall	Holds archaeological interest derived from the rarity and good condition of the visible remains. There is considered unlikely that further remains relating to this site to extend within the strategic site.	High	None	No impact upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
Ridge and furrow	Examination of satellite imagery indicates that the area of ridge and furrow may survive as low earthworks. There is considered to be a high potential for further below ground remains to be present within the strategic site although these will also have been truncated, the degree of which is unknown	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of ridge and furrow
As yet unknown archaeological remains of other periods	The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved. Due to the lack of archaeological evidence for pre medieval period remains within the study area there is an unknown potential for further remains to be present.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains



## 9.5 Maximising Enhancement and Avoiding Harm

9.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Where possible to retain historic landscape character field boundaries should be retained through their incorporation into green spaces; and
- Where used green spaces could be positioned so as to retain areas of ridge and furrow. A programme of archaeological recording would preserve by record any remains that maybe damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to determination of any planning application.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 10. HSG7- East of Bulkington

### 10.1 Introduction

- 10.1.1 Strategic site HSG7 (East of Bulkington) is located on the northeast outskirts of the village of Bulkington, northeast of Bedworth town centre (**Figure 1**). The strategic site covers approximately 10.25 ha and its surroundings are broadly characterised by modern housing development to the south and west which extends along the B4112, and a mixed agricultural landscape to the north and east.
- 10.1.2 The underlying geology is Mudstone of the Mercia Mudstone formation. This is overlain by varying superficial deposits including Bosworth Clay, Wolston Sand and Gravel and Oadby Member Diamicton (BGS, 2016). The strategic site slopes gradually upwards from northwest to southeast and is situated between approximately 102 m and 112 m above Ordnance Datum (aOD).
- 10.1.3 The strategic site has been partially subject to a desk based historic environment assessment as Additional Site 19 in July 2014 (OS, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice guidance and advice.

### 10.2 Historic Environment Baseline

#### Introduction

- 10.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from the sources listed in Section 3.2.
- 10.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 14**. The HER assets are referenced within the text with their MON UID reference number, as issued by the Warwickshire HER. HER assets are depicted on **Figure 15** and listed in **Table 8, Appendix 1**.

#### Historic Landscape Character

- 10.2.3 There are no designated landscapes of historic interest within the strategic site or the study area.
- 10.2.4 The strategic site comprises agricultural fields which the historic character is derived from piecemeal enclosure (HLC type 14). These fields are large irregular fields with curvilinear and straight boundaries. Areas of ridge and furrow have been recorded by the Turning the Plough project to the north and east of the strategic site, suggesting that the area may have previously formed part of a medieval open field system. There is no visible ridge and furrow within the strategic site.

#### Built Heritage

- 10.2.5 To the southwest of the strategic site is the village of Bulkington. The historic core of Bulkington is approximately 350 m southwest and is designated as a Conservation Area. The Conservation Area is surrounded by modern development and as such the setting of many of the Listed Buildings is

considered to be nested within the Conservation Area itself, the only exception being the Church of St James (Grade II\* Listed Building, NHLE: 1365054), which holds a more extensive setting as a result of its prominent landmark status.

10.2.6 Northwest of the strategic site, along Weston Lane, is the Grade II listed Weston Hall Hotel and attached Gate Piers (NHLE: 1034950). This Listed Building shares no visual connection with the strategic site and its historic setting is considered to be linked to the agricultural farmland to its west.

10.2.7 Approximately 250 m north of the strategic site and north of Bulkington village is the Grade II listed Weston Hill Farmhouse (NHLE: 1299373). This Listed Building shares a visual connection with the strategic site. Due to this and the proximity of the building to the strategic site it is considered potential change within the strategic site may affect the setting of this Listed Building.

### **Archaeology**

#### **Previous Studies**

10.2.8 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area two archaeological investigations are recorded which are both associated with the Church of St James to the southwest of the strategic site. An archaeological observation (**EWA4105**) during the lifting of a floor identified evidence of a possible former medieval floor. A program of archaeological recording (**EWA9378**) which involved the excavation of a service trench through the graveyard revealed a series of grave markers and medieval finds including a thirteenth century iron spur and medieval pottery and tile.

#### **Prehistoric -Romano-British**

10.2.9 The Warwickshire HER returned no records of prehistoric or Romano-British date within the strategic site boundary or the wider study area.

#### **Medieval**

10.2.10 The Warwickshire HER returned three records of medieval date within the study area. Approximately 400 m to the southwest of the strategic site is the medieval extent of Bulkington (**MWA9498**) and the Church of St James (**MWA1676**, NHLE: 1365054) which was built during the medieval period and restored during the nineteenth century by GT Robinson. The site of a pre-Conquest minister church (**MWA13231**) is thought to be located either at, or in proximity of, the Church of St James. Fragments of the medieval landscape are preserved as areas of ridge and furrow earthworks associated with open field agriculture which are situated to the north and south of the strategic site which do not appear to survive within the strategic site.

#### **Post Medieval - Modern**

10.2.11 Directly east and bordering the strategic site is the post-medieval settlement of Ryton (**MWA9743**). The location is based on the Ordnance Survey map of 1887 which shows a linear development either side of the north-south road which is now known as Wolvey Road and Long Street. It is also depicted as a village spelt 'Rieton' on the Dugdale map of 1787. Approximately 650 m

northwest of the strategic site is Weston Hall Hotel (Grade II Listed Building, NHLE: 1034950) with an associated formal garden with mixed planting, a pond and a kitchen known as Weston Hall Gardens (**MWA12616**). Weston Hall has been a hotel since 1970. On School Road, southwest of the strategic site a congregational chapel (**MWA2436**) was built in 1811, restored in 1883, and is constructed of brick with a slate roof.

- 10.2.12 Within the study area small scale development occurred prior to the Second World War. The houses bordering the strategic site directly to the west were built in the late 1950s but the largest expansion of residential development within the study area occurred in the late 1960s and 1970s when housing estates were built to the south and north of Bulkington.

### 10.3 Statement of Significance

#### Introduction

- 10.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### Historic Landscape Character

- 10.3.2 The historic landscape character of the strategic site comprises large irregular fields with curvilinear and straight boundaries indicating probable piecemeal enclosure (HLC type 14, **Plate 24**). It is considered that the historic landscape character holds low heritage significance as part of the post-medieval reconfiguration of the medieval enclosure pattern beyond the historic core of Bulkington.

#### Built Heritage

- 10.3.3 The Bulkington Conservation Area covers the historic core of Bulkington. The Conservation Area is roughly rectangular in shape and is orientated approximately north – south. The southern part of the Conservation Area is focussed along a small historic village street whilst the Church of St James (Grade II Listed Building, NHLE: 1365054) and its burial ground and associated vicarage buildings characterises the northern end of the Conservation Area. These two areas are separated by a later twentieth century B-road, the B4029, which is orientated east-west.
- 10.3.4 Nuneaton and Bedworth Borough Council summarise the special interest of the Conservation Area as deriving from “the surviving historic village character of Church Street imparted by its remaining historic buildings and their relation to the street, the attractive form of the street with its shallow curving alignment, and its physical and visual relationship with the ancient parish church” and as such the Conservation Area is considered to derive its historic, artistic and architectural interests from its surviving historic fabric and layout. As such it is considered to be of high heritage significance.
- 10.3.5 The setting of the Conservation Area is enclosed by later twentieth century development including a 1960s shopping centre, new roads, a municipal recreation ground and twentieth century suburban housing estates. These

features restrict views to and from the historic core and separate it from the surrounding countryside and as such the setting of this Conservation Area is considered to make no contribution towards its heritage interest.

- 10.3.6 The strategic site is located beyond the suburban expansion of Bulkington and as such shares no visual connection with the Conservation Area. The modern suburban development has reduced the experience and appreciation of any historical connection the fields within the strategic site may have held with the historic core of the village and as such the strategic site is considered to make no contribution towards the setting of the Conservation Area or its heritage significance and therefore is not discussed further.
- 10.3.7 The Church of St James (Grade II\* Listed Building, NHLE: 1365054, **Plate 25**) is situated within the Bulkington Conservation Area on the north side of School Road. The earliest fabric of the building is in the nave and south aisle which were constructed in the early thirteenth century. A tower was added in the fourteenth/ fifteenth century and the south clerestory is fifteenth/sixteenth century in date. The church is constructed of regular coursed and ashlar sandstone of various types. The tiled roof is nineteenth century in date, dating from when the church was heavily restored by G.T. Robinson.
- 10.3.8 The church is considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric of the building. The relationship with the medieval settlement of Bulkington adds archaeological interest.
- 10.3.9 The setting of the church is defined by its surrounding churchyard which provides a picturesque surrounding within which the architectural and artistic qualities of the church can be appreciated. The churchyard also contributes towards the historic interest of the church as well as its communal value with the memorial stones documenting the lives of the members of Bulkington community. The setting of the church is considered to extend beyond the village core of Bulkington to the suburbs from which there are views towards the church from each of the main approach roads from the southwest. In these views the church draws architectural and historic interest acting as a landmark for the historic village core.
- 10.3.10 The building is considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.
- 10.3.11 The strategic site is situated on the eastern outskirts of Bulkington and due to the topography of the landscape coupled with screening provided by the built form of the modern expansion of the village, the mature trees and garden planting which are located between the strategic site and the church, there is no visual link between the church and the strategic site. It may be considered that the strategic site shares a historic relationship with the church as part of the wider context of the village of Bulkington, from which the church draws historic interest and communal value. But this relationship is not readily apparent or appreciable within the context of the current village built from due to the intervening screening and as such it is considered that the strategic site does not make a contribution towards the setting of this building from which its heritage significance can be better understood, revealed or appreciated and therefore is not discussed further.

- 10.3.12 Weston Hill Farmhouse (Grade II Listed Building, NHLE: 1299373) is located approximately 250 m north of the strategic site boundary. The building is an early to mid-nineteenth century farmhouse, constructed in Flemish bond brick with brick cornice and a slate roof. The building and ancillary buildings form a courtyard farm which is surrounded by arable fields divided by hedgerows containing mature trees. There is a pond to the southwest of the building (**Plate 26**).
- 10.3.13 The building is considered to have architectural and historic interest deriving from the age, rarity and quality of the building.
- 10.3.14 The setting of the building is defined by its relationship with the ancillary farm buildings, the farmyard and the surrounding agricultural fields. The ancillary buildings and yard contribute towards the historic and architectural interest of the building by providing context and understanding of the role of the building within a wider agricultural. The farmhouse is situated at the heart of this complex showing the necessity for the farmer to be at the centre of their work at all times. The surrounding fields also contribute towards the historic interest of the building by providing a clear readable relationship between the farm complex and the land as well as providing an example of the historic field patterns which the farm would have operated within.
- 10.3.15 The building is considered to be of high heritage significance due to the architectural and historic interests and the positive contribution its setting makes to these interests.
- 10.3.16 The strategic site is partially visible in views from the farmhouse to the south where gaps in the hedgerow and mature trees permit (**Plate 27**) As such it is considered that the strategic site makes a positive contribution towards the setting of the Listed Building although a low contribution towards its heritage significance.

### Archaeology

- 10.3.17 There are no known archaeological sites within the strategic site. The strategic site lies 320 m northeast of the medieval settlement of Bulkington and it is not anticipated that settlement evidence of this date will be present within the strategic site. The Warwickshire HER records the post-medieval settlement of Ryton beyond the south-eastern edge of the site. This has been drawn from historic mapping and as such is tightly defined. It is therefore not anticipated that settlement remains of this date will be present within the site but if present then they may be valued at a local level and as such would be of low heritage significance.
- 10.3.18 The strategic site is bordered to the north and east by areas of ridge and furrow identified through the Turning the Plough Project. There is considered to be a medium potential for below ground remains of ridge and furrow to be present within the strategic site that were not identified during the Turning the Plough Project. Due to the poor preservation and survival it is assessed that these remains, if present, will be of negligible heritage significance.
- 10.3.19 The strategic site is situated within agricultural land and as such the archaeological horizon will have been impacted by cultivation by broadly well-preserved. There are no other period specific remains other than the recorded medieval and post-medieval settlement and ridge and furrow. As such there is

an unknown potential for archaeological remains of other periods to be present within the strategic site. Given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived. Further work would be required to ascertain whether archaeological features are present within the strategic site to establish the significance of these deposits.

## **10.4 Summary of Potential Impacts**

### **Introduction**

- 10.4.1 In accordance with Step 3 of Historic England’s Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 10.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 10.4.3 Development within the strategic site may result in a loss of historic landscape character through the removal of field boundaries and loss of agricultural character.

### **Built Heritage**

- 10.4.4 Development within the strategic site may introduce change into views from Weston Hill Farmhouse and its setting which are considered to make a low contribution towards the heritage significance of the building. It is anticipated that due to separation and the retention of farmland between the strategic site and the listed farm building the relationship between the farm building and the surrounding farmland can be maintained, although development within the strategic site may result in a reduction in the quantity and quality of rural landscape by extending modern development into views from the farmstead.

### **Archaeology**

- 10.4.5 The strategic site has remained undeveloped and part of the wider agricultural landscape around Bulkington. Although any buried remains may have been truncated by historic episodes of cultivation the archaeological horizon will have been generally preserved below the ploughed horizon and any development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

### **Cumulative Impacts**

- 10.4.6 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

### **Summary**

- 10.4.7 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in

regards to historic landscape character and the setting of Grade II Weston Hill Farmhouse. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 10.5**.



**Table 11: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	Large irregular fields with curvilinear and straight boundaries. Nearby ridge and furrow in adjacent fields indicates the possibility of an earlier medieval open field system but there is no evidence of surviving ridge and furrow within the strategic site.	Low	High	Development within the strategic site may result in further loss of hedgerows and agricultural land, further reducing historic landscape character.
<i>Built Heritage</i>				
Weston Hill Farmhouse, Grade II Listed Building. NHLE: 1299373	An early – mid-nineteenth century farmhouse within an agricultural setting. Considered to be of high heritage significance due to the architectural and historic interests and the positive contribution its setting makes to these interests.	High	Low	Development within the strategic site may introduce change into views from Weston Hill Farmhouse. It is anticipated that due to separation and the retention of farmland between the strategic site and the farm building the relationship between the farm building and the surrounding farmland can be in part maintained, although development within the strategic site may result in a reduction in the quantity and quality of rural landscape by

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
				introducing modern development on the horizon in views from the farmstead.
<i>Archaeology</i>				
Ridge and Furrow	Examination of satellite imagery indicates the presence of areas of ridge and furrow within the study area. A site visit was unable to ascertain whether or not these survived as prominent earthworks as the site is currently under crop. There is considered to be a medium potential for below ground remains relating to further ridge and furrow to be present within the strategic site.	Negligible	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
Post-medieval settlement remains relating to the village of Ryton	The village of Ryton is depicted on the first edition Ordnance Survey map. Therefore its boundary is considered accurately defined and it is unlikely that remains associated with this settlement will be present within the strategic site. If remains are present then they will be of local interest increasing the knowledge and understanding of the extent of the post-medieval settlement.	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains if present.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
As yet unknown archaeological remains of other periods	The strategic site is situated within undeveloped arable farmland and as such the archaeological horizon will have been preserved under plough zone and as such there is an unknown potential for further remains to be present within the strategic site.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains

## **10.5 Maximising Enhancement and Avoiding Harm**

10.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- In order to avoid harm to the setting of Weston Hill Farmhouse it is recommended that a green space is left along the northern boundary of the strategic site and that development is located southwards away from the northern boundary. Additional screening could also be introduced to reduce the visibility of the development and maintain a rural view from the farmhouse and its immediate setting.
- To reduce impacts upon the historic landscape character it is recommended that the historic field boundaries and hedgerows are retained and incorporated into any design.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a programme of archaeological investigation would be required prior to determination of any planning application.
- Archaeological investigation in the form of geophysical survey or trial trench evaluation may identify the presence or absence of archaeological deposits within the strategic site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 11. HSG8 – West of Bulkington

### 11.1 Introduction

11.1.1 Strategic site HSG8 (West of Bulkington) is located on the western edge of the village of Bulkington (**Figure 1**) and comprises three areas. One to the north of Bulkington Road which covers an area of 6.9 ha and two areas to the south which cover 4.6 ha and 11.8 ha respectively. The strategic site is bordered by residential housing to the east and by Coventry Road to the south. The Nuneaton and Bedworth to Rugby railway line marks the western boundary whilst arable fields lie to the north.

11.1.2 The natural geology for the strategic site is complex. The bedrock geology across the strategic site is mapped as Bromsgrove Sandstone Formation which is overlain by Bosworth Clay Member, Wolston Sand and Gravel and Dunsmore Gravel in the northern third and Thrussington Member - Diamicton to the south. A band of alluvium follows the Wem Brook which is aligned east-west across the strategic site (BGS, 2016). The strategic site is situated at approximately 105 – 110 m aOD.

### 11.2 Historic Environment Baseline

#### Introduction

11.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the Strategic site, compiled from sources listed in Section 3.2.

11.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 16**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 17** and listed in **Table 9, Appendix 1**.

#### Historic Landscape Character

11.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

11.2.4 The strategic site is comprised of very large post-war fields to the north (HLC type 19) and small rectilinear fields with straight and curvilinear fields to the south (HLC type 17). Area of ridge and furrow have been recorded by the Turning the Plough project around the strategic site although none is recorded within the strategic site. This suggests that the area surrounding the strategic area may have previously been part of a medieval open field associated with Bulkington. The curvilinear field boundaries are indicative of the enclosure of former strip fields.. The field pattern has been cut by the Bedworth to Rugby railway but can be seen to continue on the opposite side of the line.

#### Built Heritage

11.2.5 To the east of the strategic site is Bulkington village. The historic core of Bulkington is approximately 520 m to the east and is designated as a Conservation Area. The Conservation Area is surrounded by modern development and as such the settings of many of the Listed Buildings are

considered to be nested within the Conservation Area itself; the only exception being the Church of St James (Grade II\* Listed Building, NHLE: 1365054), which holds a more extensive setting as a result of its prominent landmark status.

11.2.6 To the northeast of the strategic site and north of Bulkington village is the Grade II listed Weston Hill Farmhouse (NHLE: 1299373). This Listed Building shares no visual connection with the strategic site and its historic setting is considered to be closely linked to the agricultural farmland on the north-eastern side of the village.

11.2.7 Approximately 350 m east of the northern end of the strategic site is the Grade II listed Weston Hall Hotel and attached gate piers (NHLE: 1034950). Due to the proximity of this building to the strategic site it is considered potential change within the strategic site may affect the setting of this Listed Building.

### **Archaeology**

#### ***Previous Studies***

11.2.8 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area a watching brief carried out at St James' Church (EWA9378) is the only archaeological investigation recorded. A series of small grave markers along with a thirteenth century iron spur and medieval pottery and tile were recovered.

#### ***Prehistoric - Romano-British***

11.2.9 The earliest record within the search area returned by the Warwickshire HER relates to an Iron Age terret ring or chariot fitting (**MWA9919**) to the north of the strategic site.

#### ***Medieval***

11.2.10 The Warwickshire HER returned five records of medieval date within the study area. At the western boundary of the strategic site documentary evidence suggests the possible location of a deserted medieval village at Weston-in-Arden (**MWA7445**). A chapel (**MWA1679**) at Weston is recorded in 1143 but no above ground remains of a building survive. On the eastern side of the strategic site is the medieval extent of Bulkington (**MWA9498**) and the Church of St James (**MWA1676**) which was built during the medieval period and was restored later during the post-medieval and Imperial periods. On or near this church is the possible location of a pre-conquest Minster church (**MWA13231**).

11.2.11 Fragments of the medieval landscape are preserved as fields of ridge and furrow earthworks associated with open field agriculture which surround the strategic site.

#### ***Post-medieval - Modern***

11.2.12 The Warwickshire HER returned six records of post-medieval to modern date within the study area. A Congregational Chapel at School Road (**MWA2436**) was constructed of brick with a slate roof in 1811 and restored in the late nineteenth century. The western boundary of the strategic site is marked by the Trent Valley railway line which was opened in 1847 along with Bulkington Station (**MWA6708**) and Signal Box (**MWA6709**). The station was closed in

1931 the only surviving remnants being the former station building which is now a house.

11.2.13 Evidence from early cartography shows a windmill at Weston in Avon (**MWA10354**) in the northern corner of the strategic site which had been removed by the mid-nineteenth century. Weston Hall Gardens (**MWA12616**) to the northeast of the strategic site is a formal garden with mixed planting, a pond and kitchen garden. The listed building has been a hotel since 1970.

11.2.14 To the west of the strategic site is the location of a former heavy anti-aircraft gun installation (**MWA9646**). After the war it became the Nucleus Force Battery Headquarters which meant it was a permanently gunned site.

11.2.15 The strategic site has remained undeveloped. Within the study area small scale development occurred prior to the Second World War but the largest expansion of development occurred in the late 1960s and 1970s when housing estates were built to the north and east of the strategic site as settlement around Bulkington village expanded.

### 11.3 Statement of Significance

#### Introduction

11.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### Historic Landscape Character

11.3.2 The historic landscape character of the strategic site comprises very large post-war fields and small rectilinear fields with straight and curvilinear fields to the south (HLC type 17, **Plate 28**). The post-war fields are considered to be of low heritage significance whilst the small rectilinear comprise elements of coherent time-depth as part of the agricultural hinterland of medieval Bulkington and as such are considered to be of medium heritage significance.

#### Built Heritage

11.3.3 The Bulkington Conservation Area covers the historic core of Bulkington. The Conservation Area is roughly rectangular in shape and is orientated approximately north - south. The southern part of the Conservation Area is focussed along a small historic village street whilst the parish Church of St James (Grade II\* Listed Building, NHLE: 1365054) and its burial ground and associated vicarage buildings characterises the northern end of the Conservation Area. These two areas are separated by a later twentieth century B road, the B4029, which is orientated east-west.

11.3.4 Nuneaton and Bedworth Borough Council summarise the special interest of the Conservation Area as deriving from *"the surviving historic village character of Church Street imparted by its remaining historic buildings and their relation to the street, the attractive form of the street with its shallow curving alignment, and its physical and visual relationship with the ancient parish church"* and as such the Conservation

Area is considered to derive its historic, artistic, and architectural interest from its surviving historic fabric and layout.

- 11.3.5 The setting of the Conservation Area is enclosed by later twentieth century development including a 1960s shopping centre, new roads, a municipal recreation ground and twentieth century suburban housing estates. These features restrict views to and from the historic core and separate it from the surrounding countryside and as such the setting of this Conservation Area is considered to make no contribution towards the heritage interests of the Conservation Area.
- 11.3.6 The strategic site is located beyond the suburban expansion of Bulkington and as such shares no visual connection with the Conservation Area with the exception of views toward the church tower (**Plate 29**). The modern suburban development has reduced the understanding of any historical connection the fields within the strategic site may have held with the historic core of the village and as such the strategic site is considered to make no contribution towards the setting of the Conservation Area or its heritage significance and therefore is not discussed further.
- 11.3.7 The Church of St James (Grade II\* Listed Building, NHLE: 1365054, **Plate 25**) is situated within the Bulkington Conservation Area on the north side of School Road. The earliest fabric of the building is in the nave and south aisle which were constructed in the early thirteenth century. A tower was added in the fourteenth/ fifteenth century and the south clerestory is fifteenth/ sixteenth century in date. The church is constructed of regular coursed and ashlar sandstone of various types. The tiled roof is nineteenth century in date when the church was heavily restored by G.T. Robinson.
- 11.3.8 The church is considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric of the building. The relationship with medieval settlement of Bulkington adds archaeological interest.
- 11.3.9 The setting of the church is defined by its surrounding churchyard which provides a picturesque surrounding within which the architectural and artistic qualities of the church can be appreciated. The churchyard also contributes towards the historic interest of the church as well as its communal value with the memorial stones documenting the lives of the members of the Bulkington community. The setting of the church is considered to extend beyond the village core of Bulkington to the suburbs from which there are views towards the church from each of the main approach roads. In these views the church draws architectural and historic interest acting as a landmark for the historic village core.
- 11.3.10 The building is considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.
- 11.3.11 Although not within the direct setting of the Church of St James there are views towards the church from both Bedworth Road and Coventry Road which may include any development within the strategic site (**Plate 29**). In these views the church draws architectural and historic interest acting as a landmark for the historic village core. As such the current open character of the strategic site which permits views across it towards the church is considered to make a low contribution towards the heritage significance of the church.



- 11.3.12 Weston Hall and attached gate piers (Grade II Listed, NHLE: 1034950, **Plate 30**) is situated approximately 320 m northeast of the strategic site. The former country house, now a hotel, is of late sixteenth to early seventeenth century date and was restored and altered with a large wing added in 1893. The building is constructed in sandstone ashlar with moulded plinths and string courses. The tiled roof is late twentieth century in date. The building is located on the north side of Weston Lane with a car park to the south and west and fields to the north and small wooded area to the east.
- 11.3.13 The building is considered of architectural and historical interest which is derived from the age of the surviving fabric and the quality of its design.
- 11.3.14 The setting of the Listed Building is defined by its surviving grounds which are located to the north, east and west of the building. These have been adapted to serve as the hotel grounds and car park. Much of the original design of the landscaped grounds, which comprised orchards, lawns and blocks of mature trees, has been lost. Beyond this the setting of the building is considered to extend to include the former stables, the Roman Catholic Church, the former Arden Lodge and the site of a former mill located at the end of Mill Lane. These features contribute towards the historic interest of the hall and an understanding of the operation and economy of the house in a wider historical context. The ability to interpret the relationship between these buildings has been lost slightly through the intrusion of modern development up to the hall (**Plate 31**) and the reconfiguration of property boundaries which has separated the stables from the hall. Despite this the setting is considered to retain elements which contribute towards its heritage interests.
- 11.3.15 The building is considered to be of high heritage significance due to the architectural and historic interests and the positive contribution its setting makes to these interests.
- 11.3.16 Although there is no visual relationship between the hall and the strategic site the site of the former mill building which would have been associated with Weston Hall Hotel is located within the strategic site. As such the strategic site is considered to make a low contribution, albeit at the lower end of the scale, towards the heritage significance of the building.
- Archaeology**
- 11.3.17 Areas containing ridge and furrow have been identified within the study area and there is considered to be the potential for further remains to be located within the strategic site that were not identified during the Turning the Plough Project which are not visible as surviving earthworks. If not surviving as earthworks these remains are considered to be of negligible heritage significance.
- 11.3.18 Early cartographic evidence suggests there was a windmill located towards the northern boundary of the strategic site which had been destroyed by the mid nineteenth century. There is a high potential for below ground remains to survive although the extent and condition are unknown. It is considered that such remains if present would only be of interest at a local level and of low heritage significance.
- 11.3.19 The strategic site lies at the edge of the medieval settlement of Bulkington and it is not anticipated that settlement remains will be present within the strategic

site. However the HER records the possible site of a deserted medieval settlement at Weston-in-Arden on the north-western boundary of the strategic site. In the same area is the presumed site of the chapel of the Blessed Virgin Mary at Weston which is thought to date to the medieval period. It is considered that there is a medium potential for medieval settlement remains to be present within the site and that if present these could be up to medium heritage significance by increasing our knowledge and understanding of the extent of medieval settlement in the area.

- 11.3.20 The strategic site is situated within agricultural land and as such the archaeological horizon will have been preserved below the plough soil. There are no other period specific remains other than the recorded medieval settlement, ridge and furrow and the post-medieval windmill that are recorded around the perimeter of the northern area of the strategic site. As such there is an unknown potential for archaeological remains of other periods to be present within the strategic site. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived to some degree. Further work would be required to ascertain whether features are present within the strategic site and the significance of these deposits.

## **11.4 Summary of Potential Impacts**

### **Introduction**

- 11.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 11.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 11.4.3 Development within the strategic site may result in a loss of historic landscape character through the removal of field boundaries and agricultural land beyond the historic settlement of Bulkington.

### **Built Heritage**

- 11.4.4 Development within the strategic site may introduce changes into views towards the Church of St James which are considered to make a low contribution towards the heritage significance of the building. It is anticipated that these views will not be limited or restricted by any development as in both cases views are along the line of the road which abuts the strategic site, rather than across the strategic site.
- 11.4.5 The strategic site makes a low contribution towards the setting of Weston Hall Hotel as it includes the former location of a mill building previously associated with the hall. Development within the strategic site may result in a loss of historic interest currently provided by the agricultural fields and a loss in archaeological interest associated with the site of the former mill building.

However any harm is likely to be limited in extent to the heritage significance of the listed building.

### **Archaeology**

- 11.4.6 Development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

### **Cumulative Impacts**

- 11.4.7 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

### **Summary**

- 11.4.8 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. These are in regards to the historic landscape character of medium heritage significance the settings of The Church of St James and Weston Hall and the as yet unknown presence of archaeological remains. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 11.5**.

**Table 12: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	Very large post-war fields and small rectilinear fields with straight and curvilinear boundaries. Surrounding areas of ridge and furrow indicate a potential medieval open field system. The landscape character contributes towards the agricultural hinterland of the medieval village of Bulkington.	Small rectilinear fields- Medium Post-war fields- Low	High	Development within the strategic site may result in further loss of hedgerows and agricultural land, further reducing historic landscape character.
<i>Built Heritage</i>				
Bulkington Conservation Area	The Conservation Area derives historic and architectural interest from the surviving historic village character of Church Street and its buildings alongside the street's physical and visual relationship with the parish church.	High	None	Development within this strategic site is not considered to result in harm to the heritage significance of the Conservation Area.
The Church of St James, Grade II* Listed Building. NHLE: 1365054	The church derives architectural and historic interest from the age, rarity and high quality of the fabric and design of the building. Archaeological interest is drawn from the relationship of the church to the village of Bulkington.	High	Low	Development within the strategic site may introduce change into views towards the Church of St James which are considered to make a low contribution towards the heritage significance of the building. It is anticipated that these

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
				views will not be limited or restricted by any development as in both cases the views are along the line of the road which abuts the strategic site, rather than across the strategic site.
Weston Hall and attached gate piers, Grade II Listed Building. NHLE: 1034950	The building is considered to derive architectural and historic interest from the age of the surviving fabric and the quality of its design. Further historic and archaeological interest is drawn from the surrounding area elements of which contribute to the understanding of the operation and economy of the house in a wider historical context.	High	Low	Development within the strategic site may result in a loss of historic interest currently provided by the agricultural fields and a loss in archaeological interest associated with the site of the former mill building.
<i>Archaeology</i>				
Ridge and Furrow	The strategic site is surrounded by small areas of ridge and furrow earthworks. No above ground earthwork remains are known to survive within the site. There is considered to be a high potential for further below ground remains to be present within the strategic site although these will have been truncated.	Negligible	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
Site of the former windmill	There is a high potential for remains relating to a former windmill depicted on early historical maps to be present within the strategic site. The windmill was removed in the mid nineteenth century and the extent and condition of remains are unknown. Any remains if present are considered to be of local interest increasing the knowledge of the post-medieval agricultural character of the area.	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown potential for archaeological remains of a medieval date.	It is considered that there is high potential for remains associated with the chapel of the Blessed Virgin Mary at Weston, specifically its associated village. These remains have the potential to increase knowledge and understanding of the extent of medieval settlement in the area.	Up to Medium	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of other periods	The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved. Due to the lack of archaeological evidence for pre medieval period remains within the study area there is an unknown potential for further	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

<b>Heritage Asset</b>	<b>Description of Significance</b>	<b>Heritage Significance</b>	<b>Contribution of Site</b>	<b>Potential Impacts</b>
	remains to be present.			

## 11.5 Maximising Enhancement and Avoiding Harm

11.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- In order to avoid harm to the setting of the Church of St James it is recommended that any development respects the established density and scale of Bulkington suburbs and maintains views along Bedworth Road and Coventry Road. To achieve this, the following steps have been identified.
  - Development along Bedworth Road should be pushed back to leave a green space between any development and the roadside.
  - Development along Bedworth Road should be designed so as to frame views towards the church and should refrain from dense planting which may limit available views towards the church.
- In order to avoid harm to the setting of Weston Hall development along the northern edge of the strategic site could be pushed southwards so as to preserve any remains of the former mill building in-situ and to preserve views westwards along Mill Lane into open fields.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a programme of archaeological investigation would be required prior to determination of any planning application.
- Archaeological investigation could identify the former remains of the mill and provide information on its operation and establish its role within the Weston Hall Estate.
- Archaeological investigation may reveal the location of former medieval settlement at Weston-in-Arden and increase our understanding of medieval settlement pattern within the county.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.



## 12. HSG9 – Golf Drive

### 12.1 Introduction

12.1.1 Strategic site HSG9 (Golf Drive) is located on the eastern edge of Nuneaton (**Figure 1**). The strategic site covers approximately 32.75 ha and is bordered by residential housing to the south and west and agricultural land to the north and east.

12.1.2 The underlying geology of the strategic site is formed of Mudstone of the Mercia Mudstone Group (BGS, 2015). The topography of the site rises gradually from southwest to northeast between from 98 m to 107 m aOD.

### 12.2 Historic Environment Baseline

#### Introduction

12.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

12.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 18**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 19** and listed in **Table 10, Appendix 1**.

#### Historic Landscape Character

12.2.3 There are no designated landscapes of historic interest within the strategic site or study area. The strategic site is located on the eastern edge of Nuneaton and comprises large irregular fields with straight and curvilinear boundaries (HLC type 13) created by the removal of field boundaries (post-1955). To the south and west of the strategic site is an area of post-1955 settlement, whilst to the north and east are further large and very large post-war fields (**Figure 18**).

#### Built Heritage

12.2.4 On the north-eastern edge of the strategic site is the Grade II Listed Hill Farmhouse (NHLE: 1365058). This building is surrounded by agricultural land.

#### Archaeology

##### *Previous Studies*

12.2.5 There are no records within the Warwickshire HER database of previous archaeological investigations having been undertaken within the strategic site.

12.2.6 An archaeological evaluation comprising a magnetometer survey and subsequent trial trenching was undertaken on land to the northwest of the strategic site during 2015 within strategic site HSG10. The evaluation identified an area of Iron Age activity in the south-eastern part of HSG10 and evidence of a small number of Roman ditches and gullies in the north-eastern part of that strategic site.

### *Prehistoric*

- 12.2.7 Records returned for the study area from the Warwickshire HER predominately date to the prehistoric period. The Nuneaton area has yielded a high number of Palaeolithic finds as a result of a program of extensive field walking surveys undertaken. The River Anker and its tributaries, which traverse Nuneaton has proved a focus for Palaeolithic and other prehistoric activity. A total of 17 records were returned most of which were Palaeolithic in date. Two findspots (**MWA12743** and **MWA12836**) relating to a Palaeolithic handaxe and pick have been found within the strategic site. The other findspots are all located to the north of the strategic site and to the south of the River Anker and include find spots of flint scatters, hand axes, flakes and picks of Palaeolithic date. A possible prehistoric site (**MWA12231**) is recorded 1.5 km east of Attleborough but no further details are given. A flint of late Mesolithic or early Bronze Age date (**MWA1663**) is the latest prehistoric find within the study area. A stone axe (**MWA10070**) is recorded as undated but may well be prehistoric in date.

### *Medieval to modern*

- 12.2.8 To the southeast of the strategic site there is a large area of ridge and furrow associated with medieval open field agriculture.
- 12.2.9 Examination of the historical maps shows that the study area has been undeveloped until relatively recently. The housing estate that borders the strategic site to the south and west were constructed in the late twentieth century.

## **12.3 Statement of Significance**

### **Introduction**

- 12.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in Section 7.2 above.
- 12.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### **Historic Landscape Character**

- 12.3.3 The historic landscape character of the strategic site is characterised by large, arable, post-war fields, created through the removal of field boundaries and intensive ploughing.
- 12.3.4 The significance of the historic landscape character of the strategic site and its surroundings is considered to be low, as a result of its modern configuration and common occurrence throughout the Nuneaton and Bedworth area. Hedgerows may preserve some earlier field boundaries, but the extent of removal means that the earlier fieldscape is largely unreadable.

### **Built Heritage**

- 12.3.5 Hill Farmhouse (Grade II Listed Building, NHLE: 1365058) is situated on the north-eastern edge of the strategic site. The building is a brick farmhouse with early and mid-nineteenth century additions. The building is situated on a slight

hill and is surrounded by large, arable, post-war fields in all directions. The course of the River Anker is located approximately 250 m north.

- 12.3.6 Attributes which contribute towards the heritage interest of the listed building include the age and rarity of the building which forms the historic interest of the building, and the vernacular style and architectural detailing of the building which forms its architectural interest.
- 12.3.7 The setting of the farmhouse is defined by the enclosed farmyard to the east of the building, its garden to the west and the surrounding agricultural fieldscape. All of these features contribute to the understanding of the function and purpose of the farmhouse, its relationship to the land and to surrounding buildings and enables an appreciation of the historic context of the building. The loss of historic landscape character, as the result of the removal of many of the field boundaries reduces the contribution this fieldscape makes towards the heritage interest of the setting.
- 12.3.8 The farmstead is situated on a slight hill which overlooks the surrounding fields (**Plate 32**). This location of the farm has not been selected for the availability of views across the surrounding landscape, with the principal façade of the building facing into the farmyard and garden planting, screening views to the west. Instead this location was selected to ensure that the principal farm buildings were situated beyond the flood zone of the River Anker. Wheatcroft Farm and Hydes Pastures to the north are also situated on hills above the river and its tributaries. Overall it is considered that the setting makes a positive contribution towards the heritage interests of the building.
- 12.3.9 The heritage significance of the building is considered to derive from both the historic and architectural interest of the building as well as the positive contribution made by its setting. As a result of the sum of these interests the Listed Building is considered to hold high heritage significance.
- 12.3.10 The farmhouse is situated within the strategic site and is visible in views from the farmhouse and the main approach to the farmstead from the track, leading from Golf Drive, which passes through the strategic site. It is therefore considered that the strategic site forms part of the agricultural farmland which forms part of the setting of the building. As a result of the removal of field boundaries and a loss of historic landscape character the contribution of the strategic site is considered to be diminished. However these fields do still provide some historic context and insight into the function and operation of the building and its relationship to the surrounding farmland. It is therefore considered that the strategic site makes a medium contribution towards the heritage significance of the listed building.

### Archaeology

- 12.3.11 A large quantity of Palaeolithic flint tools have been recovered during field walking within the strategic site and the study area and as such there is considered to be a high potential for further Palaeolithic finds to be present within the strategic site. It is anticipated that any finds, if present, would comprise stray flint tool surface finds rather than in-situ deposits which would be of medium significance due to the high quantity of stray finds within the region that already indicate a high level of activity during this period along the course of the River Anker.

- 12.3.12 The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved below the ploughsoil. There are no other period specific remains other than the recovery of Palaeolithic artefacts within the study area. There is a gap in our knowledge of archaeological potential within the study area and as such the archaeological potential of the strategic site is unknown. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived to a degree. Further work would be required to ascertain whether features are present within the strategic site and the significance of these deposits.

## **12.4 Summary of Potential Impacts**

### **Introduction**

- 12.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 12.4.2 The strategic site falls within an area of historic landscape character considered to be of low heritage significance where the limited number of remaining field boundaries indicates the presence of a former enclosure pattern prior to the agricultural intensification of the mid-late twentieth century.

### **Built Heritage**

- 12.4.3 Hill Farmhouse (NHLE: 1365058) is considered to be of high heritage significance due to the attributes which contribute towards its architectural and historic interest as well as the positive contribution its setting makes to these interest. The strategic site is considered to make a medium contribution towards the setting of the farmhouse by providing an insight into the historic rural context to the building. This contribution has been affected by the loss of historic landscape character as a result of the removal of historic field boundaries and hedgerows to create large post-war fields.

- 12.4.4 Development within the strategic site will result in a loss of agricultural character and the encroachment of development upon the setting of the listed building. Development within the strategic site will result in a loss of the farmhouse's isolated character but would not affect the ability to understand the building's hill top position in relation to the river and floodplain, which is the primary reason for its location on the hill. The building will lose its relationship to its immediately surrounding fields. The significance of the building as derived from the age, rarity and the high quality of the fabric of the building and its relationship to its farmyard and garden will be unaffected.

### **Archaeology**

- 12.4.5 There are no known archaeological sites within the strategic site. The archaeological potential of the site stems from its close proximity to the River Anker and its tributaries which were a possible focus for prehistoric activity. Development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

### Cumulative Impacts

- 12.4.6 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic site HSG10. Development alongside development within strategic site HSG10 will increase the density of residential buildings in proximity to Hill Farmhouse, resulting in a greater loss of agricultural land from the setting of the building and the encroachment of the suburban edge of Nuneaton on what is currently an isolated farmstead. There could be the potential cumulative impact upon the loss of archaeological deposits within the River Anker valley.

### Summary

- 12.4.7 In summary it is considered that there are specific heritage concerns regarding development within the strategic site. These are in regards to the setting of the listed Hill Farmhouse. It is considered that there are opportunities for detailed design to reduce the potential harm and maximise enhancement as discussed in **Section 12.5**.

**Table 13: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The strategic site is characterised by very large, post-war arable fields. They have lost their historic field boundaries and have been intensively ploughed.	Low	High	Development within the strategic site may result in further loss of hedgerows and agricultural land, further reducing historic landscape character.
<i>Built Heritage</i>				
Hill Farmhouse, Grade II Listed Building. NHLE: 1365058.	The age, rarity, vernacular style and architectural detailing of this building as well as its relationship to the surrounding agricultural land and topographical location in relation to the River Anker contribute towards the historic and architectural interests of this building which form its heritage significance.	High	Medium	Development within the strategic site will result in a loss of agricultural character and the encroachment of development upon the setting of the listed building. Development within the strategic site result in a loss of the farmhouse's isolated character. The building will lose its relationship to its immediately surrounding fields.
<i>Archaeology</i>				
As yet unknown archaeological remains of Palaeolithic date	Palaeolithic flint tools have been identified through field walking within the strategic site and the	Medium	Not applicable	Development within the strategic site may result in the damage or destruction

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	<p>surrounding area. There is considered to be a high potential for further finds of this date to be present within the site which is likely to comprise stray flint tools rather than in-situ deposits or features.</p>			<p>of these remains.</p>
<p>As yet unknown archaeological remains of other periods</p>	<p>The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved. Due to the limited evidence of archaeological evidence within the study area there is an unknown potential for further remains to be present.</p>	<p>Unknown</p>	<p>Not Applicable</p>	<p>Development within the strategic site may result in the damage or destruction of these remains.</p>

## 12.5 Maximising Enhancement and Avoiding Harm

12.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- It is recommended that the strategic site is reduced in size so as to minimise the potential for harm to Hill Farmhouse, through erosion of its setting.
- Where possible hedgerows surrounding the strategic site should be retained to preserve the limited rural context of Hill Farmhouse;
- Possible landscaping and screening to soften the views to and from the listed building towards the strategic site
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation prior to determination of any planning application.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.



## 13. HSG10 – Attleborough Fields

### 13.1 Introduction

13.1.1 Strategic site HSG10 (Attleborough Fields) is located on the eastern edge of the built-up area of Nuneaton (**Figure 1**). The strategic site covers approximately 15.32 ha and is bordered by industrial and commercial warehouses to the west, modern residential housing to the south, the River Anker and agricultural land to the north with further agricultural land to the east.

13.1.2 The underlying geology of the strategic site is formed of Mudstone of the Mercia Mudstone Group, overlain with superficial deposits of Anker Sand and Gravel (BGS, 2016). The site sits at approximately 85 AOD

13.1.3 The strategic site has been subject to a historic environment assessment as Additional Site 29 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 13.2 Historic Environment Baseline

#### Introduction

13.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

13.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 20**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 21** and listed in **Table 11, Appendix 1**.

#### Historic Landscape Character

13.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

13.2.4 The strategic site comprises of very large, irregular post-war fields (HLC Type 19). The irregular boundaries are in part dictated by the course of the River Anker which forms the north-eastern boundary of the strategic site. To the south is modern (post-1955) residential development (HLC type 77) and to the west the Attleborough Fields industrial estate (also post-1955, HLC type 39). To the east are further very large, post-War fields (HLC type 19).

#### Built Heritage

13.2.5 Approximately 820 m west of the strategic site is the Grade II Listed Church of The Holy Trinity (NHLE: 1034975) and the Grade II Listed lamp-post situated approximately 8 m to its northwest (NHLE: 1034976). These buildings are situated within the densely built-up centre of Attleborough and their setting is nested within the surrounding townscape of commercial and residential buildings. As such they share no meaningful visual or historical relationship with the strategic site and are not discussed further.

- 13.2.6 Approximately 920 m east of the strategic site is the Grade II Listed Hill Farmhouse (NHLE: 1365058). This building is surrounded by agricultural land with clear views towards the strategic site; its setting is defined by the surrounding agricultural landscape and its topographically location within the river valley.

### **Archaeology**

#### **Previous Studies**

- 13.2.7 A planning application (Ref: 033926) has previously been submitted for the strategic site with supporting planning documents relating to heritage and archaeology. A Heritage Statement in January 2016 detailed the results of an archaeological evaluation comprising a magnetometer survey and subsequent trial trenching undertaken during 2015. The evaluation identified an area of Iron Age activity in the south-eastern part of the strategic site. The evaluation also revealed evidence of a small number of Roman ditches and gullies in the north-eastern part of the strategic site.

#### **Prehistoric – Romano-British**

- 13.2.8 Records returned for the study area from the Warwickshire HER predominately date to the prehistoric period. The Nuneaton area has yielded a high number of Palaeolithic finds as a result of a program of extensive field walking surveys. The River Anker and its tributaries, which traverse Nuneaton, have proved to be a focus for Palaeolithic and other prehistoric activity. A total of 14 records were returned most of which were Palaeolithic in date. A large flint scatter (**MWA4430**) and a quartzite pointed hand axe (**MWA12793**) have been found within the strategic site.
- 13.2.9 A stone axe (**MWA10070**) was found to the east of the strategic site and although recorded as undated is likely to be prehistoric in date. A further five Palaeolithic find spots (**MWA12769**, **MWA12745**, **MWA12792**, **MWA9416**, **MWA12746**) are located east of the strategic site along with an early Mesolithic or early Bronze Age flint (**MWA1663**). A Palaeolithic hand axe (**MWA7384**) was found near Attleborough Fields Farm to the west of the strategic site. The remaining four find spots are located to the north and northwest of the strategic site.
- 13.2.10 An archaeological evaluation within the strategic site revealed evidence of Iron Age activity in the south eastern part of the strategic site associated with a boundary or enclosure feature and Romano-British activity towards the north which relates to small fields or paddocks. It was concluded that the focus for Roman activity lies to the north and outside of the strategic site.

#### **Medieval**

- 13.2.11 Attleborough to the southeast of the strategic site is first mentioned in the twelfth century and is recorded as *Atteleberga* which means 'hill or mound of a man called Ætla' (Mills, 2011). The Warwickshire HER returned two records of medieval date within the study area. The site of Horeston Grange (**MWA5142**), a farm associated with Nuneaton Priory is located to the north of the strategic site, as is a moat (**MWA1691**) which would usually have surrounded buildings.

### *Post-Medieval - Modern*

- 13.2.12 The Warwickshire HER returned two records of post-medieval to modern date within the study area. The site of a post-medieval or later building (**MWA6260**) is located at Horeston Grange and a signal box (**MWA5808**) at the Midland Junction to the north of the strategic site near Horeston Grange. This dates to the imperial period and is depicted on the First Edition Ordnance Survey map of 1887.
- 13.2.13 Examination of the historical maps shows that the study area has remained undeveloped until relatively recently. The housing to the south and the industrial estate to the west of the strategic site were constructed between 1975 and 1980.

## **13.3 Statement of Significance**

### **Introduction**

- 13.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in Section 6.2 above.
- 13.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the heritage significance of these heritage assets including the contribution made by their setting.

### **Historic Landscape Character**

- 13.3.3 The historic landscape character of the strategic site is characterised by very large, arable, post-war fields, created through the removal of field boundaries and intensification of arable cultivation (**Plate 33**).
- 13.3.4 The heritage significance of the historic landscape character of the strategic site and its surroundings is considered to be negligible, as a result of its modern configuration and common occurrence throughout the Nuneaton and Bedworth area. Hedgerows may preserve some earlier field boundaries, but the extent of removal means that the framework of the earlier fieldscape is largely unreadable.

### **Built Heritage**

- 13.3.5 Hill Farmhouse (Grade II Listed Building, NHLE: 1365058) is situated approximately 920 m east of the strategic site. The building is a brick farmhouse with early and mid nineteenth century additions. The building is situated on a slight hill and is surrounded by large, arable, post-war fields in all directions (**Plate 32**). The course of the River Anker is located approximately 250 m to the north.
- 13.3.6 Attributes which contribute towards the heritage interest of the listed building include the age and rarity of the building which forms the historic interest of the building, and the vernacular style and architectural detailing of the building which forms its architectural interest.
- 13.3.7 The setting of the farmhouse is defined by the courtyard farmyard to the east of the building, its garden to the west and the surrounding agricultural fieldscape.

All of these features contribute to the understanding of the function and purpose of the farmhouse, its relationship to the land and to surrounding buildings and enabling an appreciation of the historic context of the building.

- 13.3.8 The loss of historic landscape character, due to the removal of many of the field boundaries reduces the contribution this fieldscape makes towards the heritage interest of the setting. The farmstead itself is situated on a slight hill which overlooks the surrounding fields. This location of the farm has not however been selected for the availability of views across the surrounding landscape, with the principal façade of the building facing into the farmyard and garden planting, screening views to the west. Instead this location was selected to ensure that the principal farm buildings were situated beyond the flood zone of the River Anker. Wheatcroft Farm and Hydes Pastures to the north are also situated on hills above the river and its tributaries. Overall it is considered that the setting makes a positive contribution towards the heritage interests of the building.
- 13.3.9 The heritage significance of the building is considered to derive from both the historic and architectural interest of the building as well as the positive contribution made by its setting. As a result of the sum of these interests the Listed Building is considered to hold high heritage significance.
- 13.3.10 The strategic site is visible in views from the farmhouse and is considered to fall within the wider setting of the building. It is not known whether the fields formerly contributed or currently contribute towards the economy of the farm but they do provide some historic context and insight into the function and operation of the building within the wider area. As a result of the removal of field boundaries and a loss of historic landscape character the contribution of these fields to the setting of the building is considered to be limited. It is therefore considered that the strategic site only makes a low contribution towards the heritage significance of the listed building.

### Archaeology

- 13.3.11 Two Palaeolithic flint tools have been recovered during field walking within the strategic site and further flints of this period have been found within the study area. As such there is considered to be a high potential for further Palaeolithic finds to be present within the strategic site. It is anticipated that any finds, if present, would comprise stray flint tool surface finds rather than in-situ deposits or features which would be of medium significance due to the high quantity of stray finds within the region that already indicate a high level of activity during this period along the course of the River Anker.
- 13.3.12 Previous archaeological investigations within the strategic site which comprised geophysical survey followed by trial trenching revealed Iron Age and Roman deposits in the southern and northern parts of the strategic site. Therefore the potential for finding further features of this date across the strategic site is considered to be high. Iron Age and Romano-British finds within the site are considered to be of medium significance and would contribute to our understanding and knowledge of the nature and extent of activity for these periods which is currently poorly understood for the area.

## **13.4 Summary of Potential Impacts**

### **Introduction**

- 13.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 13.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 13.4.3 The strategic site falls within an area of historic landscape character considered to be of negligible heritage significance. Development of this area may result in a further loss of remaining hedgerows and the loss of agricultural land.

### **Built Heritage**

- 13.4.4 Hill Farmhouse (NHLE: 1365058) is considered to be of high heritage significance due to attributes which contribute towards its architectural and historic interest as well as the positive contribution its setting makes to these interests. The strategic site is considered to make a low contribution towards the setting of the farmhouse by providing an insight into the historic context to the building. This contribution has been affected by the loss of historic landscape character as a result of the removal of historic field boundaries and hedgerows to create very large post-war fields.
- 13.4.5 Development within the strategic site will result in a loss of agricultural character and the encroachment of development upon the wider setting of the listed building. Development within the strategic site would be visible in views from the farmhouse, but would not affect the ability to understand the building's hill top position in relation to the river and its flood plain, which is the primary reason for its location on the hill. It should be noted that the building will retain its relationship to the immediately surrounding fields and its significance as derived from the age, rarity and the high quality of the fabric of the building and its relationship to its farmyard and garden will be unaffected.

### **Archaeology**

- 13.4.6 The archaeological potential of the site stems from its close proximity to the River Anker and its tributaries which were likely to be a focus for prehistoric activity. Development within the strategic site may result in the damage or destruction of previously identified archaeological remains of prehistoric, Iron Age and Roman date which are considered to be of medium significance due to the limited knowledge of these periods in the region.

### **Cumulative Impacts**

- 13.4.7 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic site HSG9. Development alongside development within strategic site HSG9 will increase the density of residential buildings in proximity to the Grade II listed Hill Farmhouse, resulting in a greater loss of agricultural land from the setting of the building and the encroachment of

the suburban edge of Nuneaton on what is currently an isolated farmstead. There could be the potential cumulative impact upon the loss of archaeological deposits within the River Anker valley.

### Summary

- 13.4.8 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. These are in regards to the setting of Hill Farmhouse and the as yet unknown presence of archaeological remains potentially of medium heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 13.5**.

**Table 14: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The strategic site is characterised by very large, post-war arable fields. They have lost their historic field boundaries and have been intensively ploughed.	Negligible	High	Development within the strategic site may result in further loss of hedgerows and agricultural land, further reducing historic landscape character.
<i>Built Heritage</i>				
Hill Farmhouse, Grade II Listed Building. NHLE: 1365058.	The age, rarity, vernacular style and architectural detailing of this building as well as its relationship to the surrounding agricultural land and topographical location in relation to the River Anker contribute towards the historic and architectural interests of this building which form its heritage significance.	High	Medium	Development within the strategic site may result in loss of agricultural character and the encroachment of residential development. The building will retain significance as derived from the age, rarity and high quality of the fabric of the building and its relationship to the River Anker, farmyard and garden will be unaffected.
<i>Archaeology</i>				
As yet unknown archaeological finds of Palaeolithic date	Palaeolithic flint tools have been identified through field walking within the strategic site and the surrounding area. There is	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	considered to be a high potential for further finds of this date to be present within the site which is likely to comprise stray flint tools rather than in-situ deposits or features.			
Known Iron Age deposits and further remains of similar date	Geophysics and trial trenching revealed Iron Age deposits within the southern part of the strategic site relating to field boundaries or an enclosure feature. There is a high potential for development to impact upon these and further deposits of Iron Age date. There is limited evidence for this period in the region	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.
Known Roman Deposits and further remains of similar date.	Geophysics and trial trenching revealed Roman deposits within the northern part of the strategic site relating to small fields or paddocks. The centre of activity is thought to lie to the north of the strategic site. There is a high potential for development to impact upon these and further deposits of Roman date. There is limited evidence for this period in the region	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.



## **13.5 Maximising Enhancement and Avoiding Harm**

13.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- To avoid harm it is considered that where possible the limited remaining field boundaries could be retained, re-enforced with new planting and incorporated into the design of a scheme.
- Screening through the use of a green buffer may reduce the visibility of new development from the listed farmhouse and the surrounding agricultural land. This screening could also help to mitigate the effect of the new industrial development along Townsend Drive to the west.
- A program of archaeological excavation in the areas identified as having archaeological features during the previous evaluation would preserve by record any remains that maybe damaged or lost by development within the strategic site and increase our understanding of the heritage resource
- Should more significant archaeological deposits be identified further harm can be avoided through further mitigation such as scheme redesign.

## 14. HSG11 – Tuttle Hill

### 14.1 Introduction

14.1.1 Strategic site HSG11 (Tuttle Hill) is located on the north-western edge of the built-up extent of Nuneaton (**Figure 1**). The strategic site covers approximately 14.5 ha and is bordered by Stoney Road to its southeast, the railway line to its northeast and by an area of scrub and woodland to its west. The strategic site is intersected by Coventry Canal which is aligned from north to south through its centre. The area was formerly the location of Judkins Quarry and more recently Judkins Recycling Centre, Nuneaton.

14.1.2 The underlying geology of the strategic site is Mercia Mudstone; sedimentary bedrock, with overlying superficial deposits of Anker sand and gravel (BGS, 2016). The site is situated at between approximately 90 m and 100 m aOD.

### 14.2 Historic Environment Baseline

#### Introduction

14.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

14.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 22**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 23** and listed in **Table 12, Appendix 1**.

#### Historic Landscape Character

14.2.3 There are no designated landscapes of historic interest within the strategic site or study area. The strategic site is located on the north-western edge of Nuneaton. This area is characterised by the extensive quarrying which took place within the strategic site and its surroundings (HLC type 49, **Figure 22**). The strategic site is intersected by Coventry Canal which opened in 1771, and along with the railway lines and the main road into Nuneaton would have provided an important transport route for the quarry. The area surrounding the former quarry is characterised by post-medieval industrial buildings and associated workers housing (**Plate 34**). Much of the built form is characterised by terraced housing and the row of terraces along Stoney Road to the southeast of the strategic site is a prime example. Much of the strategic site has since been backfilled following the quarry extraction.

#### Built Heritage

14.2.4 Approximately 300 m to the south of the strategic site is the Abbey Conservation Area. This Conservation Area is separated from the strategic site by the railway line and the Imperial era housing to the north. The Conservation Area is distinctly different in townscape character from the strategic site and its surroundings as a result of the higher quality buildings, garden planting and mature trees as well as its focus upon the Church of St Mary and its walls (Grade II listed, NHLE: 1034985), the Benedictine Priory and Precinct

(Scheduled Monument, NHLE 1011033) and its associated vicarage (Grade II listed NHLE: 1253688) in the Conservation Area. As the Conservation Area and its associated designated heritage assets share no historic or visual connection with the strategic site it is not considered further.

14.2.5 To the southeast of the Abbey Conservation Area is the Nuneaton Conservation Area and the Grade II listed Ritz Cinema (NHLE: 1392744). These heritage assets are largely associated with the town centre and its role as a commercial and communal focal point. This area is separated and screened from the outskirts of Nuneaton and the strategic site by intervening housing. It is therefore considered that this Listed Building and the Nuneaton Conservation Area are considered to share no historic or visual connection with the strategic site and are not considered further.

14.2.6 Approximately 800 m to northeast of the strategic site is the Church of St James, Weddington (NHLE: 1185771). The church is situated on the edge of the modern built-up residential area of Weddington with potential views across an open fieldscape. As such development within the strategic site maybe visible from the listed church and/or its setting.

### Archaeology

#### Previous Events

14.2.7 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site.

14.2.8 A total of 13 archaeological investigations are recorded within the Warwickshire HER which have been undertaken within the 500 m study area. Those investigations considered to be relevant to understanding the archaeological potential of the site are summarised below.

- EWA7836 - Watching brief at St Mary's Abbey Church, North Transept Scheme, Nuneaton (2004) - Salvage recording undertaken during groundworks inside church. No archaeological finds or artefacts recorded
- EWA9325 - Watching brief of a gas pipe trench at the Old Rectory, Nuneaton Priory. Warwickshire Museum (1994) - Archaeological observation of a pipe trench at the Old Rectory recorded rubble layers, most likely associated with the demolition of the cloisters at Nuneaton Priory.
- EWA10115 - Watching brief at Community Health Facility Development at Manor Hospital, Nuneaton, Warwickshire (1995) - No archaeological remains associated with the medieval St Mary's Abbey were located during observation of car park soil stripping. The abbey buildings are presumed to have lain to the south.
- EWA892 - Evaluation at Manor Hospital, Nuneaton, Warwickshire: Archaeological Evaluation (1991) - The excavation of three evaluation trenches in connection with redevelopment proposals. No results are recorded within the HER data

- EWA5801 - Watching brief at South Home, Manor Hospital, Nuneaton, Warwickshire (1994) - Observation of foundation trenches at Manor Hospital, Nuneaton recorded a probable medieval yard surface.
- EWA10116 - Archaeological evaluation at South Home, Manor Hospital, Nuneaton (1994) - Evaluation revealed evidence of the outer court of the medieval monastery. No direct evidence of associated structures was recovered from the application area, but quantities of demolition rubble suggest the presence of medieval buildings in the vicinity.
- EWA6417 - Archaeological Excavation in advance of Conservatory Construction, Manor Court, Nuneaton, Warwickshire (1993) - Archaeological excavation of foundation trenches for a conservatory at Manor Court, Nuneaton recorded no archaeological features and only a single sherd of 15th century pottery.
- EWA3385 - Watching Brief at Manor Court, Nuneaton, Warwickshire: Archaeological Observations and Recording. Atherstone Archaeology and History Society (1997) - Archaeological watching brief at scheduled monument NHLE: 1011033. Very little of the scheduled monument was revealed, mainly due to the fact that the development followed along earlier modern construction lines
- EWA2791 - Magnetic and Resistivity Survey, Manor Court, Nuneaton (1990) - No results are recorded within the HER data
- EWA10364 - Evaluation at land north of Jodrell Street, Nuneaton. Archaeological Services Durham University (2014) - An archaeological evaluation of 12 trenches revealed no archaeological deposits.

### *Prehistoric*

- 14.2.9 The Nuneaton area has yielded a high number of Palaeolithic finds as a result of a programme of extensive field walking surveys. The River Anker and its tributaries, which traverse Nuneaton has proved a focus for Palaeolithic and other prehistoric activity. The Warwickshire HER returned two records of Palaeolithic date within the study area. These both relate to cores found near Weddington Canal (**MWA12817** and **MWA12817**) to the north of the strategic site.

### *Medieval*

- 14.2.10 Nuneaton was listed in Domesday Book and is recorded as *Etone* which means 'farmstead by a river' with a later affix from the Benedictine nunnery which was founded during the twelfth century (Mills, 2011). The priory at Nuneaton was one of only four daughter houses belonging to the Abbey of Fontevraud in western France. The site of Nuneaton Priory (**MWA1655**) is 50 m west of Manor Court Road with the site of the medieval church (**MWA6311**) on the eastern side. The preservation of the ground plan suggests that this was a high status institution which supported a sizable religious population. It is one of a few surviving nunneries with a church and precinct preserved in a fully urban context and as such the priory and precinct are scheduled (NHLE: 1011033). A possible site of the medieval Prior's House (**MWA6314**), the site of the medieval cloister buildings and other conventual buildings (**MWA6315**) are also recorded within the search area to the southeast of the strategic site. The outer court of

the precinct is suggested by the medieval topography of Nuneaton (**MWA7254**). A geophysical survey and a trial trench survey found evidence of medieval buildings possibly associated with St. Marys Priory (**MWA6373**). Other various medieval finds including pottery have also been found during archaeological work at Manor Court (**MWA8370**).

- 14.2.11 A market was established in the town in 1233. The possible north-western extent of medieval Nuneaton (**MWA9548**) is recorded to the east of the Priory and southeast of the strategic site. To the west of the priory is the possible site of a medieval dam which survives as an earthwork and was probably associated with a nearby mill pond (**MWA6318**). To the east of the strategic site a large area of medieval ridge and furrow is recorded on the opposite side of the railway line.

#### *Post-Medieval - Modern*

- 14.2.12 The nunnery fell into disrepair following the dissolution of the monasteries and was converted into a school by royal charter in 1552. The parish church was built predominately during the imperial period but incorporates the medieval remains of the Priory Church (**MWA6316**).
- 14.2.13 Nuneaton developed gradually from the seventeenth century being at the centre of the Warwickshire coalfields. The strategic site is intersected by the Coventry Canal (**MWA4373**) which was constructed in the late eighteenth century. To the north of the strategic site on the eastern side of the canal, a cottage (**MWA4381**) is depicted on the 1888 Ordnance Survey map. Documentary evidence suggests the possible site of a canal wharf to the south of the strategic site (**MWA4380**).
- 14.2.14 During the Industrial Revolution a textile industry grew in Nuneaton along with brick and tile manufacturing and brewing. In the southern part of the strategic site is the location of post-medieval brickworks (**MWA5777**) which is depicted on early Ordnance Survey maps. Further south is the location of an Iron Works (**MWA5776**). To the west is the location of a large hat factory (**MWA5773**) which was in operation throughout the Imperial period. The site of Turtle Hill Quarry (**MWA5733**) and Midlands Quarry (**MWA5775**) are both located within the study area, and quarrying activity extended into the strategic site during the twentieth century. The area to the west of the canal is now used as landfill (Environment Agency, 2016).
- 14.2.15 South of the strategic site is the location of the Abbey Railway Station (**MWA5774**) which was in operation between 1864 and 1968 and served the Birmingham-Nuneaton-Leicester line. The platforms and most of the station buildings have subsequently been removed.
- 14.2.16 A landscaped park, pleasure grounds, terraces and kitchen garden (**MWA12614**) are located to the northeast of the strategic site at Weddington Castle (destroyed). The garden was built to designs by Robert Lugar (c. 1805).

## 14.3 Statement of Significance

### Introduction

14.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in Section 5.2 above.

14.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015) The Historic Environment and Site Allocations in Local Plans the following section assesses whether, how and to what degree the Strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Landscape Character

14.3.3 Although the quarry has some historic interest in that it represents a former industry around Nuneaton which influenced the surrounding built heritage around the quarry (represented by the former quarry workers terraced housing), due to its backfilled character the heritage significance of the strategic site is considered to be very low and with the exception of Coventry Canal is considered not to hold heritage significance in terms of historic landscape character. The non-designated heritage asset of the Coventry Canal is considered under the built section of this assessment.

### Built Heritage

14.3.4 The Church of St. James (Grade II Listed Building, NHLE: 1185771) is situated to the northeast of the strategic site. The north transept is early fourteenth century in date and may have been built over an earlier church. The chancel, nave and tower were rebuilt in 1733 and the building was remodelled in the gothic style in 1881. The building is constructed of Flemish bond brick with stone dressings. It is located on the northern side of Church Lane within a rectangular parcel of land which forms its churchyard. The church is topographically located on a small hill resulting in the building sitting above modern Weddington as well as the surrounding fieldscape (**Plate 2**).

14.3.5 The church is considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric of the building. The role of the church as a focal point and the relationship with medieval settlement of Weddington, which is currently unknown, adds archaeological interest.

14.3.6 The setting of the church comprises several elements. The encompassing churchyard provides both the functional boundary of the church as well as a peaceful and tranquil atmosphere within which to appreciate the architectural and artistic interest of the church. This setting is currently affected by construction activity of a new housing development situated immediately northeast of the church (**Plate 3**).

14.3.7 To the west is an open fieldscape which is intersected by the River Anker and beyond this the Nuneaton to Tamworth railway line and its associated embankment (**Plate 35**). There are limited views towards the church from this direction, the church largely screened by the mature trees which border the churchyard. Despite this views from the immediate surroundings of the church towards the west enable an understanding of the original rural context of the church, its relationship to isolated farmsteads and its importance to the local

community beyond Weddington. Its position on a small hill overlooking Weddington to the south and the fields to west demonstrates its historical importance. Although modern in design, views along Church Lane show the continued importance of this building as a focal point for the area as a result of the buildings historic interest and communal value. The setting of the Church is considered to make a positive contribution towards its heritage interests.

14.3.8 Based upon observations made during the site visit the church shares no visual relationship or historic association with the strategic site. This is partly the result of the screening along the western boundary of the church yard and the modern residential development to the south of the church. The intervening hedgerows of the fields to the west offer additional screening of potential views between the strategic site and the church. As such the strategic site is considered to make no contribution towards the heritage significance of the church.

14.3.9 Coventry Canal is a non-designated heritage asset which connects the Oxford Canal to the south to the Trent and Mersey Canal to the north. The canal passes from north to south through Nuneaton and Bedworth and intersects the centre of the strategic site. The canal holds historic, architectural and archaeological interest derived from its age, construction, fabric, associated structures and its contribution towards the understanding of the development and economy of the areas through which it passed. As a result of its demonstrable regional importance it is assessed that the canal is a non-designated heritage asset of medium heritage significance.

14.3.10 A stretch of Coventry Canal passes through the strategic site and although the site contributes towards the historic interest of the canal as part of an industrial landscape which the canal would have served the current poor condition of the strategic site and its conversion to landfill severely detracts from the setting of this stretch of the canal and the ability to appreciate its relationship to the surrounding area (**Plate 36**). As such the strategic site is currently considered to make a negative contribution towards the heritage significance of this heritage asset.

### Archaeology

14.3.11 There are no known archaeological sites within the strategic site. During the twentieth century quarrying extended into the strategic site from the west. Historical maps indicate that quarrying was extensive across the site from 1950 onwards. More recently the eastern part of the strategic site has been quarried. The works associated with quarrying would have had a significant impact upon any potential archaeological remains, completely destroying any that might have been present and as such the previously quarried areas have no archaeological potential.

14.3.12 There is considered to be the likelihood for archaeological remains if present to survive in a small area in the northern part of the strategic site to the east of the canal which appears not to have been quarried. Two Palaeolithic flint artefacts were recovered north of the strategic site. There is considered to be a low potential for further Palaeolithic remains to be present within the site which would be of medium significance due to the high quantity of stray finds within the area that already indicate a high level of activity of this date within the region. It is anticipated that any finds would comprise stray flint tool surface finds, rather than in-situ deposits.

- 14.3.13 The degree of which the unquarried areas have been impacted upon by works associated with the quarry is unknown and as such there is a low potential for further archaeological remains to be present. Evidence from historical maps suggests this area has remained undeveloped and if archaeological remains are present they will have survived. Further work would be required to ascertain levels of truncation and the whether archaeological features are present within the strategic site and the significance of these deposits.

## **14.4 Summary of Potential Impacts**

### **Introduction**

- 14.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 14.4.2 The strategic site is not considered to lie within the setting of any designated heritage assets (Conservation Area or Registered Park and Garden) and as such development within the strategic site is not considered likely to result in any harm in this regard.
- 14.4.3 The strategic site is located within an area which is considered to hold no heritage significance with the exception of the course of the Coventry Canal. This is the result of the extensive quarrying of the strategic site and its subsequent backfilling.
- 14.4.4 As such development within this strategic site is not considered to result in a loss of historic landscape character.

### **Built Heritage**

- 14.4.5 It is considered there would be no harm to the setting or heritage significance of designated built heritage due to change within the strategic site.
- 14.4.6 Development within the strategic site will bring residential buildings within closer proximity of this stretch of the canal, despite this is it is considered that there is the opportunity to enhance both accessibility and appreciation of the historic qualities of this section of the canal.

### **Archaeology**

- 14.4.7 It is considered there would be no harm to the setting or heritage significance of the scheduled Benedictine Priory and Precinct (NHLE: 1011033) as a result of change within the strategic site.
- 14.4.8 The majority of the strategic area has been subject to extensive quarrying. In those areas of the strategic site that have not been previously impacted by historical quarrying it is considered there is a low potential for as yet unknown archaeological remains of prehistoric date and a low potential for archaeological remains of other periods to be present. Development within those previously unquarried areas may result in the damage or destruction of as yet unknown archaeological remains which may be present within the strategic site.



### Cumulative Impact

- 14.4.9 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

### Summary

- 14.4.10 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. Specifically these are in regards to the course of Coventry Canal and the as yet unknown presence of archaeological remains of unknown heritage significance which may survive in proximity to the canal and unquarried areas of the strategic site. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 14.5**.

**Table 15: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The quarry has some historic interest in that it represents a former Nuneaton industry, this has been affected by later backfilling and use for landfill	Negligible	High	Development within this strategic site is not considered to result in the loss of historic landscape character.
<i>Built Heritage</i>				
The Church of St James, Grade II Listed Building. NHLE: 1185771	The age, rarity, and quality of the building alongside its relationship to the medieval town of Weddington and the surrounding agricultural land, contribute towards the historic, archaeological, and architectural interests of this building which form its significance.	High	None	It is considered that there would be no harm to the setting or heritage significance of this heritage asset due to change within the strategic site.
Coventry Canal and associated and as yet unknown remains	The non-designated canal is considered to be of demonstrable regional importance for its contribution towards the understanding of the economy and development of the town of Nuneaton.	Medium	High	Development within the strategic site may result in the damage or destruction of these remains.
<i>Archaeology</i>				
As yet unknown archaeological remains of other periods	There is a low potential for archaeological remains to be present within the unquarried	Unknown	Non applicable	Development within the strategic site may result in the damage or destruction

<b>Heritage Asset</b>	<b>Description of Significance</b>	<b>Heritage Significance</b>	<b>Contribution of Site</b>	<b>Potential Impacts</b>
	areas of the strategic site.			of these remains.

## 14.5 Maximising Enhancement and Avoiding Harm

14.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Although accessible to walkers the canal is affected by the poor quality historic landscape character of the former quarry and general poor upkeep. Development should take the opportunity of improving the setting of the canal which should include better public access and interpretation.
- Any scheme should take the alignment of the canal as the key reference to scheme design and to bring the heritage asset into the scheme as a focal point.
- The canal offers the opportunity to come part of green infrastructure for the strategic site and a sustainable transport route with an existing tow-path which should be upgraded to encourage access.
- It is recognised that additional assessment in the form of fieldwork evaluation may be required in those area which have not been disturbed by former quarrying. It is likely that further work in the form of desk-based assessment to further understand the significance of the archaeological resource followed by a program of archaeological investigation would be required prior to determination of any planning application for the strategic site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - Should more significant archaeological deposits be identified further harm can be avoided through further mitigation such as scheme redesign.

## 15. EMP1 - Faultlands

### 15.1 Introduction

- 15.1.1 Strategic site EMP1 (Faultlands) is located on the southern edge of the built-up area of Nuneaton (**Figure 1**) and covers approximately 24.3 ha. The Coventry Canal marks the eastern boundary and Griff Brook borders the strategic site to the north. The B4113 dual carriageway demarcates the western boundary with Gipsy Lane along the southern edge of the strategic site. In the wider study area there are arable fields to the east, a disused quarry to the south, small wooded area and post Second World War housing to the north. The site comprises of a single very large arable field around Faultlands Farm and a small area of scrub towards the west.
- 15.1.2 The natural underlying geology of the strategic site is complex. The bedrock geology is mapped predominantly as Outwoods Shale Formation with ridges of Midlands Minor Intrusive Suite - Lamprophyres to the west (BGS, 2016). The eastern half is overlain by Glaciofluvial superficial deposits and alluvium is adjacent to the Griff Brook to the north. The site is situated at approximately 95-100 m aOD.
- 15.1.3 The strategic site has been subject to a historic environment assessment as AR/13/08k in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 15.2 Historic Environment Baseline

#### Introduction

- 15.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.
- 15.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 24**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 25** and listed in **Table 13, Appendix 1**.

#### Historic Landscape Character

- 15.2.3 There are no designated landscapes of historic interest with the strategic site or study area.
- 15.2.4 The strategic site comprises of two areas of very large post-War fields (HLC type 19). A pre-1880s farm building (HLC type 78), the Faultlands, and its associated field barn (HLC type 124) are located within the site although its associated field system has not survived. To the east of the strategic site is Coventry Canal (HLC type 90) which was likely to have served Griff Quarry (HLC type 49) which was situated immediately south of the strategic site.
- 15.2.5 To the north and northwest of the site runs the Griff Arm of the Coventry Canal. This area was historically known as Griff Hollow and has been identified as

having inspired George' Eliot in her description of 'Red Deeps' in the novel 'Mill on the Floss'.

### **Built Heritage**

- 15.2.6 Bridge Number 1 of Ashby-de-la-Zouch Canal (Grade II Listed Building, NHLE: 1034986) and Bridge Number 2 of Ashby-de-la-Zouch Canal (Grade II Listed Building, NHLE: 1186061) are located approximately 960 m and 930 m southeast of the strategic site, respectively. The setting of these buildings is tightly defined by the canal from which their historic interest lies and their architectural interest can best be appreciated. These buildings hold no relationship to the strategic site and visibility between the bridges and the strategic site is considered likely to be limited due to intervening field boundaries and woodland screening. As such the strategic site is not considered to contribute to the setting or heritage significance of the Listed Buildings.
- 15.2.7 Approximately 360 m southwest of the strategic site is The Griff House Hotel (Grade II Listed Building, NHLE: 1034983) to the south of which is Griff Cottage and an associated disused cottage (Grade II listed Building, NHLE: 1299748). These buildings are situated along the B4113. Due to their proximity to the strategic site further consideration of the affects of any potential development within the strategic site upon the setting of these Listed Buildings is required.
- 15.2.8 Coventry Canal extends from north to south along the eastern boundary of the strategic site, whilst the non-designated pre-1880s Faultlands Farmstead and its associated field barn are located within the strategic site.

### **Archaeology**

#### **Previous Studies**

- 15.2.9 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site.
- 15.2.10 Land directly to the east of the site was evaluated by geophysical survey (EWA10052) and trial trenching (EWA10055) which revealed evidence of post-medieval field boundaries and two sherds of residual Roman pottery. No further archaeological investigations are recorded within the 500 m study area.

#### **Prehistoric**

- 15.2.11 The Warwickshire HER returned eighteen records of prehistoric date within the study area. A Palaeolithic chopper-core (**MWA12832**) has been found towards the centre of the strategic site, while the site of a probable Bronze Age round barrow (**MWA4969**) has been recorded in the southwest corner.
- 15.2.12 The area around Nuneaton is known as a centre of Palaeolithic flint manufacture. A number of stone tools dating from the Palaeolithic period have been recovered from within the study area. These include a concentration of worked stone tools (**MWA4431**, **MWA4445**, **MWA5318** and **MWA6320**) dating between the Palaeolithic and the Neolithic found during granite quarrying in the late nineteenth century. A concentration of Palaeolithic stone axe heads (**MWA12755**, **MWA12779-81**, **MWA12801**, **MWA12806**, **MWA12820** and **MWA12822**) have also been recorded to the east of the strategic site and around Gipsy Lane Bridge in the southeast of the study area.

### *Romano-British*

- 15.2.13 Within the study area a Roman coin hoard (**MWA1652**) and fragments of Roman pottery (**MWA5319** and **MWA13390**) have been discovered suggesting a background level of activity in the area, although so far no features or structures have been recorded that can be dated to this period.

### *Medieval*

- 15.2.14 Chilvers [Coton] is recorded as *Celverdestoche* in Domesday Book which means 'cottage(s) of a man called *C?olfrith*' in this instance the Old English affix *-stoc* refers to a hamlet (Mills, 2011). The Domesday entry states that 'Harold son of Earl Ralph holds Chilvers (Coton) from the king. 8 hides. Land for 10 ploughs. In lordship half a plough; 9 slaves; 15 villagers and 7 smallholders with 7 ploughs. Meadow, 3 furlongs long and 1 wide; woodland 1.5 leagues long and 1 league wide'.
- 15.2.15 Documentary evidence suggests that this settlement (**MWA7444**) once existed in the northwest corner of the study area on a junction between a road running south from Nuneaton to Bedworth and another between Attleborough and Heath End.
- 15.2.16 To the west of the strategic site a shallow depression is the only remains of a fairly large moat (**MWA1651**) at Sudeley Castle (**MWA5140**). The term 'castle' is a misnomer but documentary evidence suggests a building was on the site by 1231-1242 when a chapel (**MWA6253**) is also recorded, although the house could have been earlier. The site was partially destroyed in 1974 by the construction of a dual carriageway and excavation revealed a building that was not indicative of a manor house but rather a specialised type of house or lodge suitable for short visits.

### *Post-Medieval - Modern*

- 15.2.17 The study area appears to have functioned as part of the wider farming landscape through the post-medieval period. The Industrial Revolution of the eighteenth century to early nineteenth century brought about radical changes and growth in the Nuneaton area which became known for coal mining and stone quarrying. The Warwickshire HER returned seven records of post-medieval to modern date within the study area.
- 15.2.18 The Coventry Canal (**MWA4373**) was constructed from north to south across the eastern third of the area in the late 1780s. The Griff Arm Junction (**MWA4388**) was a waterway used for the transporting of goods during the Imperial period. The Griff Granite Quarry (**MWA6679**) and the tramway (**MWA6678**) were in operation in the northwest of the study area between the late nineteenth and early twentieth centuries.
- 15.2.19 Also in the northwest of the study area is the site of the Griff Branch Railway Line (**MWA6726**) which dates to the Imperial period and is marked on the first edition Ordnance Survey map. A signal box at Griff Junction (**MWA6685**) is depicted on the 1902 Ordnance Survey map. New housing estates were constructed during the early twentieth century as the urban area of Nuneaton expanded. The Bermuda Business Park, built following the closure of the nearby Griff colliery in the 1990s occupies a strip of land along the western boundary of the strategic site.

### *Undated*

- 15.2.20 The Warwickshire HER returned a single undated recorded within the study area which relates to an earthwork or 'battery' 150 m east of Burlington Road (**MWA1684**) which could be of post-medieval date and constructed during the Civil War but there are no surviving remains owing to twentieth century quarrying and landfill. The remains are depicted on the OS 6" map of 1886.

## **15.3 Statement of Significance**

### **Introduction**

- 15.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in Section 10.2 above.
- 15.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### **Historic Landscape Character**

- 15.3.3 The historic landscape character of the strategic site is characterised by very large, arable, post-war fields created through the removal of field boundaries and intensive ploughing. The Faultlands Farm historic buildings are the only remnant of the landscape which predates these fields. The enclosing hedgerows preserve some earlier field boundaries although the extent of removal means that the earlier fieldscape that did exist with the strategic site is entirely illegible within the landscape. As a result of its modern configuration date and the common occurrence of the HLC type throughout the Nuneaton and Bedworth area it is considered that the historic landscape character of the strategic site is of negligible heritage significance.
- 15.3.4 This loss of historic landscape character also affects the relevance of the strategic site to the landscape around Nuneaton which is considered to have inspired some of George Eliot's writing. The loss of field boundaries has made a dramatic impact upon this landscape and as such is not considered to contribute greatly to the understanding of the landscape within which she lived. In contrast, although affected in areas by later quarrying at the western end of Gipsy Lane, the field enclosure pattern and historic landscape character have been far better preserved on land to the south of Gipsy Lane.
- 15.3.5 The Coventry Canal, just beyond the site boundary, is considered to make a positive contribution to the wider historic landscape character by contributing towards the historic interest of the surrounding landscape as part of the industrial development and infrastructure of Nuneaton.
- 15.3.6 In addition the Griff Arm of the Coventry Canal, situated to the north of the strategic site is considered to be of low heritage significance. It is possible as a result of its associative historic interest of the relationship of the area to the author George Eliot and her work that the area to the north of the strategic site could be of higher heritage significance.



### Built Heritage

- 15.3.7 The Griff House Hotel (Grade II listed, NHLE: 1034983) is located approximately 360m southwest of the strategic site. The building was formerly a farmhouse but is now a hotel. It has seventeenth century origins with a late eighteenth/ early nineteenth century front range. The seventeenth century wing is rendered and in-filled with sandstone rubble to sill height. To the north of the building are modern extensions to the hotel beyond which is an extensive car park, the Bermuda roundabout and various services. To the rear of the building there are a series of farm buildings which are screened from the farmhouse by mature garden planting.
- 15.3.8 Attributes which contribute towards the heritage interest of the building include the rarity and age of the building's fabric, which contributes to both the historic and architectural interest of the building.
- 15.3.9 The setting of the building is now defined by its position on the B4113 and proximity to the Bermuda roundabout. The principal views towards and from the building are from this road system where the building can be seen alongside its modern car park, hotel grounds and building extensions (**Plate 37**). These elements of the setting of the building are considered to make a negative contribution towards the heritage significance of the heritage asset, removing it from its historic context and surrounded by modern transport infrastructure and services which are largely unsympathetic to the character of the building. To the rear of the building the remainder of the farmstead that was originally associated with the building survives. This farmstead can be accessed from Griff Lane to the south. These buildings are considered to positively contribute towards the heritage interest of the Listed Building by enabling an understanding of the historical function of the building and its relationship to the farmyard and buildings as well as the surrounding agricultural land.
- 15.3.10 The building is considered to be of high heritage significance due to the architectural and historic interests and the elements of the setting of the heritage asset which make a positive contribution towards these interests.
- 15.3.11 The strategic site is located northeast of the Griff Lodge Hotel on the opposite side of the B4113 and railway line. A block of mature woodland sits between the B4113 and the railway in the direction of the strategic site and as such there is currently no visual connection between the strategic site and the Listed Building. The B4113 and railway effectively severs land to the northeast from the setting of the Listed Building. The strategic site is therefore considered to make no contribution towards the heritage significance of this Listed Building.
- 15.3.12 Griff Cottage and the disused cottage adjoining to the left (Grade II Listed Building, NHLE: 1299487) is situated approximately 450 m southwest of the strategic site. The cottages date to the seventeenth century with nineteenth century alterations.
- 15.3.13 Attributes which contribute towards the heritage interest of the building include the rarity and age of the building's fabric, which contribute towards both its historic and architectural interest of the building.
- 15.3.14 The setting of the building is defined by its surrounding garden and position off the B4114 with fields to the north, east and south of the building (**Plate 38**). These aspects contribute to the understanding of the building's historic context

but are limited in that the majority of buildings which would have originally been to the north and formed the village of Griff have been lost with the development of the Bermuda roundabout.

15.3.15 The building is considered to be of high heritage significance due to the architectural and historic interests and the remaining elements of the setting of the heritage asset which make a positive contribution towards these interests.

15.3.16 The strategic site is situated to the northeast of the cottages on the opposite side of the railway line. As the result of the mature garden planting there are limited views towards the strategic site either from the cottages or in association with the cottages. The strategic site is situated beyond the immediately surrounding fieldscape of the cottages and as such is considered to hold no historic association with the building. As such the strategic site is therefore considered to make no contribution towards the heritage significance of this Listed Building.

15.3.17 Coventry Canal is a non-designated heritage asset which connects the Oxford Canal to the south to the Trent and Mersey Canal to the north. The canal passes from north to south through Nuneaton and Bedworth and borders the strategic site along its eastern boundary. The canal holds historic, architectural and archaeological interest derived from its age, construction, fabric, associated structures and its contribution towards the understanding of the development and economy of the areas through which it passed. As a result of its demonstrable regional importance it is assessed that the canal is a non-designated heritage asset of medium heritage significance.

15.3.18 A stretch of Coventry Canal passes along the eastern boundary of the strategic site. The site makes a low contribution as part of the agricultural character which would have historically been associated with this stretch of the canal. This agricultural land has been subject to loss of historic landscape character as the result of a loss of field boundaries and conversion to large post-war fields. As such the strategic site is currently considered to make a low contribution towards the heritage significance of this heritage asset.

15.3.19 Faultlands Farmstead and its associated field barn are pre-1880s buildings, depicted on first edition OS mapping and located within the strategic site. Subject to further analysis the buildings are considered to be of low to medium heritage significance as a result of its early date, surviving historic fabric and contribution to historic landscape character. The strategic site contributes towards the setting of these buildings and despite a loss of historic landscape character, provides rural context which aids their appreciation and understanding. It is therefore considered that the strategic site makes a medium contribution towards the heritage significance of these non-designated heritage assets.

### Archaeology

15.3.20 A Bronze Age barrow (**MWA4969**) is recorded in the south-western corner of the strategic site and flints have been found both around and on top of the mound. This has been dated to the Middle Bronze Age and is similar to others in the region and as such is considered to be of medium significance. Local field walking has produced a single Palaeolithic flint within the strategic site and a high quantity of Palaeolithic artefacts within the wider study area. There is considered to be a high potential for further finds within the strategic site dating

to the Palaeolithic period of medium significance due to the high quantity of stray finds within the area that already indicate a high level of activity of this date within the region. It is anticipated that any finds would comprise stray flint tool surface finds, rather than in-situ deposits.

- 15.3.21 Within the strategic site there is also the potential for as yet unknown archaeological remains of Romano-British, medieval and post-medieval date to be present. A small number of Romano-British find spots within the study area suggest that there was activity within the area during this period. As such there is considered to be a low potential for Romano-British deposits within the strategic site which would be of medium significance. Any such finds would contribute to our understanding and knowledge of the nature and extent of activity for this period which is currently poorly understood in this area.
- 15.3.22 The centre of the Chilvers Coton medieval pottery industry is located 1 km northwest and the possible deserted medieval settlement of Chilvers Coton suggested through documentary evidence is located to the north of the strategic site. No medieval deposits were encountered during archaeological investigations to the east and as such there is considered to be a low potential for remains of medieval date to be present within the strategic site. Any medieval deposits in the strategic site associated with the Chilvers Coton pottery industry or the Chilvers Coton medieval settlement would be of medium significance and would increase our knowledge of medieval settlement within the area and the extent of the pottery industry during this period.
- 15.3.23 Post-medieval field boundaries were identified in the adjacent field to the east and there is a medium potential of field boundary ditches of a similar date to be present within the strategic site. If present these remains would be of negligible significance.

## **15.4 Summary of Potential Impacts**

### **Introduction**

- 15.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 15.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 15.4.3 The strategic site falls within an area of historic landscape character considered to be of negligible heritage significance. Development of this area may result in a further loss of hedgerows, loss of agricultural land and the loss of the agricultural buildings which currently preserve the only remaining elements of the earlier landscape character.
- 15.4.4 Any development within the strategic site may potentially affect this stretch of the Coventry Canal by bringing residential development within proximity of the

canal where currently there is open agricultural farmland resulting in a loss of historic landscape character.

- 15.4.5 Development within the strategic site may potentially affect the setting of remaining section of the non-designated Griff Arm of the Coventry Canal by introducing modern employment development within proximity of the canal arm. This may potentially result in a loss of tranquillity and historic landscape character, although this is of negligible heritage significance, and as a result a loss of elements which contribute towards the understanding of the connection between Griff Hollow and the landscape described by George Eliot as 'Red Deeps' in The Mill on the Floss.

#### **Built Heritage**

- 15.4.6 It is considered there would be no harm to the setting or heritage significance of any designated built heritage assets as a result of change within the strategic site.
- 15.4.7 Development within the strategic site may result in the loss of Faultlands Farm and its associated field barn. If these non designated heritage assets are retained development within the site will affect the surrounding agricultural character setting of these buildings and will affect the current isolated nature of the farmstead.

#### **Archaeology**

- 15.4.8 Development within the strategic site may result in the damage or destruction of the site of the Bronze Age barrow or any associated prehistoric remains and any as yet unknown archaeological remains which may be present within the strategic site.

#### **Cumulative Impacts**

- 15.4.9 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic site HSG3 and EMP4. Development alongside development within strategic sites HSG3 and EMP4 will increase the loss of historic landscape character of negligible heritage significance whilst bringing residential and commercial buildings in closer proximity to Coventry Canal.

#### **Summary**

- 15.4.10 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in regards to Coventry Canal, land associated with George Eliot to the north of the site, the Bronze Age round barrow (**MWA4969**) and the as yet unknown presence of archaeological remains. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 15.5**.

**Table 16: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	Very large post-War fields created through the removal of field boundaries and intensive ploughing. A single farm building is the only remnant of the landscape which predates these fields.	Negligible	High	Development of this area may result in a further loss of hedgerows, loss of agricultural land and the loss of the agricultural buildings which currently preserve the only remains which of the earlier landscape character.
Griff Hollow, Griff Canal Arm	Griff Hollow the inspiration for 'Red Deeps' in George Eliot's Mill on the Floss holds historic interest as a result of its association.	Low	Low	Development within the strategic site may affect the tranquillity and surviving historic landscape character which currently makes a low contribution towards Griff Hollow.
<i>Built Heritage</i>				
Griff House Hotel, Grade II Listed Building. NHLE: 1034983	The building holds historic and architectural interest as a result of the age and rarity of the building and its relationship to the farmstead to the south as well as Griff Cottage, the only remnants of the village of Griff. The building draws further historic interest as a result of its association with the	High	None	No impact is anticipated as a result of development within the strategic site.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	author George Eliot.			
Griff Cottage, Grade II Listed Building. NHLE: 1299487	The building holds historic and architectural interest as a result of the age and rarity of the building and relationship to Griff House Hotel to the north and one of the only remnants of the village of Griff.	High	None	No impact is anticipated as a result of development within the strategic site.
Coventry Canal	The canal makes a contribution towards the history of Nuneaton and its industrial development	Medium	Low	Any development within the strategic site may potentially affect this stretch of the Coventry Canal by bringing residential development within proximity of the canal where currently there is open agricultural farmland resulting in a loss of historic landscape character.
Faultlands Farm and associated Field Barn	The buildings are considered to be of low-medium heritage significance as a result of its early date, surviving historic fabric and contribution to historic landscape character.	Low-Medium	Medium	Development within the strategic site may result in the loss of Faultlands Farm and its associated field barn. If these buildings are retained development within the site will affect the surrounding agricultural character of these buildings and will affect the isolated

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
				nature of the farmstead.
<i>Archaeology</i>				
Bronze Age Barrow (MWA4969)	There is a high potential for remains relating to a Bronze Age barrow which is recorded in the south western corner of the strategic site. Flints have been found both around and on top of the mound which has been dated to the Middle Bronze Age. It is similar to others in the region.	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Palaeolithic date	Palaeolithic flint tools have been identified through field walking within the strategic site and the surrounding area. There is considered to be a high potential for further finds of this date to be present within the site which is likely to comprise stray flint tools rather than in-situ deposits or features.	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains of Romano-British date	A small number of Romano-British find spots within the study area suggest that there was activity within the area during this period. As such there is considered to be a low potential for remains of this period to be present within the strategic site. Any remains found	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	would increase our knowledge of the Romano-British period which is poorly understood in the area.			
As yet unknown archaeological remains of medieval date	A small number of medieval assets are recorded within the study area. No medieval deposits were encountered during archaeological investigations to the east and as such there is considered to be a low potential for remains of this period to be present within the strategic site. Any remains would increase our knowledge and understanding of the extent of medieval activity within the study area.	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown remains relating to post-medieval field boundaries	An archaeological evaluation to the east of the site revealed post-medieval field boundaries and as such there is considered to be a medium potential for boundary features of a similar date to be present within the strategic site.	Negligible	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.



## 15.5 Maximising Enhancement and Avoiding Harm

15.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- To avoid harm from further loss it is considered that where possible the limited remaining field boundaries around the site and the agricultural buildings should be retained and incorporated into the design.
- Further investigation may be required to establish the heritage significance of Faultlands Farm and its associated field barn through historic building assessment.
- Scale and massing of any development should make reference to the size of the farmstead buildings.
- It is recommended that development is pulled back from the northern and eastern boundary of the site so as to buffer and limit affects upon the Griff Arm of the Coventry Canal and the surrounding area known as Griff Hollow.
- Improvements could be made which enable walking access to the Griff Arm of the Coventry Canal which may enhance the experience of the area and enable the appreciation of the links to George Eliot's writing.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a programme of archaeological investigation would be required prior to determination of any planning application for the strategic site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.
- It is recommended that any development within the strategic site is respects the historic character of the canal and should seek to maximise enhancement and avoid harm to this heritage asset. The following opportunities have been identified.
  - A green buffer or amenity space could be incorporated into the design which enables access to the canal.
  - Steps could be taken in partnership with the Canal and River Trust to create a heritage walk along the canal.

- Provisions for the improvement of the tow path and bridges along the canal could be incorporated into any plans for development, to improve accessibility and the structural condition of heritage assets along the canal.

## 16. EMP2 – Phoenix Way/ Wilsons Lane

### 16.1 Introduction

- 16.1.1 Strategic site EMP2 (Phoenix Way/ Wilsons Lane) is located within Neal's Green 5.5 km north of Coventry and 2.4 km south of the historic core of Bedworth (**Figure 1**). The strategic site covers approximately 22.2 ha of arable fields and scrub land which is bound by the B4113 dual carriageway to the north, residential housing to the east, Gallagher Business Park to the south and the A444 dual carriageway to the west. The junction between the A444 and the M6 motorway is directly to the north.
- 16.1.2 The natural geology of the strategic site is mapped as Whitacre Member - Sandstone overlain by bands of superficial Thrussington Member - Diamicton deposits (BGS, 2016). The strategic site is situated at approximately 100 m aOD.
- 16.1.3 The strategic site has been subject to a historic environment assessment as EX/05/08 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 16.2 Historic Environment Baseline

#### Introduction

- 16.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.
- 16.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 26**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 27** and listed in **Table 14, Appendix 1**.

#### Historic Landscape Character

- 16.2.3 There are no designated landscapes of historic interest with the strategic site or study area.
- 16.2.4 The strategic site comprises several large rectilinear fields with straight boundaries laid out in a regular pattern which are thought likely to be the result of planned enclosure (HLC type 16). To the north is a small area which was marked as large rectilinear fields depicted as a park on the second edition Ordnance Survey map associated with the Moat House (HLC type 13), a non-designated moat, and associated later buildings located to the northeast of the strategic site (WHER: HWA5155). An area of ridge and furrow has been recorded by the Turning the Plough project in southeast corner of the strategic site and suggests that the area may have previously been part of former medieval open field system.

#### Built Heritage

- 16.2.5 To the north of the strategic site, beyond Junction 3 of the M6 is a Scheduled Moated site (NHLE: 1019141), Exhall Hall an associated barn with bridge over

the moat (all Grade II Buildings NHLE: 1034979, 1365049 & 1185759). To the northwest of the strategic site on the opposite side of the A444 is the Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) with several associated listed churchyard features.

- 16.2.6 To the southeast of the strategic site are a further two Grade II Listed Building, 179 Longford Road (1418247) and the Church of St Thomas (NHLE: 1076617) and the Coventry Canal Conservation Area. These heritage assets are surrounded by residential development and are considered to share no visual connection or historical association with the site. As such it is considered the strategic site does not contribute to their setting or heritage significance.

### **Archaeology**

#### **Previous Studies**

- 16.2.7 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area three archaeological investigations are recorded. Two are located to the north of the strategic site and relate to Moat House. An archaeological evaluation (EWA9328) followed a desk-based assessment and revealed walls of probably medieval date and indicated that the moat was originally revetted with sandstone. To the northwest of the strategic site a watching brief at St Giles Road (EWA7673) revealed no archaeological finds or features other than medieval/ post-medieval ridge and furrow.

#### **Prehistoric - Romano-British**

- 16.2.8 The Warwickshire HER returned no records of prehistoric date within the strategic site. Within the study area a single coin (**MWA6984**) of Roman date is recorded to the southeast.

#### **Medieval**

- 16.2.9 A total of six records of medieval date were returned by the Warwickshire HER within the study area. A possible medieval pit (**MCT15336**) was excavated during an evaluation on the former Manor House Farm site close to the eastern boundary of the strategic site. A medieval token (**MWA6985**) and a coin (**MWA6985**) have been found within the study area.
- 16.2.10 Moat House (**MWA1650**) is located to the north of the strategic site on the southern side of the M6 motorway and Exhall Hall (Scheduled Monument, NHLE: 1019141) is located to the northwest. At Moat House there are the remains of a small homestead moat which is in poor condition. The moat would have been rectilinear but now only the north and east sides survive. The house and moat do not appear on seventeenth century maps but it has been suggested that the moat is contemporary with the house, but the grounds for this suggestion are unclear (WHER: MWA1650). An evaluation (**EWA9324**) revealed substantial walls and the backfilled southern arm of the moat. Medieval glazed tiles and pottery were recovered as well as sandstone blocks and rubble spread which appeared to represent the remains of revetting. The evaluation also revealed walls of probable medieval date which appear to have been part of a substantial building located on the eastern side of the moat platform. Exhall Hall was a manor house that was built during the medieval period with later additions. The manor house is surrounded by a medieval moat and is situated on the east side of Bowling Green Lane at Exhall Hall Green to

the northwest of the strategic site. The church of St. Giles (**MWA1682**) situated on Church Lane, Exhall was originally constructed in the thirteenth century and was later extensively restored.

- 16.2.11 Fragments of the medieval landscape remain within the study area. An area of ridge and furrow which is associated within medieval open field agriculture has been recorded within the centre of strategic site. A further two fields of ridge and furrow are recorded to the north.

#### *Post-medieval - Modern*

- 16.2.12 The Warwickshire HER returned nine records of post-medieval to modern date within the study area. The junction between the Coventry Canal (**MWA4373**) and Oxford Canal (**MWA4348**) is located to the east of the strategic site. Other post-medieval records within the study area include Exhall Hall garden (**MWA12598**) which is centred around the medieval moat, Exhall Grange garden (**MWA12597**) which is a villa-type pleasure garden, a brick built bridge (**MWA19922**) built over the River Sowe and the site of a pound (**MWA6713**) where livestock was penned.
- 16.2.13 Directly adjacent to the south-eastern boundary of the strategic site within Coventry District, eight further assets are recorded of post-medieval date. The site of Manor House Farm (**MCT722**), a farmhouse and outbuildings built during the seventeenth century is recorded. The building was added to in the eighteenth century and was demolished at some point between 1957 and 1970. Several of the outbuildings remain. To the south of Manor House Farm, a building and homestead plot (**MCT15978**) are depicted on the 1850 Exhall Tithe Map. Other assets that also appear on the Tithe Map include two trackways (**MCT797** and **MCT15984**).
- 16.2.14 The study area appears to have remained as largely agricultural land until the twentieth century when urban development from Coventry to the south and Bedworth to the north began to expand into it. The M6 motorway was constructed in the 1960s.

### **16.3 Statement of Significance**

#### **Introduction**

- 16.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### **Historic Landscape Character**

- 16.3.2 The fields in the south of the strategic site hold low heritage significance as part of a planned enclosure landscape (HLC type 16) with a relatively good field pattern survival, although some boundary loss has occurred since the publication of the first edition 6" OS map.
- 16.3.3 The fields to the northeast (HLC type 13) comprise large irregular fields with straight boundaries which have been cut by the M6 motorway and by the B4113. There is little which indicates the former parkland nature of this

fieldscape. As a result of the severance caused by the intrusion of the motorway into the fieldscape and lack of surviving parkland features, the surviving historic landscape within the strategic site is considered to hold negligible heritage significance.

### Built Heritage

- 16.3.4 The moated site at Exhall Hall (Scheduled Monument, NHLE: 1019141), Exhall Hall (Grade II Listed Building, NHLE: 1034979), the Bridge Over Moat approximately 2 m west of Exhall Hall (Grade II Listed, NHLE: 1185759), and the Barn approximately 30 m southwest of Exhall Hall (Grade II Listed Building, NHLE: 1365049) are located to the north of the strategic site on the western side of the A444 dual carriageway, north of Junction 3 of the M6. The sub rectangular moat survives as a water-filled ditch measuring 60 m by 80 m and is supplied by a sluice from the River Sowe. The moat is of medieval date and it is anticipated that buried remains of a manor house and floors survive in the present garden. The moat island is raised 1 m above the surrounding ground level and within is Exhall Hall a timber framed building now divided into three dwellings and situated towards the western side of the moat. The earliest fabric of the building is the cross-wing which is sixteenth century in date with alterations in the nineteenth and twentieth centuries. The moat island and Exhall Hall are accessed by a foot bridge across the western arm of the moat which is of regular coursed sandstone with brick segmented arch and is nineteenth century in date. To the southwest of the moat is a barn originally of sixteenth/ seventeenth century date which was rebuilt in the eighteenth century. It is timber framed with some studding with brick infill.
- 16.3.5 The Listed Buildings and Scheduled Monument are considered to have high architectural and historic interest deriving from the age and rarity of the surviving fabric, aesthetic merits and group value. It is thought that earlier medieval remains survive below these later extant buildings which add archaeological interest to the designations. The moat is considered to have archaeological interest deriving from the rarity and good condition of the visible remains and the potential for further remains to survive which is considered to be high.
- 16.3.6 The setting of the designated heritage assets is defined by their surrounding gardens which have been planted with mature evergreen trees so as to limit views to and from the heritage assets (**Plate 191**). This garden encloses the buildings and moats and enables an appreciation of their relationship. Beyond this enclosed setting the M6 is a prominent feature which severs the moated site from the surrounding landscape (**Plate 20**). Through study of HER data there are similar, non-designated, moated sites (**MWA1650**) to the southwest of the monument. However the M6 separates these two features and prevents an appreciation of the historic landscape.
- 16.3.7 Despite the negative contributions towards the setting of the designations, the heritage assets are still considered to be of high heritage significance due to the architectural, archaeological and historic interests of their physical presence and the positive aspects of their setting.
- 16.3.8 There is no visual connection between this group of heritage assets and the strategic site, as a result of the M6 and Junction 3. The construction of the M6 and its associated slip roads and infrastructure has resulted in substantial alteration and severance of Exhall Hall's surrounding historic landscape. As

such these heritage assets are considered to share no current relationship with the strategic site and any historic connection has been altered to such an extent it is no longer appreciable or considered to contribute towards the heritage interests of this asset group. It is therefore considered due to the severance created by the M6 that the strategic site does not make a contribution towards the heritage significance of this heritage asset group.

- 16.3.9 The Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and associated listed structures (Chest Tomb 21 m south of porch of Church of St Giles (Grade II Listed, NHLE: 1319914), Former font approximately 2 m west of south aisle west window of Church of St. Giles (Grade II Listed, NHLE: 1034990), Sundial, approximately 2 m west of tower of Church of St. Giles (Grade II Listed, NHLE: 1116496), Chest Tomb and railings approximately 1.5 m northwest of northwest corner of north aisle of Church of St Giles (Grade II Listed, NHLE: 1365055); Chest tomb approximately 8 m northwest of tower of Church of St Giles (Grade II Listed, NHLE: 1034989)) are located to the northwest of the strategic site to the south of the M6 motorway. The earliest fabric of the Church of St. Giles is within the chancel which was constructed c. 1300. A tower was added in the fourteenth/ fifteenth century and a north aisle added in 1609. The church was extensively restored in 1885. The nave is constructed in sandstone rubble with some imitation ashlar and render and a concrete tile roof. The remainder of the church is sandstone ashlar. The church is located within a rectangular churchyard to the south of Church Lane. The other designated heritage assets range in date from the sixteenth to nineteenth century and are all located within the churchyard.
- 16.3.10 The church and associated designated heritage assets are considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric.
- 16.3.11 The setting of the designations is defined by the surrounding churchyard (**Plate 21**) and their relationship to the village of Ash Green from which they draw historic and archaeological interest and for which the church is a prominent landmark feature.
- 16.3.12 The designated heritage assets are considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.
- 16.3.13 The strategic site is located on the opposite side of the A444 to the church. The A444 is visible in views eastwards from the churchyard where it rises to join the M6 at junction 3 (**Plate 22**). Screening prevents views towards the road when facing southeast (**Plate 39**). The strategic site is considered to be screened by the A444. The strategic site holds no historic association with the church and as such is considered to make no contribution towards its setting. It is therefore considered that any change within this strategic site will not affect the setting of the church or its heritage significance.

### Archaeology

- 16.3.14 Within the strategic site there is a large area of ridge and furrow which was identified through the Turning the Plough project. These may survive as low earthworks and as such are considered to be of low heritage significance. There is considered to be potential for further ridge and furrow to be identified within the strategic site that was not recorded within the Turning the Plough project. A

medieval moat is located at Moat House to the north of the strategic site. There is considered to be a low potential for remains associated with this to extend into the strategic site. If any deposits are identified within the strategic site these would be anticipated to be no more than medium heritage significance and would increase our knowledge of the moated site and its immediate hinterland.

16.3.15 Adjacent to the south-eastern boundary of the strategic site a post-medieval farmstead and buildings associated with a homestead are depicted on the Tithe map. The farmstead was destroyed in the mid twentieth century and is recorded on earlier historical maps. Any remains if present may comprise middens or boundary features which would be of low significance. There is considered to be a medium potential for remains relating possible further post-medieval features being present within the strategic site.

16.3.16 The strategic site is situated within agricultural land and as such the archaeological horizon will have been preserved below the level of historic ploughing. There are no other period specific remains other than the recorded medieval moated site, ridge and furrow and post-medieval farmsteads to the east. As such there is an unknown potential for archaeological remains of other periods to be present within the strategic site. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived to a degree. Further work would be required to ascertain whether features are present within the strategic site and the significance of these deposits.

## **16.4 Summary of Potential Impacts**

### **Introduction**

16.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

16.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).

16.4.3 Change within the strategic site has the potential to result in loss of historic landscape character, through the removal of field boundaries and the loss of agricultural land.

### **Built Heritage**

16.4.4 It is considered there would be no harm to the setting or heritage significance of the built heritage or the Scheduled Moated site at Exhall due to change within the strategic site.

### **Archaeology**

16.4.5 Development within the strategic site may result in the damage or destruction of the ridge and furrow and any as yet unknown archaeological remains which may be present.



### Cumulative Impacts

- 16.4.6 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic sites HSG6 and EMP7. Development alongside development within these strategic sites may increase the loss of historic landscape character surrounding Exhall Hall and cause further separation from non-designated medieval heritage assets within the wider area.

### Summary

- 16.4.7 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. Any concerns are in regards to loss of historic landscape character, and the as yet unknown presence of archaeological remains. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 16.5**.

**Table 17:** Summary of Heritage Significance and Potential Impacts

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character – HLC type 16	The historic landscape character preserves field boundaries demonstrating planned enclosure. It is intersected and affected by the M6 motorway.	Low	High	Change within the strategic site has the potential to result in loss of historic landscape character, through the removal of field boundaries and the loss of undeveloped land.
Historic Landscape Character HLC type 13	Comprises large rectilinear fields, identified as former park land associated with the non-designated Moat House to the northeast of the strategic site through historic OS mapping. This land has been intersected and affected by the M6 motorway, Junction 3 and the B4113. No identifiable park land features remain.	Negligible	High	Change within the strategic site has the potential to result in loss of historic landscape character, through the removal of field boundaries and the loss of undeveloped land.
<i>Built Heritage</i>				
Exhall Hall, Grade II Listed Building. NHLE: 1034979.	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
The barn approximately 30 m southwest of Exhall	The building has high architectural and historic interest derived from	High	None	It is considered there would be no harm to the setting

<b>Heritage Asset</b>	<b>Description of Significance</b>	<b>Heritage Significance</b>	<b>Contribution of Site</b>	<b>Potential Impacts</b>
Hall, Grade II Listed Building. NHLE: 1365049	its age, rarity and historic association with the Moated Site at Exhall Hall.			or heritage significance of this heritage asset as a result of change within the strategic site.
The Bridge Over Moat, Grade II listed Building. NHLE: 1185759	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
The Church of St Giles, Grade II* Listed Building (NHLE: 1186152) and associated Grade II Listed Structure (NHLE: 1319914, 1034990, 1116496, 1365055, 1034989)	The church and its associated structures derive historic and architectural interest from age, rarity and architectural detailing as well as from their setting, relationship to one another and relationship to the village of Ash Green.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
<i>Archaeology</i>				
Moated Site at Exhall Hall	Holds archaeological interest derived from the rarity and good condition of the visible remains. There is also high potential for further remains associated with the moat.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
Ridge and furrow	Examination of satellite imagery indicates that the area of ridge and furrow has not survived as earthworks. There is considered to	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	<p>be a high potential for further below ground remains to be present within the strategic site although these will also have been truncated, the degree of which is unknown</p>			<p>archaeological remains</p>
<p>As yet unknown archaeological remains of post-medieval date</p>	<p>Post-medieval buildings are depicted outside of the south eastern boundary of the strategic site and there is considered to be a medium potential for further remains which may comprise middens or boundary features to be present within the strategic site.</p>	<p>Low</p>	<p>Not Applicable</p>	<p>Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains</p>
<p>As yet unknown archaeological remains of other periods</p>	<p>The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved. Due to the lack of archaeological evidence for pre medieval period remains within the study area there is an unknown potential for further remains to be present.</p>	<p>Unknown</p>	<p>Not Applicable</p>	<p>Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains</p>

## **16.5 Maximising Enhancement and Avoiding Harm**

16.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Where possible incorporate field boundaries into scheme designs.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to determination of any planning application for the strategic site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of more significant archaeological deposits effects upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 17. EMP2 (housing)- Wilsons Lane

### 17.1 Introduction

17.1.1 Strategic site EMP2 (Wilsons Lane) is located within Neal's Green 5.5 km north of Coventry and 2.4 km south of the historic core of Bedworth (**Figure 1**). The strategic site covers two areas, one covering approximately 2.5 ha directly north of the Gallagher Business Park and the second covers approximately 1.7 ha south of the B4113 dual carriageway.

17.1.2 The natural geology of the strategic site is mapped as Whitacre Member - Sandstone overlain by bands of superficial Thrussington Member - Diamicton deposits (BGS, 2016). The site is situated at approximately 100 m aOD.

17.1.3 The strategic site has been subject to a historic environment assessment and was part of EX/05/08 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 17.2 Historic Environment Baseline

#### Introduction

17.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

17.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 28**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 29** and listed in **Table 15, Appendix 1**.

#### Historic Landscape Character

17.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

17.2.4 The strategic site is separated into two areas. The southern area (Area A) is situated in an area of large rectilinear fields with straight boundaries (HLC type 16) which were laid out in regular patterns and certainly of planned enclosure. An area of ridge and furrow that extends into the area is indicative of former medieval open fields. The northern area (Area B) is part of a post-1955 farm complex (HLC type 81) and associated small irregular fields (HLC type 5).

#### Built Heritage

17.2.5 To the north of the strategic site, beyond Junction 3 of the M6 is a scheduled moated site (NHLE: 1019141), with Exhall Hall, associated barn and a bridge over the moat (all Grade II Buildings NHLE: 1034979, 1365049 & 1185759). To the northwest of the strategic site on the opposite side of the A444 is the Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and a number of associated churchyard features.

17.2.6 To the southeast of the strategic site are a further two Grade II Listed Building, 179 Longford Road (NHLE: 1418247) and the Church of St Thomas (NHLE:

1076617) and the Coventry Canal Conservation Area. These designated heritage assets are surrounded by residential development and are considered to share no visual connection or historical association with the site. As such it is considered the strategic site does not contribute to their setting or heritage significance.

### **Archaeology**

#### **Previous Studies**

- 17.2.7 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the wider study area two archaeological investigations are recorded. Both are located to the north of the strategic site and relate to Moat House. An archaeological evaluation (EWA9328) followed a desk-based assessment and recorded walls of probably medieval date and found evidence that the moat was originally revetted with sandstone.

#### **Prehistoric - Romano-British**

- 17.2.8 The Warwickshire HER returned no records of prehistoric to Romano - British date within the strategic site or within the wider study area.

#### **Medieval**

- 17.2.9 Two records of medieval date were recorded in the Warwickshire HER within the study area. A possible medieval pit (**MCT15336**) was excavated during an evaluation on the former Manor House Farm site close to the eastern boundary of the strategic site. To the north of the strategic sites is Moat House (**MWA1650**) where there are the remains of a small homestead moat which is in poor condition. The moat would have been rectilinear but now only the north and east sides survive. The house and moat do not appear on seventeenth century maps but it has been suggested that the moat is contemporary with the house, but the grounds for this suggestion are unclear (WHER: MWA1650). An evaluation (EWA9324) revealed substantial walls and the backfilled southern arm of the moat. Medieval glazed tiles and pottery were recovered as well as sandstone blocks and rubble spread which appeared to represent the remains of revetting. The evaluation also revealed walls of probable medieval date which appear to have been part of a substantial building located on the eastern side of the moat platform.

- 17.2.10 Fragments of the medieval landscape survive within the study area. An area of ridge and furrow which is associated within medieval open field agriculture has been recorded directly to the northwest which encroaches upon the northern part of the Area A of the strategic site. Two fields of ridge and furrow are recorded further to the north beyond the strategic site to north of the M6.

#### **Post-medieval - Modern**

- 17.2.11 The Warwickshire HER returned two records of post-medieval date within the study area. Exhall Hall Garden (**MWA12598**) is a post-medieval site with an orchard to the northwest of the strategic site, whilst Moat House Garden (**MWA12604**) is a post-medieval pleasure ground also to the north of the strategic site. Directly adjacent to the south-eastern boundary of the strategic site within Coventry District, eight further assets are recorded of post-medieval date.

- 17.2.12 The site of Manor House Farm (**MCT722**), a farmhouse and outbuildings built during the seventeenth century is recorded. The building was added to in the eighteenth century and was demolished at some point between 1957 and 1970. Several of the outbuildings remain. To the south of Manor House Farm, a building and homestead plot (**MCT15978**) are depicted on the 1850 Exhall Tithe Map. Other assets that also appear on the Tithe map include two trackways (**MCT797** and **MCT15984**). The study area appears to have remained as largely agricultural land until the twentieth century when urban development from Coventry to the south and Bedworth to the north began to expand into it. The M6 motorway was constructed in the 1960s

## 17.3 Statement of Significance

### Introduction

- 17.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Landscape Character

- 17.3.2 The historic landscape character of the strategic site is considered to be of low heritage significance as a result of the preservation of field boundaries associated with the rural landscape surrounding Exhall Hall and the Church of St Giles upon which the M6 motorway has been imposed.

### Built Heritage

- 17.3.3 The moated site at Exhall Hall (Scheduled Monument, NHLE: 1019141), Exhall Hall (Grade II Listed Building, NHLE: 1034979), the bridge over the moat approximately 2 m west of Exhall Hall (Grade II Listed, NHLE: 1185759), and the Barn approximately 30 m southwest of Exhall Hall (Grade II Listed Building, NHLE: 1365049) are located to the northwest of the strategic site on the western side of the A444 dual carriageway, north of Junction 3 of the M6. The sub-rectangular moat survives as a water-filled ditch measuring 60 m by 80 m and is supplied by a sluice from the River Sowe. The moat is of medieval date and it is anticipated that buried remains of a manor house and floors survive in the present garden. The moat island is raised 1 m above the surrounding ground level and within is Exhall Hall a timber framed building now divided into three dwellings and situated towards the western side. The earliest fabric of the building is the cross-wing which is sixteenth century in date with alterations in the nineteenth and twentieth centuries. The moat island and Exhall Hall are accessed by a foot bridge across the western arm of the moat which is of regular coursed sandstone with brick segmented arch and is nineteenth century in date. To the southwest of the moat is a barn originally of sixteenth/seventeenth century date which was rebuilt in the eighteenth century. It is timber framed with some studding with brick infill.
- 17.3.4 The Listed Buildings are considered to have high architectural and historic interest deriving from the age and rarity of the surviving fabric, aesthetic merits and group value. It is thought that earlier medieval remains survive below these later extant buildings which add archaeological interest to the designations. The moat is considered to have archaeological interest deriving from the rarity and



good condition of the visibly remains and the high potential for further remains to survive.

- 17.3.5 The setting of the designated heritage assets is defined by their surrounding gardens which have been planted with mature evergreen trees so as to limit views to and from the heritage assets (**Plate 19**). This garden encloses the buildings and moats and enables an appreciation of their relationship. Beyond this enclosed setting the M6 is a prominent feature which severs the moated site from the surrounding landscape (**Plate 20**). Through study of HER data there are similar, non-designated, moated sites (**MWA1650**) to southeast of the monument. However the M6 separates these two features and prevents an appreciation of the historic landscape.
- 17.3.6 Despite the negative contributions towards the setting of the designations, the heritage assets are still considered to be of high heritage significance due to the architectural, archaeological and historic interests of their physical presence and the positive aspects of their setting.
- 17.3.7 There is no visual connection between this group of designated heritage assets and the strategic site, as a result of the construction of the M6. The strategic site does not retain any elements of surviving medieval landscape which may have contributed towards the historic and architectural interests of this heritage asset group. It is therefore considered that the strategic site are makes no contribution towards this setting or the heritage significance of the designated heritage assets.
- 17.3.8 The Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and associated listed structures (Chest Tomb 21 m south of porch of Church of St Giles (Grade II Listed, NHLE: 1319914), Former font approximately 2 m west of south aisle west window of Church of St. Giles (Grade II Listed, NHLE: 1034990), Sundial, approximately 2 m west of tower of Church of St. Giles (Grade II Listed, NHLE: 1116496), Chest Tomb and railings approximately 1.5 m northwest of northwest corner of north aisle of Church of St Giles (Grade II Listed, NHLE: 1365055); Chest tomb approximately 8 m northwest of tower of Church of St Giles (Grade II Listed, NHLE: 1034989)) are located to the northwest of the strategic site to the south of the M6 motorway. The earliest fabric of the Church of St. Giles is within the Chancel which was constructed c. 1300. A tower was added in the fourteenth/fifteenth century and a north aisle dated in 1609. The church was extensively restored in 1885. The nave is constructed in sandstone rubble with some imitation ashlar and render and a concrete tile roof. The remainder of the church is sandstone ashlar. The church is located within a rectangular churchyard to the south of Church Lane. The other designations range in date from the sixteenth to nineteenth century and are all located within the churchyard.
- 17.3.9 The church and associated designated heritage assets are considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric.
- 17.3.10 The setting of the designations is defined by the surrounding churchyard and their relationship to the village of Ash Green from which they draw historic and archaeological interest and for which the church is a prominent landmark feature (**Plate 22 & 23**).

- 17.3.11 The designated heritage assets are considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.
- 17.3.12 The strategic site is located on the opposite side of the A444 to the church. The A444 is visible in views eastwards from the churchyard where it rises to join the M6 at Junction 3 (**Plate 22**). Screening prevents views towards the road when facing southeast (**Plate 39**). The strategic site is considered to be screened by the A444. The strategic site holds no historic association with the church and as such is considered to make no contribution towards its heritage significance. It is therefore considered that any change within this strategic site will not affect the setting or heritage significance of the church.

### Archaeology

- 17.3.13 A large area of ridge and furrow which was identified through the Turning the Plough project extends into the northern part of the southern area of the strategic site. The area may survive as low earthworks and as such are considered to be of low heritage significance. A medieval moat is located at Moat House to the north of the strategic site. There is considered to be a low potential for remains associated with this to extend into the northern part of the strategic site. If any deposits are identified within the strategic site these would be anticipated to be no more than medium heritage significance and would increase our knowledge of the moated site and its immediate hinterland.
- 17.3.14 Adjacent to the south-eastern boundary of the strategic site a post-medieval farmstead and buildings associated with a homestead are depicted on the Tithe map. There is considered to be a medium potential for remains relating possible further post-medieval features being present within the strategic site. The farmstead was destroyed in the mid twentieth century and is recorded on earlier historical maps. Any remains if present may comprise middens or boundary features which would be of low heritage significance.
- 17.3.15 The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved below the depth of the plough. There are no other period specific remains other than the recorded medieval moated site, ridge and furrow and post-medieval farmsteads located around the strategic site. As such there is an unknown potential for archaeological remains of other periods to be present within the strategic site. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived to a degree. Further work would be required to ascertain whether features are present within the strategic site and the significance of these deposits.

## 17.4 Summary of Potential Impacts

### Introduction

- 17.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### Historic Landscape Character

- 17.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 17.4.3 Change within the strategic site has the potential to result in loss of historic landscape character, through the removal of field boundaries and the loss of undeveloped land.

### Built Heritage

- 17.4.4 It is considered there would be no harm to the setting or heritage significance of built heritage due to change within the strategic site.

### Archaeology

- 17.4.5 Development within the strategic site may result in the damage or destruction of the ridge and furrow and any as yet unknown archaeological remains which may be present.

### Cumulative Impacts

- 17.4.6 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic sites EMP2 and HSG6. Development alongside development within these strategic sites will increase the loss of historic landscape character surrounding Exhall Hall and cause further separation from non-designated medieval heritage assets within the wider area.

### Summary

- 17.4.7 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. These are in regards to the historic landscape character and the as yet unknown presence of archaeological remains. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 17.5**.

**Table 18: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The historic landscape character preserves field boundaries associated with both Exhall Hall and the Church of St Giles. It is intersected and affected by the M6 motorway.	Low	High	Change within the strategic site has the potential to result in loss of historic landscape character, through the removal of field boundaries and the loss of undeveloped land.
<i>Built Heritage</i>				
Exhall Hall, Grade II Listed Building. NHLE: 1034979.	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
The barn approximately 30 m southwest of Exhall Hall, Grade II Listed Building. NHLE: 1365049	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
The Bridge Over Moat, Grade II listed Building. NHLE: 1185759	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
The Church of St Giles, Grade II* Listed Building (NHLE: 1186152) and associated Grade II Listed Structure (NHLE: 1319914, 1034990, 1116496, 1365055, 1034989)	The church and its associated structures derive historic and architectural interest from age, rarity and architectural detailing as well as from their setting, relationship to one another and relationship to the village of Ash Green.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
<i>Archaeology</i>				
Moated Site at Exhall Hall	Holds archaeological interest derived from the rarity and good condition of the visible remains. There is also high potential for further remains associated with the moat.	High	None	It is considered there would be no harm to the setting or heritage significance of this heritage asset as a result of change within the strategic site.
As yet unknown archaeological remains associated with the non-designated moated site at Moat House to the north of the strategic site.	There is considered to be a low potential for remains relating to the moated site at moat house to extend within the strategic site. Any finds would increase our knowledge and understanding of the moated site and its hinterland.	Medium	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains
Ridge and furrow	Area of ridge and furrow may survive as low earthworks.	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains
As yet unknown archaeological remains of	Post-medieval buildings are depicted outside of the south	Low	Not Applicable	Development within the strategic site may result in

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
post-medieval date	eastern boundary of the strategic site and there is considered to be a medium potential for further remains which may comprise middens or boundary features to be present within the strategic site			the damage or destruction of as yet unknown archaeological remains
As yet unknown archaeological remains of other periods	The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved. Due to the lack of archaeological evidence for pre medieval period remains within the study area there is an unknown potential for further remains to be present.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains

## **17.5 Maximising Enhancement and Avoiding Harm**

17.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Where possible incorporate field boundaries into scheme designs.
- Retain areas of ridge and furrow within open spaces.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a programme of archaeological investigation would be required prior to determination of any planning application for the strategic site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 18. EMP3 – Prologis Extension

### 18.1 Introduction

18.1.1 Strategic site EMP3 (Prologis Extension) is located between Keresley and Ash Green (**Figure 1**) and covers an area approximately 5.2 ha on the southern side of New Road. Residential housing demarcates the western boundary with a new industrial estate constructed to the south.

18.1.2 The natural bedrock geology is mapped as Heresley member which comprises of argillaceous rocks, sandstone and conglomerate which is overlain by superficial Thrussington Member - Diamicton deposits (BGS, 2016). The site is situated at approximately 120 m aOD.

18.1.3 The strategic site has been subject to a historic environment assessment as EX/19/08 in July 2014 (OA, 2041 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 18.2 Historic Environment Baseline

#### Introduction

18.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the Strategic site, compiled from sources listed in Section 3.2.

18.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 30**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 31** and listed in **Table 16, Appendix 1**.

#### Historic Landscape Character

18.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

18.2.4 The strategic site comprises large rectilinear fields with straight boundaries which have been laid out in a very regular pattern and is probably planned enclosure (HLC type 16, **Plate 40**). Further large regular fields are present to the north while to the south a large industrial park has recently been constructed (HLC type 39).

#### Built Heritage

18.2.5 Approximately 580 m northeast of the strategic site is The Cottage (Grade II Listed, NHLE: 1034987). The designated heritage asset is situated within the centre of the village of Ash Green and its setting is defined by its relationship with the immediate streetscape. Approximately 595 m north of the strategic site is Newland Farm (Grade II Listed Building, NHLE: 1186073). The listed buildings setting is defined by the surrounding agricultural fields and buildings. There are no views to or from the either listed building or their immediate settings towards the strategic site. There are no historic associations between the strategic site and the assets. As such it is considered the strategic site does not contribute to the setting or heritage significance of these designated



heritage assets and therefore are not discussed further as part of this assessment.

### **Archaeology**

#### **Previous Studies**

- 18.2.6 The site was previously evaluated (EWA6820) in 2000 which revealed evidence of agricultural practices such as ridge and furrow, 'lazy bed' construction and field drainage. There was no evidence of significant archaeological activity.

#### **Prehistoric - Romano-British**

- 18.2.7 The Warwickshire HER returned no records of prehistoric date within the study area. Two Roman coin finds (**MWA6977** & **MWA6978**) have been found to the north of the strategic site.

#### **Medieval - Modern**

- 18.2.8 Based on the HER results the strategic site is thought to be located in the south-eastern corner of Newlands Hall Park (**MWA12657**). The park was established around the medieval manor of Newlands Hall and continued into the post-medieval period. It has subsequently been built upon by modern housing at Keresley Newlands. The projected area of the former park extends over the north-western quarter of the study area extending as far as the M6 motorway. The area appears to have been dominated by agriculture throughout the medieval and post-medieval periods. The site of medieval to post medieval fish ponds (**MWA1673**) for the breeding and storing of fish is located within the study area but beyond the strategic site. The fish ponds survive as shallow depressions after the landowner at that time filled the ponds in during the 1960s. The study area was transformed by the arrival of industry and the Coventry Colliery (**MWA8273**) which was opened in 1913 and continued to function until 1991. The area of the former colliery to the south of the strategic site has since been redeveloped into an industrial estate.

## **18.3 Statement of Significance**

### **Introduction**

- 18.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### **Historic Landscape Character**

- 18.3.2 The historic landscape character of the strategic site is considered to be of low heritage significance as a good example of post-medieval planned enclosure.

### **Archaeology**

- 18.3.3 Previous archaeological investigation by trial trenching within the strategic site revealed evidence of agricultural practices but no other significant archaeological activity. Due to the lack of archaeological deposits found during

this former evaluation the strategic site is considered to be of negligible archaeological potential.

## **18.4 Statement of Effect**

### **Introduction**

18.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

18.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).

18.4.3 Change within the strategic site has the potential to result in loss of agricultural historic landscape character, through the removal of field boundaries and the loss of undeveloped land.

### **Built Heritage**

18.4.4 It is considered there would be no harm to the setting or heritage significance of built heritage due to change within the strategic site.

### **Archaeology**

18.4.5 It is considered there is no potential to harm unknown heritage assets within the strategic site.

### **Cumulative Impacts**

18.4.6 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

### **Summary**

18.4.7 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. Specifically these are in regards to the loss of historic landscape character. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 18.5**.

**Table 19: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The historic landscape character of the strategic site is a good example of post-medieval planned enclosure	Low	High	Change within the strategic site has the potential to result in loss of historic landscape character through the removal of field boundaries and loss of agricultural land.
<i>Archaeology</i>				
As yet unknown archaeological remains	Previous archaeological investigation has indicated that there is negligible potential for archaeological remains within the strategic site.	Negligible	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains if encountered.

## **18.5 Maximising Enhancement and Avoiding Harm**

18.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Where possible field boundaries could be retained through their incorporation into scheme design.

## 19. EMP4 – Coventry Road

### 19.1 Introduction

- 19.1.1 Strategic site EMP4 (Coventry Road) is located on the southern boundary of Nuneaton (**Figure 1**), 1.9 km south of the historic town centre. The strategic site covers approximately 17.1 ha of scrubland situated between St. Georges Way to the west and Coventry Road to the east. Residential housing is located to the north, with industrial area to the west and arable fields to the south.
- 19.1.2 The natural bedrock geology within the strategic site is complex. There are ridges of Midlands Minor Intrusive Suite - Lamprophyres and Outwood shale formation - mudstone across most of strategic site. A band of alluvium runs through the middle of the site. To the south the geology is mapped as Pennine Lower Coal Formation - Mudstone overlain by Thrussington member - Diamicton (BGS, 2016). The site sits at approximately 100 m aOD.
- 19.1.3 The strategic site has been subject to a historic environment assessment as AR/13/08J in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 19.2 Historic Environment Baseline

#### Introduction

- 19.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.
- 19.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 32**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 33** and listed in **Table 17, Appendix 1**.

#### Historic Landscape Character

- 19.2.3 There are no designated landscapes of historic interest with the strategic site or study area.
- 19.2.4 The strategic site primarily comprises derelict land (shown as industrial in **Figure 32**) which formerly was in use as the Griff Granite Quarry (HLC type 40), the north of the site is characterised as educational/civic land (HLC type 96) forming part of former Red Deeps Special School, below this is a small area of another large rectilinear fields (HLC type 18) followed by an area of scrubland (HLC type 117) which was formed by the infilling a modern extension to the quarry (depicted as unimproved land on **Figure 32**).
- 19.2.5 The southern two-thirds of the strategic site were part of the Griff Granite Quarry and were extensively quarried throughout the late nineteenth and early twentieth centuries. Prior to this the first and second edition 25 inch Ordnance Survey maps show the area as the Berresteads comprising of broad leaved woodland. The Griff Arm of the Coventry Canal which was first marked on Greenwood's map of 1882 and intersects the site is now in-filled. The alignment of the canal is retained through the strategic site by a footpath.

19.2.6 To the north of the strategic site is modern residential housing, whilst to the east is the railway line on the opposite side of which is the modern Bermuda Park industrial estate. To the south of the strategic site are very large irregular post-war fields.

19.2.7 Griff Hollow is an area of land surrounding the Griff Arm of the Coventry Canal, which includes former quarried areas, which have been identified as the location of 'Red Deeps' where Maggie Tulliver holds secret meeting with Philip Wakem in *Mill on the Floss* (WCC, 2016) and as such the landscape is considered to hold a historic literary connection.

### **Built Heritage**

19.2.8 Approximately 340 m southwest of the strategic site is The Griff House Hotel (Grade II Listed Building, NHLE: 1034983) and to the south of which is Griff Cottage and an associated disused cottage (Grade II listed Building, NHLE: 1299748). These buildings are situated along the B4113. Due to their proximity to the strategic site further consideration of the affects of development within the strategic site upon the settings of these Listed Buildings are required.

### **Archaeology**

#### **Previous Studies**

19.2.9 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site.

19.2.10 A total of nine archaeological investigations are recorded within the Warwickshire HER which have been undertaken within the 500 m study area. Those investigations considered to be relevant to understanding the archaeological potential of the site are summarised below.

- EWA6725 - An archaeological evaluation at Paradise Farm, Bermuda, Nuneaton (1998) - Magnetometry showed areas of disturbance but trial trenching found limited archaeology activity.
- EWA7459 - Evaluation at Bermuda Park, Nuneaton (2004) - Archaeological evaluation prior to development. No results are recorded.
- EWA10019 - Evaluation at Bermuda Village, Nuneaton, Warwickshire (2011) - Trenching prior to residential development found evidence of two late post-medieval structures.
- EWA10052 - Geophysical survey at Gipsy Lane, Nuneaton, Warwickshire (2012) - Several ditch type anomalies were identified one of which formed an incomplete circle.
- EWA10055 - Evaluation at Gipsy Lane Nuneaton (2013) - trial trenching to investigate geophysical anomalies identified post-medieval boundary ditches and two sherds of residual Roman pottery.
- EWA10274 - Excavation at Bermuda Park, Nuneaton, Warwickshire (2004) - extensive medieval and post-medieval deposits contemporary with the occupation of the site by the Hospitallers.

### *Prehistoric*

- 19.2.11 The Warwickshire HER returned three records of prehistoric date within the strategic site. A Neolithic or Bronze Age flint scatter (**MWA4431**), a Neolithic Arrowhead (**MWA4445**) and a prehistoric stone artefact (**MWA6320**) are all recorded in the northern half of the strategic site and were discovered during granite quarrying in the late nineteenth century.
- 19.2.12 The Nuneaton area is well known as a centre of Palaeolithic flint manufacture and a number of stone tools have been found within the study area. A Palaeolithic hand axe (**MWA12774**) and Chopper-core (**MWA12804**) were found at Bermuda while another chopper core (**MWA12832**) was discovered at Griff Field. More recently a prepared blade core (**MWA19194**) was discovered near Griff Quarry. A Mesolithic or Neolithic flint scatter (**MWA5318**) comprising of 21 flints was discovered 200 m west of Coventry Road. The site of a probable Bronze Age round barrow (**MWA4969**) has been recorded southeast of the site on the northern side of Gipsy Lane.

### *Romano-British*

- 19.2.13 The Warwickshire HER returned two records of Romano-British date within the study area. A Roman coin hoard (**MWA1652**) and a Roman pottery sherd (**MWA6254**) are recorded within the strategic site and were discovered during late nineteenth century quarrying. No features or structures have been identified within the study area that can be dated to the Romano-British period.

### *Medieval*

- 19.2.14 Chilvers [Coton] is recorded as *Celverdestoche* in Domesday Book which means '*cottage(s) of a man called C?olfrith*' in this instance the Old English affix *-stoc* refers to a hamlet (Mills, 2011). The Domesday entry states that 'Harold son of Earl Ralph holds Chilvers (Coton) from the king. 8 hides. Land for 10 ploughs. In lordship half a plough; 9 slaves; 15 villagers and 7 smallholders with 7 ploughs. Meadow, 3 furlongs long and 1 wide; woodland 1.5 leagues long and 1 league wide'.
- 19.2.15 The deserted settlement is only suggested through documentary evidence. The HER records some of this settlement (**MWA7444**) to be located on the northern boundary of the strategic site at the junction between a road running south from Nuneaton to Bedworth and another running west from Attleborough to Heath End. The extent of the medieval settlement of Chilvers Coton (**MWA9748**) is recorded to the north of the strategic site within the study area and is based on the first edition Ordnance Survey map of 1888. Medieval pottery kilns representing the medieval pottery industry of Chivers Coton (**MWA7370**) is situated to the west of the strategic site.
- 19.2.16 To the southwest of the strategic site a shallow depression is the only remains of a fairly large moat (**MWA1651**) at Sudeley Castle (**MWA5140**). The term 'castle' is a misnomer but documentary evidence suggests a building was on the site by 1231-1242 when a chapel (**MWA6253**) is also recorded, although the house could have been earlier. The moated site was partially destroyed in 1974 by the construction of a dual carriageway. An excavation revealed a building that was not indicative of a manor house but rather a specialised type of house suitable for short visits.

### *Post-medieval - Modern*

- 19.2.17 The study area appears to have functioned as part of the rural farming landscape through the post-medieval period which was followed by radical changes and growth with the Industrial Revolution of the late eighteenth and early nineteenth centuries when the area became known for coal mining and stone quarrying. The Warwickshire HER returned 13 records of post-medieval to modern date within the study area.
- 19.2.18 The Coventry Canal (**MWA4373**) to the east of the site was constructed in the late 1780s. The Griff Arm Junction (**MWA4388, Plate 418**) which intersected the central part of the site east-west, was a waterway used for the transporting of goods during the imperial period. Documentary evidence suggests the site of a canal wharf east of Coventry Road (**MWA4389**). The Griff Granite Quarry (**MWA6679**) was in operation within the strategic site between the late nineteenth and early twentieth centuries. The tramway (**MWA6678**) associated with the quarry was aligned east-west and ran through the middle of the site.
- 19.2.19 Bermuda (**MWA1879**) which is now a suburb of Nuneaton was originally a small pit village built in 1893 for workings from the Griff Colliery Company (**MWA1879**). Bermuda was named for the local landowner Edward Newdigate who was a former Governor of Bermuda. As well as the Griff Colliery (**MWA5722**) there was also the Griff brick and tile works (**MWA5723**), Griff Tramway located at the brickworks (**MWA5752**) and the Griff Mineral railway (**MWA5724**).
- 19.2.20 Other post-medieval to modern records within the study area include a signal box at Griff Junction (**MWA6685**) which is depicted on the 1902 Ordnance Survey map. Housing estates from Nuneaton began to spread into the north and east of the study area in the early 20th century.

### *Undated*

- 19.2.21 The Warwickshire HER returned a single undated record within the strategic site which relates to an earthwork or 'battery' 150 m east of Burlington Road (**MWA1684**) which could possibly be of post-medieval date and constructed during the Civil War. The remains are depicted on the OS 6" map of 1886. Due to subsequent quarrying no remains of the earthwork survive.

## **19.3 Statement of Significance**

### **Introduction**

- 19.3.1 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### **Historic Landscape Character**

- 19.3.2 The historic landscape character of the strategic site is characterised by the derelict land relating to the former Griff Granite Quarry (**Plates 42 & 43**). The significance of the historic landscape character of the strategic site is considered to hold historic interest for its connection to the Nuneaton quarrying industry.



19.3.3 The unimproved scrubland, large rectilinear fields and school to the north are considered to hold negligible heritage significance as they preserve little to nothing of the original agricultural fieldscape or of early quarrying phases.

19.3.4 The Griff Arm of the Coventry Canal intersects the site from east to west and historically was known as Griff Hollow and provided the inspiration for George Eliot's 'Red Deeps' in the novel *The Mill on the Floss*. The canal has been in-filled where it crosses through EMP4 resulting in some loss of historic character (**Plate 42**). As an undesignated landscape of local interest, limited by poor preservation it is considered that EMP4 currently holds low heritage significance. However it is considered that as a result of surviving evidence of the former quarry landscape, the potential for buried remains associated with the canal and the preservation of the canal to the east and west of EMP4, along with the strong literary link with George Eliot this adds to the associative historic interest of the strategic site which has the potential to raise its heritage significance.

### **Built Heritage**

19.3.5 The Griff House Hotel (Grade II listed, NHLE: 1034983) is located approximately 340 m southwest of the strategic site. The building was formerly a farmhouse but is now a hotel. It has seventeenth century origins with a late eighteenth/ early nineteenth century front range. The seventeenth century wing is rendered and in-filled with sandstone rubble to sill height. To the north of the building are modern extensions to the hotel beyond which there is an extensive car park, the Bermuda roundabout and various services. To the rear of the building there are a series of farm buildings which are screened from the farmhouse by mature garden planting.

19.3.6 Attributes which contribute towards the heritage interest of the building include the rarity and age of the building's fabric, which contributes to both the historic and architectural interest of the building.

19.3.7 The setting of the building is defined by its position on the B4113 and proximity to the Bermuda roundabout (**Plate 37**). The principal views towards from the building are from this road system where the building can be seen alongside its modern car park, hotel grounds and building extensions. These elements of the setting of the building are considered to make a negative contribution towards the significance of the designated heritage asset, removing it from its historic context and surrounded by modern transport infrastructure and services which are largely unsympathetic to the character of the building. To the rear of the building the remainder of the farmstead that was originally associated with the building survives. This farmstead can be accessed from Griff Lane to the south. These buildings are considered to positively contribute towards the heritage interest of the building by enabling an understanding of the historical function of the building and its relationship to the farmyard and its buildings as well as the surrounding agricultural land.

19.3.8 The building is considered to be of high heritage significance due to the architectural and historic interests, and the elements of the setting of the heritage asset which make a positive contribution towards these interests. In addition, Griff House to the south of the strategic site was the childhood home of George Eliot. The landscape and the people around this home was an inspiration to the author. This enhances its historic interest.

- 19.3.9 The strategic site is located to the northeast of the Griff House Hotel on the opposite side of the B4113 and the railway. A block of mature woodland and sits between the B4113 and the railway in the direction of the strategic site and as such there is currently no visual connection between the strategic site and the building. The B4113 and railway effectively severs land to the northeast from the setting of the Listed Building. The strategic site is therefore considered to make no contribution towards the heritage significance of the physical historic fabric of the Listed Building. However the strategic site does contribute to the intangible historic interest of Griff House through the literary association of the landscape within the strategic site through the author George Eliot. As such the strategic site makes at least a low contribution to the heritage significance of the Listed Building.
- 19.3.10 Griff Cottage and the disused cottage adjoining to the left (Grade II Listed Building, NHLE: 1299487) is situated approximately 450 m southwest of the strategic site. The cottages date to the seventeenth century with nineteenth century alterations.
- 19.3.11 Attributes which contribute towards the heritage interest of the building include the rarity and age of the building's fabric, which contribute towards both its historic and architectural interest of the building.
- 19.3.12 The setting of the building is defined by its surrounding garden and position off the B4114 and the fields located to the north, east and south of the building (**Plate 38**). These aspects contribute to the understanding of the building's historic context but are limited in that the majority of buildings which would have originally sat to the north and formed the village of Griff have been lost with the development of the Bermuda roundabout.
- 19.3.13 The building is considered to be of high heritage significance due to the architectural and historic interests and the positive contribution its setting makes to these interests.
- 19.3.14 The strategic site is situated to the northeast of the cottages on the opposite side of the railway line. As the result of the mature garden planting there are limited views towards the strategic site either from the cottages or in association with the cottages. The strategic site is situated beyond the immediately surrounding fields of the cottages and as such is considered to hold no historic association with the Listed Building. As such the strategic site is therefore considered to make no contribution towards the heritage significance of this Listed Building.

### Archaeology

- 19.3.15 The southern two-thirds of the strategic site were part of the Griff Granite Quarry and were extensively quarried throughout the late nineteenth and early twentieth centuries. During these works a number of archaeological deposits comprising prehistoric flint scatters, Roman pottery, a Roman coin hoard and a presumed post-medieval battery were found. Despite extensive quarrying across the site there is still considered to be a high potential or as yet unknown archaeological remains of prehistoric, Romano-British and medieval date to survive in small areas, in the northern and southern part of the strategic site, which have not been previously quarried.

- 19.3.16 Field walking within the study area has recovered numerous flint tools of Palaeolithic date. As such there is considered to be a medium potential for further Palaeolithic finds to be present within the strategic site. It is anticipated that any finds, if present, would comprise stray flint tool surface finds rather than in-situ deposits or features which would be of medium significance due to the high quantity of stray finds within the region that already indicate a high level of activity during this period. Prehistoric flints have been recovered from within the strategic site and although these finds were not associated with archaeological features there is still considered to be potential for further finds or features of prehistoric date to be present within the unquarried northern area. Any such finds would increase our knowledge and understanding of prehistoric activity within the area.
- 19.3.17 Roman pottery and a coin hoard were discovered within the strategic site suggesting there was activity of this date within the area. Although these finds were not within archaeological features there is still considered to be a high potential for remains of Roman date to be present within the unquarried north part of the strategic site. It is considered that any finds if present could be of medium significance and would contribute to our understanding and knowledge of the nature and extent of activity for this period which is currently poorly understood for the area.
- 19.3.18 The possible medieval deserted settlement of Chilvers Coton is recorded on the northern boundary of the strategic site and although the evidence base for its location is documentary there is considered to be a medium potential for remains to be present within the strategic site. It is considered the archaeological remains, if present, would be of medium heritage significance giving us further knowledge and understanding of medieval settlement within the area.
- 19.3.19 The Griff Branch of the Coventry Canal was aligned east-west and intersects the central part of the strategic site. The canal makes a contribution towards the history of Nuneaton and the understanding of Nuneaton's industrial development. As noted above the canal is considered to be of low heritage significance due to its current poor preservation within the strategic site but may be considered of higher significance due to the historic interest relating to George Eliot.

## **19.4 Summary of Potential Impacts**

### **Introduction**

- 19.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 19.4.2 The strategic site falls within an area which is considered to hold low heritage significance derived from the remains of the former Griff Quarry as well as the remains of the Griff Branch of the Coventry Canal. The area is considered to have the potential to be of medium heritage significance if improvements were made which enhanced the coherence of the connection of this landscape to the

works of George Eliot, specifically the 'Red Deeps' landscape which inspired elements of *The Mill on the Floss*.

- 19.4.3 Development within the strategic site has the potential to result in loss of historic landscape character through infill and removal of quarry features and through loss and alteration to the course of the former Griff Canal branch, currently preserved as a footpath. Development would also result in the loss of elements which if enhanced could increase the heritage significance of the historic landscape character through its associative connection with the works of George Eliot. The strategic site is currently not considered to fall within the setting of any designated heritage landscape asset and as such development within the strategic site is not considered likely to result in any affects in this regard.

### **Built Heritage**

- 19.4.4 It is considered there would be no harm to the historic fabric of any designated built heritage assets as a result of change within the strategic site. However as noted in the historic landscape section above, the strategic site contains links to the works of George Eliot, whose childhood home was located at the Grade II listed Griff House. Although there is now no inter-visibility between the two areas and the area between vastly altered through later development there remains a historic association between the places which contributes to its setting. Development within the area may result in harm to the appreciation of the landscape that directly inspired George Eliot, whose description of quarry workings and secluded areas of landscape can partially be experienced in the area of Griff Hollow within the strategic site. Griff House is now a hotel and public house and provides an opportunity for tourism to be linked to the strategic site and its literary connection.

### **Archaeology**

- 19.4.5 The areas which have previously been quarried have no archaeological potential and as such would require no further work prior to development within the strategic site. The northern most area was previously occupied by a school and construction activities associated with this will have had localised impacts upon the archaeological horizon, the degree of which is unknown. Development in the areas unaffected by quarrying activities may result in the damage or destruction of any as yet unknown archaeological remains which may be present. The former course of the Griff Branch of the Coventry Canal has been backfilled but the course of the former canal is still discernible and is currently marked by a footpath. Any development within this part of the strategic site could impact upon the appreciation of the former route of the canal.

### **Cumulative Impacts**

- 19.4.6 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic site EMP1. Development within both EMP1 and EMP4 may potentially affect the setting of both the in-filled and remaining section of the non-designated Griff Arm of the Coventry Canal by introducing modern employment development within proximity of the length of the canal arm. This may potentially result in a loss of tranquillity and historic landscape character, although this is of negligible and low heritage significance, and as a result a loss of elements which contribute towards the understanding of the connection between Griff Hollow and the landscape described by George Eliot as 'Red Deeps' in *The Mill on the Floss*.

### Summary

- 19.4.7 In summary it is considered that there are specific heritage concerns regarding development within the strategic site. Specifically these are in regards to historic landscape character, the loss of remaining connections to the landscape as described as 'Red Deeps' in George Eliot's *The Mill on the Floss*, affects upon the remains of the Griff Branch of the Coventry Canal and the as yet unknown presence of archaeological remains in non-quarried areas. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 19.5**.

**Table 20: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The strategic site is characterised by derelict land of the former Griff Granite Quarry.	Low	High	Development within the strategic site may result in further loss of historic quarrying land, further reducing historic landscape character.
Griff Hollow	Griff Hollow the inspiration for ‘Red Deeps’ in George Eliot’s The Mill on the Floss holds historic interest as a result of its association.	Currently Low – with enhancement potentially medium	High	Development within the strategic site may result in the loss of remaining features which enable an appreciation of the link between the landscape and George Eliot’s work.
<i>Built Heritage</i>				
Griff House Hotel, Grade II Listed Building. NHLE: 1034983	The building holds historic and architectural interest as a result of the age and rarity of the building and its relationship to the farmstead to the south as well as Griff Cottage, the only remnants of the village of Griff. Historic association with George Eliot	High	Low	Development within the strategic site may result in the loss of remaining features which enable an appreciation of the literary link between the landscape and George Eliot’s childhood home.
Griff Cottage, Grade II Listed Building. NHLE: 1299487	The building holds historic and architectural interest as a result of the age and rarity of the building and relationship to Griff House	High	None	It is considered that there would be no harm to the setting or heritage significance of this heritage

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	Hotel to the north and one of the only remnants of the village of Griff.			asset due to change within the strategic site.
<i>Archaeology</i>				
As yet unknown archaeological finds of Palaeolithic date	Palaeolithic flint tools have been identified through field walking within the study area. There is considered to be a high potential for further finds of this date to be present within the site which is likely to comprise stray flint tools rather than in-situ deposits or features.	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeology remains of prehistoric date	Prehistoric flints have been identified within the strategic site and the wider study area. There is considered to be a high potential for further finds or features of this date to be present within the unquarried parts of the strategic site. Any finds if present would increase our knowledge and understanding of prehistoric activity within the area.	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown remains of Roman date	Roman pottery and a coin hoard have been found within the strategic site. There is considered to be a high potential for further finds or features of this date to be	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	present within the strategic site which would contribute to our understanding and knowledge of the nature and extent of activity for this period which is currently poorly understood for the area			
As yet unknown archaeological remains of medieval date	The deserted medieval settlement of Chilvers Coton is recorded on the northern boundary of the strategic site. There is considered to be a medium potential for remains associated with this settlement to be present within the strategic site furthering our knowledge and understanding of medieval settlement within the area.	Medium	Not applicable	Development within the strategic site may result in the damage or destruction of these remains.
Griff Branch of the Coventry Canal	The Griff Branch of the Coventry Canal makes a contribution towards the history of Nuneaton and its industrial development. A section of the canal has been in-filled therefore reducing its significance in part.	Low	Medium	Development within the strategic site may result in further loss of remains associated with the canal branch.



## 19.5 Maximising Enhancement and Avoiding Harm

19.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- There is the opportunity to raise the heritage significance of the historic landscape character from low to medium through partial restoration and improvement to the coherence of the literary connection of this landscape and the wider area to George Eliot's work.
- Re-establish line of canal branch through site as a positive heritage feature, and link it to existing sections of canal which does still survive adjacent to the site.
- Improve the connection between Griff Hollow the adjacent quarry works, and the former section of the canal branch to enhance the connection between the landscape and the work of George Eliot. This could be achieved by:
  - Re-establishing the canal branch through the site, linking it with the remaining portion to the east;
  - Enhancing this landscape through the selection of appropriate planting as demonstrated in historic photos (Nuneaton Local history Group, 2016) and through George Eliot's description of 'Red Deep' in Mill on the Floss;
  - Retention of open land beyond as parkland which enhances the setting of the former quarries and provides a buffer of Griff Hollow and nearby modern development.
  - Connecting the site to the wider landscape through the use of a heritage/literary trail; and
  - There is also the opportunity to establish a walking route between the proposed George Eliot Visitor Centre at Griff Hotel and Griff Hollow.
- It is likely that further work in the areas unaffected by quarrying would be required. This could comprise desk-based assessment to further understand the significance of the heritage resource followed by a programme of archaeological investigation prior to determination of any planning application submitted for the strategic site. .
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.

- In the case of more significant archaeological deposits effects upon these assets could be avoided through design. This could be achieved through preservation in-situ by redesign of the scheme.

## 20. EMP5 – Caldwell Road

### 20.1 Introduction

20.1.1 Strategic site EMP5 (Caldwell Road) is located 1.40 km south of Nuneaton town centre within the Shepperton Business Park (**Figure 1**). The strategic site is approximately 0.64 ha and is an extension to the Caldwell Industrial Park. To the south of the strategic site is Triton Road while to the north and south are two large industrial buildings. Coventry Canal abuts the western border of the strategic site.

20.1.2 The underlying bedrock geology is mapped as Bromsgrove Sandstone Formation with overlying Anker Sand and Gravel superficial deposits. The site is situated at approximately 85 -90 m aOD.

### 20.2 Historic Environment Baseline

#### Introduction

20.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

20.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 34**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on **Figure 35** and listed in **Table 18, Appendix 1**.

#### Historic Townscape Character

20.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

20.2.4 The strategic site currently comprises the Centrovell Industrial Estate (HLC type 38) and Shepperton Business Park and is characterised as a post-1979 industrial complex. Surrounding the strategic site the historic landscape character is comprised of areas of civic and commercial buildings and modern settlement including flats and apartments alongside traditional housing estates.

#### Built Heritage

20.2.5 Although largely modern in character to the north of the strategic site there are three Listed Buildings which represent the historic settlement of Chilvers Coton settlement. These include the Church of All Saints (Grade II Listed Buildings, NHLE: 1034977), an associated Chest Tomb (Grade II Listed Building, NHLE: 1034978) and the Chilvers Coton Free School (Grade II Listed Building, NHLE: 1034951). These buildings are located in close proximity of the strategic site and the current industrial complexes form part of their current setting.

20.2.6 Beyond the immediate vicinity of the strategic site there are several more designated heritage assets including the Nuneaton Town Centre Conservation Area and its associated Listed Buildings, a house on Greenmoor Road (Grade II Listed Building, NHLE: 1185747) and the Church of the Holy Trinity and its associated lamp post (Grade II Listed Buildings, NHLE: 1034975 & 104976) off

of Avenue Road, Attleborough. Due to the built-up character of the landscape surrounding the strategic site and the enclosed nature of the settlement centres within which these buildings are located they are not considered to share any relationship with the strategic site and as such are considered unlikely to be sensitive towards change as a result of development within the strategic site.

### Archaeology

#### Previous Studies

- 20.2.7 A single archaeological investigation is recorded in the Warwickshire HER within the 500 m study area which relates to Caldwell Hall park/garden visited by J. Lovie c.1996, which is located to the east of the strategic site.

#### Prehistoric

- 20.2.8 The Nuneaton area is well known as a centre of Palaeolithic flint manufacture although no records of this date are recorded within the study area.

#### Medieval

- 20.2.9 The medieval extent of Attleborough (**MWA9489**) is recorded 150 m to the east of the strategic site. Attleborough is first mentioned in the twelfth century and is recorded as *Atteleberga* which means 'hill or mound of a man called *Ætla*' (Mills, 2011).
- 20.2.10 Chilvers [Coton] is recorded as *Celverdestoche* in Domesday Book which means 'cottage(s) of a man called *C?olfrith*' in this instance the Old English affix *-stoc* refers to a hamlet (ibid). The Domesday entry states that 'Harold son of Earl Ralph holds Chilvers (Coton) from the king. 8 hides. Land for 10 ploughs. In lordship half a plough; 9 slaves; 15 villagers and 7 smallholders with 7 ploughs. Meadow, 3 furlongs long and 1 wide; woodland 1.5 leagues long and 1 league wide'. The extent of the medieval settlement of Chilvers Coton (**MWA9748**) is recorded by the HER to the west of the strategic site and is based on the first edition Ordnance Survey map of 1888. Medieval pottery kilns representing the medieval pottery industry of Chilvers Coton (**MWA7370**) is situated within the study area to the west of the strategic site.
- 20.2.11 The church of All Saints (MWA1690) was originally built during the medieval period. The chancel and nave probably dated to the second half of the thirteenth century but the church was largely destroyed during the Second World War and was subsequently rebuilt.

#### Post-medieval - Modern

- 20.2.12 The Warwickshire HER returned eight records of post-medieval to modern date within the study area. The majority of these, date from the Imperial period onwards suggesting the area was relatively undeveloped until the Industrial Revolution. The Coventry Canal (**MWA4373**) was constructed from north to south in the late 1780s and marks the western boundary of the site. Documentary evidence suggests a canal wharf (**MWA4389**) dating to the Imperial period where vessels would have been loaded and unloaded is located in the north western corner of the strategic site. Cuttle Bridge (**MWA20079**) on Avenue Road was rebuilt in 1835 and is a two span concrete box culvert bridge. Also in the study area is Wharf Bridge (**MWA20077**) on Coventry Road. The site of a clay pit (**MWA5782**) is to the north of the strategic site.

- 20.2.13 The Chilvers Coton Railway Station (**MWA5780**) was opened in 1850 and was on the Coventry to Nuneaton Line. It was closed in 1965 under the Beeching review.
- 20.2.14 Attleborough Hall park/ garden (**MWA12587**) was an extensive pleasure grounds attached to a house that was demolished in 1932. The former park was situated within the north-eastern portion of the strategic site between Avenue Road to the north and Caldwell Road to the south and between Caldwell Road to the west and Wem Brook to the east. Caldwell Hall park/ garden (**MWA12591**) was the most significant twentieth century designed landscape in the district. The house suffered bomb damage during the Second World War and was demolished c.1950. A small area remains open to the public and in use as sports fields.
- 20.2.15 Examination of the early historical maps show the strategic site situated within a large regular field which was subdivided into smaller strips orientated east-west between 1920 and 1926. New housing was constructed towards the eastern side of the study area after the Second World War and a factory was constructed to the north-east of the strategic site in the mid 1960s. The remainder of the strategic site is recorded as allotment gardens in the early 1990s. The buildings currently adjacent to the strategic site are late twentieth century in date.

## 20.3 Statement of Significance

### Introduction

- 20.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in Section 11.2 above.
- 20.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Townscape Character

- 20.3.3 The historic townscape character of the strategic site comprises of industrial development which predates the 1955 OS map. Due to its modern date and common occurrence throughout the Nuneaton and Bedworth area this landscape character is considered to hold no heritage significance. It is therefore not assessed further.

### Built Heritage

- 20.3.4 The Church of All Saints (Grade II Listed Building, NHLE: 1034977) is a medieval church with a thirteenth century chancel and a fifteenth century tower. The church was rebuilt and restored in 1889-1891 and the north aisle rebuilt in 1946-1947, whilst the south aisle was added in 1957-1958. Surrounding the church is a large church yard, dotted with mature trees (**Plate 41**).
- 20.3.5 The Chest Tomb (Grade II Listed Building, NHLE: 1034978) is located approximately 30 m south of the southwest corner of the south aisle of the church. The Chest Tomb dates to 1836 and 1849 and is sandstone with slate

panels and top. The monument is dedicated to Christina and Robert Evans, the parents of George Eliot.

20.3.6 The Coton Chilvers Free School (Grade II Listed Building, NHLE: 1034951) is situated on the opposite side of the road. It was founded by Lady Elizabeth Newdigate in 1735 and maintained by the family during the eighteenth and nineteenth centuries. It is constructed in squared and coursed sandstone with ashlar facades. The building is currently in use as the Nuneaton Heritage Centre.

20.3.7 Attributes which are considered to contribute towards the heritage interest of church, free school and chest tomb include the age, rarity and quality of the buildings' fabric, which contributes towards their historic and architectural interest. The buildings also draw further heritage significance from their position as focal points for the surrounding community and as the former centre of Chilvers Coton. The chest tomb holds heritage interest as the result of its historic association to the author George Eliot.

20.3.8 The immediate setting of the church and chest tomb is defined by their relationship to one another and the surrounding churchyard. These elements contribute positively to the heritage interest of the church as part of the church grounds from which the architectural interest of the building can be appreciated and the communal value of the building understood. The surrounding tombstones contribute towards the historic interest of the building.

20.3.9 From the churchyard there are views towards the Free School to the north and the industrial buildings situated within the strategic site to the south. The Free School contributes towards the historic interest of the church by showing the close connection between the church and early formal education. The industrial complex to the south is considered to detract from the setting of the church by dominating these views, its use of unsympathetic building materials and by increasing noise levels. Likewise the A4254 (Avenue Road) with its high levels of traffic is also considered to detract from the setting of these buildings.

20.3.10 The strategic site encompasses land to the south of a current modern industrial unit. The scale, size, proximity and building materials of these buildings are considered out of keeping of that of the Listed Buildings to the north and detract from the immediate setting of the church. This unit screens the strategic site from view and as there is no historic relationship between this area and the designated heritage assets (**Plate 44**), it is considered that the strategic site currently makes no contribution towards the heritage significance of the church, chest tomb and free school.

### Archaeology

20.3.11 There are no known archaeological remains within the strategic site. The archaeological potential of the site stems from its location close to Chilvers Coton which was the centre for a medieval and post-medieval pottery industry. The probable extent of the medieval settlement is recorded to the north of the Church of All Saints which is to the north of the strategic site. There is considered to be a low potential for remains relating to this settlement to extend into the strategic site which would be of medium significance and increase our knowledge of the extent of medieval settlement in the area.

20.3.12 The known extent of the pottery industry is located to the northwest of the study area and as such it is considered that there is a low potential for remains relating to pottery production within the strategic site. However any remains if present would be of medium significance and would increase our knowledge and understanding of the extent of the Chilvers Coton pottery industry.

20.3.13 Documentary evidence suggests the presence of a canal wharf to the west of the strategic site and remains associated with the wharf may extend into the strategic site. There is considered to be a high potential for remains relating to the wharf and the construction of the canal being present within the strategic site. It is considered that any remains would be of local interest and as such low heritage significance and would add to our knowledge of the post-medieval canal and its immediate environs which contribute towards the understanding of the industrial development of Nuneaton. A small villa type site set within a pleasure ground of unknown date is recorded to the east of the strategic site and it is considered that any remains relating to this would be low significance and would be of limited local interest.

## **20.4 Summary of Potential Impacts**

### **Introduction**

20.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Built Heritage**

20.4.2 Development within the strategic site has the potential to affect the setting of the Church of All Saints, the Chest Tomb and Free School, all of which are Grade II Listed Buildings (NHLE: 1034977, 1034978 & 1034951). The strategic site currently makes no contribution to the setting of these buildings due the large industrial unit situated to the north in-between the strategic site and the designated heritage assets. The strategic site is proposed for employment development and depending upon the nature of employment use may result in similar proposals being put forward to that already existing within the strategic site boundary. Should the development be kept below the height of the development to the north there should be no change to the current setting of the Listed Buildings. A development taller in height will increase the amount of visual clutter in views southwards from the churchyard.

### **Archaeology**

20.4.3 There are no known archaeological remains within the strategic site. Redevelopment within the strategic site may result in damage or destruction of any as yet unknown archaeological remains which may be present.

### **Cumulative Impacts**

20.4.4 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

### Summary

- 20.4.5 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 20.5**.



**Table 21: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	Modern industrial park.	None	High	No affect on heritage significance.
<i>Built Heritage</i>				
The Church of All Saints, Grade II Listed Building. NHLE: 1034977	The age, rarity and quality of the buildings fabric contributes towards its historic and architectural interest of the building	High	No contribution	Taller developments will increase the amount of visual clutter in views southwards from the churchyard.
The Chest Tomb 30 m south of the southwest corner of the south Aisle of the Church of All Saints, Grade II Listed Building. NHLE: 1034978	The association of the Chest Tomb with the author George Eliot attributes the tomb with historic interest.	High	No contribution	Taller developments will increase the amount of visual clutter in views southwards from the churchyard.
The Coton Chilvers Free School, Grade II Listed Building. NHLE: 1034951	The age, rarity and quality of the buildings fabric contributes towards its historic and architectural interest of the building	High	No contribution	No anticipated impact.
<i>Archaeology</i>				
As yet unknown archaeological remains associated with Coventry Canal	Documentary evidence suggests the remains of a canal wharf maybe present in the north western part of the strategic site. There is a high potential for remains relating to	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	<p>the wharf and to the construction of the canal being present within the strategic site. It is considered that any remains would be of local interest adding to our knowledge of the post-medieval canal and its immediate environs which contribute towards the understanding of the industrial development of Nuneaton.</p>			
<p>As yet unknown archaeological remains of medieval date</p>	<p>The medieval settlement of Chilvers Coton and medieval pottery industry associated with the settlement is recorded within the study area to the north and northwest of the strategic site. There is considered to be a low potential for remains relating to either to extend into the strategic site. If finds of this date are present they would increase out knowledge and understanding of the extent of the medieval settlement and medieval industry within the area.</p>	<p>Medium</p>	<p>Not Applicable</p>	<p>Development within the strategic site may result in further loss of hedgerows and agricultural land, further reducing historic landscape character.</p>

## **20.5 Maximising Enhancement and Avoiding Harm**

20.5.1 In accordance with Step 4 of Historic England Advice Note 3 (2015d), the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

20.5.2 Any development within the strategic site should seek to enhance the setting of the nearby Listed Buildings and it is considered that the strategic site presents the following opportunities to maximise enhancement and to avoid harm.

- New development should complement the form, mass and density of the historic buildings to the north of the strategic site. Adoption of an exact historical model would not be necessary but any contemporary design should reflect the distinctive historical scale, design and materials of local development.
- New development should not dominate views from of towards the historic buildings and the churchyard to the north of the strategic site.
- It is recognised that additional assessment in the form of fieldwork evaluation may be required prior to determination of any planning application, so as to refine the understanding of the archaeological potential of the strategic site. This would require a phased approach, comprising a desk-based assessment to further understand the significance of the archaeological resource followed by a programme of archaeological investigation.

## 21. EMP6- Longford Road

### 21.1 Introduction

21.1.1 Strategic site EMP6 (Longford Road) is located on the southern edge of the built-up area of Bedworth (**Figure 1**) and covers approximately 2.06 ha. The M6 motorway corridor marks the southern boundary of the site, whilst Longford Road marks its eastern boundary. Wilsons Lane, a small street leading off Longford Road and truncated by the construction of the M6 motorway forms the north-western boundary of the site. In the wider study area there are agricultural fields, currently under arable, to the northwest and a commercial/industrial estate to the east.

21.1.2 The natural underlying geology of the strategic site comprises Mudstone and Sandstone of the Whitacre Member with overlying superficial deposits of Thrusington Member Diamicton (BGS, 2016).

21.1.3 The strategic site has been subject to a historic environment assessment as PDA8 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 21.2 Historic Environment Baseline

#### Introduction

21.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

21.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on **Figure 36**. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, and are depicted on **Figure 37** and listed in **Table 19, Appendix 1**.

#### Historic Landscape Character

21.2.3 There are no designated landscapes of historic interest within the strategic site or study area.

21.2.4 The strategic site comprises large irregular fields with straight boundaries (HLC type 13). These fields have been truncated by the M6 motorway as has Wilsons Lane which forms the north-western boundary of the site. To the east of the site is an area of industrial historic landscape character (HLC type 38) which formerly included a machine tool factory depicted on the 1955 edition Ordnance Survey map. This area now forms the Grovelands Industrial Estate.

21.2.5 To the south of the strategic site the landscape is dominated by Junction 3 of the M6 (HLC type 85), whilst to the northwest there are further large irregular fields with straight boundaries (HLC type 13). An area of ridge and furrow has been recorded by the Turning the Plough project to the northwest of the strategic site indicative of a former medieval open field system.

## **Built Heritage**

- 21.2.6 Approximately 750 m to the northwest of the strategic site and on the opposite side of junction 3 of the M3 and A444 is a scheduled moated site (NHLE: 1019141), Exhall Hall an associated barn and a bridge over the moat (all Grade II Buildings NHLE: 1034979, 1365049 & 1185759). Whilst to the southwest of this grouping of designated heritage assets on the opposite side of the M6 is the Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and a number of associated designated churchyard features, located nearly 1 km from the strategic site
- 21.2.7 Approximately 750 m southeast of the strategic site is Grange Farmhouse (Grade II Listed Building, NHLE: 1076647) and 175 and 177 Grange Road (Grade II Listed Building, NHLE: 1115545). Due to the level of separation between these buildings and the strategic site and the intervening Groves Industrial Estate it is considered that there is no visual link or historic association between these heritage assets and the strategic site. As such it is anticipated that these buildings would be unlikely to receive an affect as a result of change within the strategic site.

## **Archaeology**

### ***Previous Studies***

- 21.2.8 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area two archaeological investigations are recorded; both are located to the southwest of the strategic site and relate to Moat House. An archaeological evaluation (**EWA9328**), which followed a desk-based assessment (**EWA9324**), recorded walls of probable medieval date and found evidence that the moat was originally revetted with sandstone.

### ***Prehistoric to Medieval***

- 21.2.9 The Warwickshire HER returned no records relating to evidence of prehistoric, Romano-British activity within the study area. A single record of medieval date was present within the study area and relates to non-designated Moat House (**MWA1650**) to the south of the strategic site on the southern side of the M6 motorway. At Moat House there are the remains of a small homestead moat which is in poor condition. The moat would have been rectilinear but now only the north and east arms of the moat survive. The house and the moat do not appear on seventeenth century maps. An archaeological evaluation revealed substantial walls and the backfilled southern arm of the moat. Medieval glazed tiles and pottery were recovered as well as sandstone blocks and rubble spread which appeared to represent the remains of revetting. The evaluation also revealed walls of probable medieval date which appear to have been part of a substantial building located on the eastern side of the platform.
- 21.2.10 Fragments of the medieval landscape remains within the study area. Two fields containing ridge and furrow earthworks associated with the medieval open field systems have been recorded to the southwest and west of the strategic site.

### ***Post-medieval – Modern***

- 21.2.11 The Warwickshire HER returned three records of post-medieval to modern date within the study area. To the southeast of the strategic site the Coventry Canal

(**MWA4373**) was constructed during the post-medieval era to improve the coal supply to Coventry. The canal was open to Nuneaton by 1771. To the north of the strategic site on the northern side of School Lane is the site of a blacksmiths workshop (**MWA6642**). The workshop is marked on the first edition Ordnance Survey map of 1887 but does not appear on later maps. To the southwest of the strategic site Moat House Garden (**MWA12604**) is a pleasure ground within the medieval moat.

21.2.12 During the twentieth century urban development comprising residual and commercial/ industrial properties from Coventry to the south and Bedworth to the north began to expand into the study area. The M6 motorway was constructed in the 1960s.

## 21.3 Statement of Significance

### Introduction

21.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Landscape Character

21.3.2 The strategic site comprises large irregular fields with straight boundaries (**Plate 18** which have been cut by the M6 motorway. As a result of the severance caused by the intrusion of the motorway into the fieldscape the surviving historic landscape within the strategic site is considered to hold negligible heritage significance.

### Built Heritage

21.3.3 The designated moat at Exhall Hall (Scheduled Monument, NHLE: 1019141), Exhall Hall (Grade II Listed Building, NHLE: 1034979), the Bridge Over Moat approximately 2 m west of Exhall Hall (Grade II Listed Building, NHLE: 1185759), and the Barn approximately 30 m southwest of Exhall Hall (Grade II Listed Building, NHLE: 1365049) are located to the northwest of the strategic site on the western side of the A444 dual carriageway to the north of Junction 3 of the M6. The sub-rectangular moat survives as a water-filled ditch measuring 60 m by 80 m and is supplied by a sluice from the River Sowe. The moat is of medieval date and it is anticipated that the buried remains of a manor house and floors survive in the present garden. The moat island is raised 1 m above the surrounding ground level and within is Exhall Hall a timber framed building now divided into three dwellings and situated towards its western side.

21.3.4 The earliest fabric of the building is the cross-wing which is sixteenth century in date with alterations in the nineteenth and twentieth centuries. The moat platform and Exhall Hall are accessed by a foot bridge across the western arm of the moat which is constructed in regular coursed sandstone with brick segmented arch and is nineteenth century in date. To the southwest of the moat is a barn originally of sixteenth/seventeenth century date which was rebuilt in the eighteenth century. It is timber framed with some studding with brick infill.

- 21.3.5 The Listed Buildings are considered to have high architectural and historic interest deriving from the age and rarity of the surviving fabric, aesthetic merits and group value. It is thought that earlier medieval remains survive below these later extant buildings which add archaeological interest to the designations. The scheduled moat is considered to have archaeological interest deriving from the rarity and good condition of the visible remains and the potential for further remains which is considered to be high.
- 21.3.6 The setting of the designated heritage assets is defined by their surrounding gardens which have been planted with mature evergreen trees so as to limit views to and from the designated heritage assets (**Plate 19**). This garden encloses the buildings and moat and enables an appreciation of their relationship to one another. Beyond this enclosed setting the M6 is a prominent feature which severs the moated site from the surrounding landscape (**Plate 20**). This prevents a greater appreciation of the wider historic landscape in which it would have been previously experienced prior to the construction of the M6.
- 21.3.7 Despite the negative contributions towards the setting of the designations, the heritage assets are still considered to be of high heritage significance due to the architectural, archaeological and historic interest of their physical presence and the positive aspects of their immediate setting.
- 21.3.8 The strategic site is situated over 750 m beyond the immediate enclosed setting of the designated heritage assets, and is separated by the A444, Junction 3 of the M6 and Wilsons Lane. As such the strategic site is considered to make no contribution towards the setting or heritage significance of these designated heritage assets.
- 21.3.9 The Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and associated listed structures (Chest Tomb 21 m south of porch of Church of St Giles (Grade II Listed, NHLE: 1319914), Former font approximately 2 m west of south aisle west window of Church of St. Giles (Grade II Listed, NHLE: 1034990), Sundial approximately 2 m west of tower of Church of St Giles (Grade II Listed, NHLE: 1116496), Chest tomb and railings approximately 1.5 m northwest of the northwest corner of the north aisle of Church of St (Grade II Listed Building, NHLE: 136055); Chest tomb approximately 8 m northwest of tower of Church of St Giles (Grade II Listed, NHLE: 1034989) are located 1 km to the southwest of the strategic site on the southern side of the M6 motorway. The earliest fabric of the Church of St Giles is within the chancel which was constructed c. AD 1300. A tower was added in the fourteenth/fifteenth century and the north aisle dates to 1609. The church was extensively restored in 1885. The nave is constructed in sandstone rubble with some imitation ashlar and render and a concrete tile roof. The remainder of the church is sandstone ashlar. The church is located within a rectangular churchyard to the south of Church Lane (**Plate 21**). The other designations range in date from the sixteenth to the nineteenth century and are all located within the churchyard.
- 21.3.10 The church and associated designated heritage assets are considered to have architectural, artistic and historic interest deriving from the age, rarity and the high quality of the fabric.
- 21.3.11 The setting of the designations is defined by the surrounding churchyard and their relationship to the village of Ash Green from which they draw historic interest and for which the church is a prominent landmark feature.

21.3.12 The designated heritage assets are considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.

21.3.13 The strategic site is situated approximately 960 m east of the church, separated by junction 3 of the M6, as a result of screening provided by the planting of the churchyard to the northwest and due to the visual disruption caused by the M6 and its junction there is no inter-visibility between the strategic site and the church or its setting (**Plate 22**). Due to the severance and separation between these designated heritage assets and strategic site, created as a result of the M6 it is considered that the strategic site makes no contribution towards the heritage significance of these heritage assets and therefore they are not assessed further.

### Archaeology

21.3.14 There are no known archaeological sites within the strategic site. Within the study area there are areas of ridge and furrow identified through the Turning the Plough Project. There is considered to be a medium potential for ridge and furrow remains to be present within the strategic site that were not identified during the Turning the Plough Project. If present, the remains would be no more than of low heritage significance.

21.3.15 The medieval moated site and the post-medieval pleasure grounds situated within are located 120 m southwest of the strategic site and it is not anticipated that remains relating to either will be present within the strategic site.

21.3.16 There are very limited period specific remains within the study area and as such there is an unknown potential for archaeological remains to be present within the strategic site. However given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived although these may have been affected by plough damage. Further work would be required to ascertain whether archaeological remains are present within the strategic site and the significance of these deposits.

## 21.4 Summary of Potential Impacts

### Introduction

21.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### Historic Landscape Character

21.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).

21.4.3 Change within the strategic site has the potential to result in further loss of historic landscape character, through the removal of field boundaries and the loss of agricultural land, although due to previous impacts from construction of the motorway the heritage significance of the historic landscape within the strategic site is assessed as negligible.



### **Built Heritage**

- 21.4.4 It is considered there would be no harm to the setting or heritage significance of any designated built heritage assets as a result of change within the strategic site.

### **Archaeology**

- 21.4.5 The strategic site is currently undeveloped.. Apart from the potential of truncation from historic cultivation the archaeological horizon will have been preserved under the ploughsoil. As such any development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

### **Cumulative Impact**

- 21.4.6 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic sites HSG6, EMP2, and EMP7. Development of this strategic site alongside development within these strategic sites will increase the loss of historic landscape character which contributes to the wider setting of Exhall Hall and cause further separation of it from non-designated medieval heritage assets within the wider area.

### **Summary**

- 21.4.7 In summary it is considered that there are minimal potential heritage concerns regarding development within the strategic site. Specifically these are in regards to historic landscape character of negligible heritage importance, and the as yet unknown presence of archaeological remains of unknown significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 21.5**.

**Table 22: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The site comprises large irregular fields with straight field boundaries. These fields have been cut by the M6 motorway.	Negligible	High	Change within the strategic site has the potential to result in further loss of agricultural land.
<i>Built Heritage</i>				
Exhall Hall, Grade II Listed Building. NHLE: 1034979.	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	No impact upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
The barn approximately 30 m southwest of Exhall Hall, Grade II Listed Building. NHLE: 1365049	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	No impact upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
The Bridge Over Moat, Grade II listed Building. NHLE: 1185759	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	None	No impact upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
The Church of St Giles, Grade II* Listed Building (NHLE: 1186152) and associated Grade II Listed Structure (NHLE: 1319914, 1034990, 1116496,	The church and its associated structures derive historic and architectural interest from age, rarity and architectural detailing as well as from their setting, relationship to one another and	High	None	No impacts upon these heritage assets or their setting are anticipated as a result of change within the strategic site.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
1365055, 1034989)	relationship to the village of Ash Green.			
<i>Archaeology</i>				
Ridge and Furrow	Examination of satellite imagery indicates the possible presence of areas of ridge and furrow within the study area. There is considered to be a medium potential for remains relating to further ridge and furrow to be present within the strategic site.	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.
As yet unknown archaeological remains	The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved. Due to the lack of archaeological evidence within the study area there is an unknown potential for further remains to be present within the strategic site.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains

## 21.5 Maximising Enhancement and Avoiding Harm

21.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a programme of archaeological investigation would be required prior to determination of any planning application for the site.
- Archaeological investigation in the form of geophysical survey or trial trench evaluation may identify the presence or absence of archaeological deposits within the strategic site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of more significant archaeological deposits effects upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 22. EMP7- Bowling Green Lane

### 22.1 Introduction

22.1.1 Strategic site EMP7 (Bowling Green Lane) is located 1.9 km southwest of the historic core of Bedworth (**Figure 1**). The strategic site is bordered by Bowling Green Lane to the east, Goodyers End Lane to the north and west and the M6 motorway to the south. The strategic site comprises a number of agricultural fields currently under cultivation.

22.1.2 The natural bedrock geology across the strategic site is recorded as Mudstone and Sandstone of the Whitacre member to the east and Keresley Member Argillaceous Rocks and [subordinate/subequal] Sandstone and Conglomerate, Interbed to the west (BGS, 2016). To the west superficial deposits of Thrusington Member Diamicton have been recorded (BGS, 2016). The site is situated between approximately 95 m aOD and 109 m aOD and slopes gradually from north to south.

### 22.2 Historic Environment Baseline

#### Introduction

22.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2

22.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant and depicted on **Figure 38**. The HER assets are referenced within the text with their MON UID, as assigned by the Warwickshire HER. HER assets are depicted on **Figure 39** and listed in **Table 20, Appendix 1**.

#### Historic Landscape Character

22.2.3 There are no designated landscapes of historic interest within the strategic site or study area.

22.2.4 The strategic site mainly comprises large rectilinear fields with straight boundaries, indicating possible planned enclosure (HLC type 18), with small areas of development at its western end and southeast corner. To the north of the strategic site is an area of post-1955 semi-detached housing (HLC type 78), whilst to the south is the motorway corridor of the M6 (labelled as HLC type 89 in the HLC database) on the opposite side of which are large irregular fields with straight boundaries (HLC type 13).

#### Built Heritage

22.2.5 To the east of the strategic site on the opposite side of Bowling Green Lane is a scheduled moated site (NHLE: 1019141), comprising Exhall Hall, an associated barn and a bridge over the moat (all Grade II Listed Buildings, NHLE: 1034979, 1365049 & 1185759). Approximately 300 m south of the strategic site on the opposite side of the M6 corridor is the Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and a number of associated, designated churchyard features. To the southwest of the strategic site within the centre of Ash Green is The Cottage (Grade II Listed Building, NHLE: 1034987). Further to the

southwest just beyond Ash Green is Newland Hall Farmhouse, approximately 900 m from the western edge of the strategic site (Grade II Listed Building, NHLE: 1186073).

### **Archaeology**

#### **Previous Studies**

- 22.2.6 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area a single archaeological investigation is recorded relating to a watching brief (**EWA7673**) undertaken during flood alleviation works at St. Giles Road, Exhall located to the south of the strategic site. No archaeological features or finds other than possible remains of medieval/ post-medieval ridge and furrow were found.

#### **Prehistoric – Romano-British**

- 22.2.7 The Warwickshire HER returned three records of prehistoric to Romano-British date within the study area. The earliest evidence of human activity relates to a flint object (**MWA12230**) found to the northwest of the strategic site. Within the study area, a coin (**MWA6984**) of second century date and a second coin (**MWA6979**) dating to the late third to fourth century have been reported by a metal detectorists to the south and west of the strategic site.

#### **Medieval**

- 22.2.8 The Warwickshire HER returned six records of medieval date within the study area. No early medieval activity is recorded but the site of a later deserted medieval settlement called Smercote Parva (**MWA507**) is recorded to the west of the strategic site.
- 22.2.9 Within the study area two medieval moated sites are recorded. Exhall Hall (Grade II Listed Building, NHLE: 1034979) was a manor house that was built during the medieval period with later additions. The manor house is surrounded by a medieval moat (Scheduled Monument, NHLE: 1019141) and is situated to the east of the strategic site on the opposite side of Bowling Green Lane at Exhall Hall Green . To the northwest of the strategic site is another medieval moat (**MWA1671**).
- 22.2.10 The Church of St Giles (**MWA1682**) at Ash Green was originally built during the medieval period and the earliest surviving fabric dates to the end of the thirteenth century. Other medieval records within the study area include a thirteenth century medieval lead token (**MWA6985**) and a medieval coin (**MWA6974**) dating to the fifteenth century.

#### **Post-medieval – Modern**

- 22.2.11 The Warwickshire HER returned 13 records of post-medieval to modern date within the study area. To the northwest of the strategic site a timber framed house (**MWA6257**) dating to the post-medieval period was depicted on the first edition Ordnance Survey map as Moat House. It was later converted into cottages and has since been destroyed. At the Old Rectory to the northeast of the strategic site there is the location of a possible post-medieval moat (**MWA1674**). The site has now been built over and all trace removed. Within the same area it is reported that there was an extensive grounds (**MWA12588**) with

lawns, pleasure grounds, stream and paddocks associated with a mid-eighteenth century villa that no longer survives.

22.2.12 Exhall Hall Gardens (**MWA12598**) are located just beyond the south-eastern corner of the strategic site and are centred around the medieval moat. The site of a post-medieval windmill (**MWA1668** and **1669**) is located at Exhall Green. The mill and associated mound has now been destroyed and built over by housing.

22.2.13 The Warwickshire HER also records the site of a pound where livestock would have been penned, at Giles Road, Exhall (**MWA6713**) to the south of the strategic site. A circular lead seal matrix (**MWA7449**) of post-medieval date and bearing arms of unknown origins was found by metal detecting. Other post-medieval records include a widened brick road bridge (**MWA19920**) over Beach Brook, a single span brick bridge (**MWA19922**) over the River Sowe and two concrete bridges known as St Giles Road Bridge (**MWA19923**) and Vicarage Lane Bridge (**MWA19924**).

22.2.14 A war memorial (**MWA19229**) in the form of an obelisk on a traffic island in Exhall (Ash Green) near to St Giles Church and the Carousel public house (**MWA 20331**) constructed between 1976 and 1977 in a manner to imitate a fairground carousel are the only modern records within the study area.

## 22.3 Statement of Significance

### Introduction

22.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Landscape Character

22.3.2 The strategic site comprises large rectilinear fields with straight boundaries indicating possible planned enclosure (HLC type 18). The surviving field boundaries are in a fragmentary condition which reduces the legibility of the HLC type. It is surrounded by modern residential development and has been separated from further farmland to the south by the M6 corridor. As such the historic fieldscape is considered to comprise of negligible heritage significance.

### Built Heritage

22.3.3 The moated site at Exhall Hall (Scheduled Monument, NHLE: 1019141), Exhall Hall (Grade II Listed Building, NHLE: 1034979), the Bridge Over Moat approximately 2 m west of Exhall Hall (Grade II Listed, NHLE: 1185759), and the Barn approximately 30 m southwest of Exhall Hall (Grade II Listed Building, NHLE: 1365049) are located to the east of the strategic site, on the western side of the A444 dual carriageway, north of Junction 3 of the M6. The sub-rectangular moat survives as a water-filled ditch measuring 60 m by 80 m which is supplied by a sluice from the River Sowe. The moat is of a medieval date and it is anticipated that buried remains of a manor house and floors survive in the present garden. The moat island is raised 1 m above the surrounding ground level and within is Exhall Hall a timber framed building now divided into three

dwelling and situated towards the western side. The earliest fabric of the building is the cross-wing which is sixteenth century in date with alterations undertaken in the nineteenth and twentieth centuries. The moat island and Exhall Hall are accessed by a foot bridge across the western arm of the moat which is of regular coursed sandstone with a brick, segmented arch which is nineteenth century in date. To the southwest of the moat is a barn originally of sixteenth/seventeenth century date which was rebuilt in the eighteenth century. It is timber framed with some studding with brick infill.

- 22.3.4 The Listed Buildings are considered to have high architectural and historic interest deriving from the age and rarity of the surviving fabric, aesthetic merits and group value. It is thought that earlier medieval remains survive below these later extant buildings which add archaeological interest to the designations. The scheduled moat is considered to have archaeological interest deriving from the rarity and good condition of the visible remains and the potential for further remains is considered to be high.
- 22.3.5 The setting of the designated heritage assets is defined by their surrounding gardens which have been planted with mature evergreen trees so as to limit views to and from the heritage assets (**Plate 19**). This garden encloses the buildings and moats and enables an appreciation of their relationship. Beyond this enclosed setting the M6 is a prominent feature which severs the moated site from the surrounding landscape (**Plate 20**). Through study of HER data it can be seen that there are similar (but non-designated) moated sites (**MWA1650**) southeast, (**MWA1671**) northwest and (**MWA1674**) northeast of the monument, however the construction of the M6 and later housing to the north separates these features and prevents a greater appreciation of the historic landscape. The remaining rural landscape to the west and within the strategic site, although fragmented is considered to make a low contribution towards the setting of these heritage assets.
- 22.3.6 Despite the negative contributions towards the setting of the designations, the heritage assets are still considered to be of high heritage significance due to the architectural, archaeological and historic interest of their physical presence and the positive aspects of their setting.
- 22.3.7 The strategic site is situated beyond the immediate enclosed setting of the scheduled monument but forms one of the last remaining rural open spaces within vicinity of the monument and enables an understanding of the historic context of the moated site. The strategic site is adjacent to the entrance to Exhall Hall on the opposite side of Bowling Green Lane (**Plate 45**). Due to the strategic sites proximity to the monument it is also considered there may be some archaeological potential for archaeological remains relating to the moated site and its surrounds. As such it is considered that the strategic site contributes to both the archaeological and historic interest of the site. It is therefore considered that the strategic site makes a low contribution towards the setting of the monument and Exhall Hall's heritage significance.
- 22.3.8 The Church of St Giles (Grade II\* Listed Building, NHLE: 1186152) and associated listed structures (Chest tomb 21 m south of porch of Church of St Giles (Grade II Listed Building, NHLE: 1319914), former font approximately 2 m west of the south aisle west window of the Church of St. Giles (Grade II Listed, NHLE: 1034990), Sundial approximately 2 m west of the tower of Church of St Giles (Grade II Listed, NHLE: 1116496), Chest Tomb and railings approximately 1.5 m northwest of the northwest corner of north aisle of Church of St Giles



(Grade II Listed, NHLE: 1365055); Chest Tomb approximately 8 m northwest of tower of the Church of St Giles (Grade II Listed, NHLE: 1034989) are located to the south of the strategic site on the southern side of the M6 motorway. The earliest fabric of the Church of St Giles is within the chancel which was constructed c.1300. A tower was added in the fourteenth/fifteenth century and a north aisle dating to 1609. The church was extensively restored in 1885. The nave is constructed in sandstone rubble with some imitation ashlar and render and a concrete tile roof. The remainder of the church is sandstone ashlar. The church is located within a rectangular churchyard to the south of church Lane (**Plate 20**). The other designations range in date from the sixteenth to the nineteenth century and are all located within the churchyard.

- 22.3.9 The Church and associated designated heritage assets are considered to have architectural, artistic and historic interest deriving from the age, rarity and high quality of the fabric and design of the building.
- 22.3.10 The setting of the designations is defined by the surrounding churchyard and their relationship to the village of Ash Green from which they draw historic interest and for which the church is a prominent landmark feature.
- 22.3.11 The designated heritage assets are considered to be of high heritage significance due to the architectural, archaeological, artistic and historic interests and the positive contribution its setting makes to these interests.
- 22.3.12 The strategic site is situated approximately 280 m north of the church and is separated by the M6 corridor. As a result of the screening provided by the planting of the churchyard, the village to the north and due to the visual disruption caused by the M6 and its junction there is no inter-visibility between the strategic site and the church or its setting (**Plate 22**). Due to the severance and separation between these designated heritage assets and the strategic site, created by the M6, it is considered that the strategic site makes no contribution towards the heritage significance of these heritage assets and therefore they are not discussed further.
- 22.3.13 The Cottage (Grade II Listed Building, NHLE: 1034987) is a late eighteenth century cottage with late twentieth century additions to the rear. It is a two-storey building constructed in Flemish brick bond with a plain tile roof. The building is located approximately 500 m south of the strategic site boundary and is entirely obscured from view by tall hedges which enclose its surrounding garden (**Plate 46**).
- 22.3.14 The building is considered to retain historic and architectural interest in the age, rarity and quality of its fabric.
- 22.3.15 The setting of the building is defined by its surrounding garden and its position within Ash Green. The garden has been enclosed by tall, mature hedgerows, preventing any views to or from the building. This screening separates the building from the village within which it was formerly situated at a prominent corner position of Newland Lane. As such the current setting of the building is considered to make a limited contribution towards the historic significance of the building.
- 22.3.16 The designated heritage asset is considered to be of high heritage significance due to the architectural and historic interest retained by its fabric as well as the limited contribution made by its setting towards its significance.

- 22.3.17 The strategic site is situated beyond the immediate enclosed setting of the listed building. As there is no historic or visual link between the strategic site and the listed building it is considered that the strategic site makes no contribution towards the setting of this listed building or its significance.
- 22.3.18 Newland Hall Farmhouse (Grade II Listed Building, NHLE: 1186073) is situated approximately 900 m southwest of the strategic site boundary. The building is a farmhouse thought to probably be fifteenth century in origin with sixteenth/seventeenth century work and nineteenth century alterations. The farmhouse was formerly the manor house of the Coventry Priory estate.
- 22.3.19 The building is considered to be of historic, architectural and archaeological interest as a result of the age, rarity and quality of the building's fabric and construction, its historic relationship to the Coventry Priory estate and the potential for archaeological remains which may contribute to the understanding of the use and development of the house over time.
- 22.3.20 The setting of the building is defined by the relationship the building holds to the surrounding later farm buildings and associated farmland. The border of the Coventry Priory estate is not evidenced on the ground and therefore without the examination of documentary evidence this early connection is not readily experienced or appreciable. The relationship the building holds with the farm enables an understanding of the buildings later and current role as a farmhouse. The surrounding fields add to the rural, agricultural quality of the building's surroundings.
- 22.3.21 The designated heritage asset is considered to be of high heritage significance due to the architectural, historic and archaeological interest retained by its fabric and associated documentary evidence as well as the positive contribution made by its setting towards its significance.
- 22.3.22 The strategic site is located approximately 900 m northeast of Newland Hall Farmhouse, separated by farmland and the M6 corridor. As a result of the M6 corridor and its associated screening there is no visual connection between the strategic site and the farmhouse and its setting. As there is no known historical association it is considered that the strategic site makes no contribution towards the setting of the farmhouse or its heritage significance.

### **Archaeology**

- 22.3.23 There are no known archaeological sites within the strategic site. The possible deserted medieval village of Smercote Parva is located 380 m to the west and it is not anticipated that remains relating to this will extend into the strategic site. The moated site at Exhall Hall (Scheduled Monument, NHLE: 1019141) is located 50 m to the east of the site. There is considered to be a low potential for medieval remains which may relate to the monuments immediate hinterland within the strategic site. A large proportion of the monument's hinterland will have been destroyed with the construction of the M6 motorway and junction. Any deposits identified within the strategic site would be medium heritage significance as it would increase our knowledge of the scheduled moated site and its immediate hinterland.
- 22.3.24 There is considered to be a low potential for remains relating to the post-medieval gardens at Exhall Hall that border the eastern side of the strategic site to be present within the strategic site boundary. Exhall Gardens were largely

destroyed with the construction of the M6 motorway. If remains are present they are considered to be valued of low heritage significance.

22.3.25 Within the strategic site there is also considered to be the potential for as yet unknown archaeological remains of prehistoric and Romano-British date. A single prehistoric flint and two Roman coins found within the study area suggest activity during these periods. There is considered to be low potential for remains of these dates to be present within the strategic site boundary. If present remains of this date would likely be of low to medium significance and would increase our knowledge and understanding of the nature and extent of activity within the area for both periods.

22.3.26 A caravan sales yard located at the western end of the strategic site comprises a large tarmac/concrete yard and buildings. It is considered that construction activities associated with these will have impacted upon the earlier archaeological horizon although the degree and extent of impact is currently unknown.

22.3.27 On the whole the strategic site is situated within undeveloped arable farmland and as such the archaeological horizon will have been preserved, although may have been affected by ploughing. Given the undeveloped character of the strategic site it is considered likely that if archaeological remains are present they will have survived. Further work would be required to ascertain whether features are present within the strategic site and the significance of these deposits.

## **22.4 Summary of Potential Impacts**

### **Introduction**

22.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

22.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).

22.4.3 Change within the strategic site has the potential to result in further loss to Historic Landscape Character, through the further removal of field boundaries and the loss of agricultural land.

### **Built Heritage**

22.4.4 Change within the strategic site has the potential to affect the setting of the scheduled moated site at Exhall and its associated listed buildings. Development within the strategic site will reduce the open land which is currently considered to contribute towards their historic interest as part of the historic context of the heritage assets and an understanding of the previous open character of the landscape.

### Archaeology

- 22.4.5 It is anticipated that construction activities associated with the construction of the caravan sales yard at the western side of the strategic site and Hall Farm buildings on the eastern side will have impacted upon the archaeological horizon although the degree and extent of this is unknown. As such there is considered to be a low potential for archaeological remains to be present in this area. The strategic site has on the whole remained undeveloped and as such the archaeological horizon will have been preserved, although potentially affected by ploughing. Development within the strategic site may therefore result in the damage or destruction of any as yet unknown archaeological remains which may be present.

### Cumulative Impact

- 22.4.6 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic sites HSG6 and EMP2. Development within the strategic site alongside development within these strategic sites will increase the loss of historic landscape character surrounding Exhall Hall, impact upon its wider setting and cause further separation from non-designated medieval heritage assets within the wider area.

### Summary

- 22.4.7 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in regards to changes within the setting of Exhall Hall moat and its associated Listed Buildings, and the as yet unknown presence of archaeological remains of possible medium heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 22.5**.

**Table 23: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The strategic site comprises large rectilinear fields with straight boundaries indicating possible planned enclosure. It is surrounded by modern development and severed from farmland to the south by the M6 corridor. There has been field boundary loss within the strategic site which has fragmented the legibility of the enclosure pattern and thereby reduced the significance of the historic landscape character.	Negligible	High	Change within the strategic site has the potential to result in further loss to Historic Landscape Character, through the removal of field boundaries and the loss of agricultural land.
<i>Built Heritage</i>				
Exhall Hall, Grade II Listed Building. NHLE: 1034979.	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	Low	Development within the strategic site will reduce visible open land which is currently considered to contribute towards their historic interest as part of the historic context of the heritage assets and an understanding of the previous open character of the landscape.
The barn approximately 30 m southwest of Exhall	The building has high architectural and historic interest derived from	High	Low	Development within the strategic site will reduce

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
Hall, Grade II Listed Building. NHLE: 1365049	its age, rarity and historic association with the Moated Site at Exhall Hall.			visible open land which is currently considered to contribute towards their historic interest as part of the historic context of the heritage assets and an understanding of the previous open character of the landscape.
The Bridge Over Moat, Grade II listed Building. NHLE: 1185759	The building has high architectural and historic interest derived from its age, rarity and historic association with the Moated Site at Exhall Hall.	High	Low	Development within the strategic site will reduce visible open land which is currently considered to contribute towards their historic interest as part of the historic context of the heritage assets and an understanding of the previous open character of the landscape.
The Church of St Giles, Grade II* Listed Building (NHLE: 1186152) and associated Grade II Listed Structure (NHLE: 1319914, 1034990, 1116496, 1365055, 1034989)	The church and its associated structures derive historic and architectural interest from age, rarity and architectural detailing as well as from their setting, relationship to one another and relationship to the village of Ash Green.	High	None	No impacts upon these heritage assets or their setting are anticipated as a result of change within the strategic site.
The Cottage Grade II Listed Building (NHLE: 1034987)	The building has high architectural and historic interest derived from	High	None	No impacts upon this heritage asset or its setting

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	its age, rarity.			is anticipated as a result of change within the strategic site.
Newland Hall Farm Grade II Listed Building (NHLE: 1034987)	The building has high architectural and historic interest derived from its age, rarity and historic association with Coventry Priory Estate.	High	None	No impacts upon this heritage asset or its setting is anticipated as a result of change within the strategic site.
<i>Archaeology</i>				
As yet unknown archaeological remains relating to the Exhall Moated Site.	Holds archaeological interest derived from the rarity and good condition of the visible remains. There is a low potential for further remains relating to this site to extend within the strategic site. Any deposits would increase our knowledge of the moated site and its hinterland	Medium	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains
As yet unknown archaeological remains relating to the post-medieval gardens at Exhall Hall	Post-medieval pleasure gardens are not an uncommon feature within the area but this example was largely destroyed during the construction of the M6 Motorway. There is considered to be a low potential for remains relating to this being present within the strategic site.	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains
As yet unknown archaeological remains of	Within the study area a single struck flint and two Roman coins	Unknown	Not Applicable	Development within the strategic site may result in

<p>prehistoric and Romano-British date</p>	<p>suggest that there was activity during these periods within the vicinity of the site. There is considered to be a low potential for remains of these dates to be present which would be of medium significance and would increase our knowledge and understanding of the nature and extent of activity within the area for both periods.</p>			<p>the damage or destruction of as yet unknown archaeological remains</p>
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## 22.5 Maximising Enhancement and Avoiding Harm

22.5.1 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in regards to changes within the setting of the moated site at Exhall and the as yet unknown archaeological remains within the strategic site. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in **Section 21.5**.

- Development should be set back from the eastern and southern boundary of the site and a green buffer/ open undeveloped ground introduced so as to reduce any potential impacts upon the setting of Exhall Hall Moated Site and its associated Listed Buildings.
- Development should be of a scale not to detract from the prominence and importance of the Listed Buildings.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a programme of archaeological investigation would be required prior to determination of any planning application for the strategic site.
- Archaeological investigation in the form of geophysical survey or trial trench evaluation to identify the presence or absence of archaeological deposits within the strategic site.
- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 23. EMP8

### 23.1 Introduction

- 23.1.1 Strategic site EMP8 is located on the south-western edge of modern Nuneaton (Figure 1) and forms part of the Arbury Estate. The strategic site covers approximately 16 ha, split between two areas to the north and south of Griff Lane, and is bordered by fields to the north and south, with industrial development and infrastructure to the north and east.
- 23.1.2 The underlying geology of the strategic site is formed of mudstone and sandstone of the Whitacre Member with overlying deposits of clay and silt of the Bosworth Clay Member (BGS, 2016). The site rises gradually from southeast to northwest from approximately 98 m to 108 m aOD.
- 23.1.3 The strategic site has been subject in part to a historic environment assessment as it partially fell within the study area of PDA 5c in July 2014 (OA, 2014 Ref 5833). The following section revises, expands and updates this assessment in light of the new site boundary and in line with current best practice advice.

### 23.2 Historic Environment Baseline

#### Introduction

- 23.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.
- 23.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant and depicted on **Figure 40**. The HER Assets are assigned a number with their MON UID reference number within the text for ease of reference are depicted on **Figure 41** and listed in **Table 21**, Appendix 1.

#### Historic Landscape Character

- 23.2.3 The historic landscape character of the strategic site is formed of several components. To the north of Griff Lane the strategic site is characterised by large irregular fields with curvilinear boundaries running along the edge of Arbury Park (HLC type 13). Within the site is a broad-leaved woodland plantation first marked on modern Ordnance Survey maps (HLC type 27). This northern part of the strategic site is thought likely to have formed part of the park itself (Warwickshire HER, HLC – HWA5649).
- 23.2.4 To the south of Griff Lane the strategic site is defined by large rectilinear fields with straight boundaries (HLC type 18) and a small rectilinear field with straight boundaries associated with Lodge Farm (HLC type 5). The area may have once formed part of Arbury Park/Deer Park or part of earlier ancient woodland (Warwickshire HER, HLC – HWA5039). Evidence of ridge and furrow in this area suggests that this once formed part of a medieval open field system. Land to the north and northeast formed the western boundary of the Griff Colliery and has since been developed as part of the Bermuda Park industrial estate.

23.2.5 Within the 1 km study area is the Arbury Hall Grade II\* Registered Park and Garden (NHLE: 1001185). The Registered Park and Garden is located to the west of the strategic site, with the boundary of the strategic site abutting the Registered Park and Garden boundary at Griff Lodge to the south and overlapping to the north (**Figure 40**). The strategic site is located along Griff Lane between the childhood homes (South Farm and Griff House) of George Eliot. The landscape and the people around these homes were an inspiration to the author.

### **Built Heritage**

23.2.6 The Arbury Hall Grade II\* Registered Park and Garden forms the centre of the Arbury Hall Estate which includes numerous Listed Buildings. The majority of these Listed Buildings are focussed around the Grade I listed Hall (NHLE: 1185222) and associated Grade I listed Stables (NHLE: 1299708). These buildings are detailed in **Table 3** (Appendix 1). These buildings have a shared setting between the hall, stables and gardens which is relatively enclosed. Views from these buildings are focussed southwards across the Coverts, Garners and Hall Pools, towards the designed gardens and the parkland beyond. Along the eastern edge of the RPG screening in the form of mature shelter belts of trees prevents views beyond the RPG boundary. Due to the enclosed character of the setting of these designated heritage assets potential affects arising from change within the strategic site to these Listed Buildings are discussed in relation to the wider Registered Park and Garden.

23.2.7 Beyond the immediate vicinity of the hall, within the study area, there are a further six Listed Buildings which are considered to be associated with the Registered Park and Garden. These comprise the Tea House at SP 3395 8956 (Grade II\* Listed Building, NHLE: 1299615), South Farmhouse (Grade II\* Listed Building, NHLE: 1034972), the Grade II listed Bridge at SP 3428 8875 (NHLE: 1034970), Arbury Mill (Grade II Listed Building, NHLE: 1034971). As a result of screening by the mature planting of the Registered Park and Garden it is considered that changes within the strategic site will not affect the Tea House at SP3395 8956 (NHLE: 1299615) or the Bridge at SP 3428 8875 (NHLE: 1034970).

23.2.8 Within close proximity to the strategic site are the designated Griff Clara, Arbury Park Griff Lodges North Lodge (Grade II Listed Building, NHLE: 1034984), Griff Clara, Arbury Park Griff Lodges South Lodge (Grade II Listed Building, NHLE: 1365051) which demarcate an entrance to the registered historic parkland and an associated estate farm of Griff Lodge Farmhouse (Grade II Listed Building, NHLE: 1253712).

23.2.9 To the east of the strategic site is Griff House Hotel (Grade II Listed Building, NHLE: 1034983) and Griff Cottage and adjoining disused cottage (Grade II Listed Building, NHLE: 1299487). Neither Griff House Hotel nor Cottage share a visual association with the strategic site. However Griff House Hotel does share a historic relationship with Arbury Estate and South Farm House through the literary association with the landscape, and as the childhood homes, of the author George Eliot.

### **Archaeology**

#### **Previous Studies**

23.2.10 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area three archaeological investigations have been undertaken. An archaeological watching brief (**EWA3364**) was undertaken at Bermuda Park but revealed no archaeological features or finds. The two other investigations in the late 1990s relate to field observations at Arbury Hall/Garden (**EWA9585**) and Griff House, Chilvers Coton (**EWA9595**).

#### *Prehistoric - Romano-British*

23.2.11 The Nuneaton area is well known as a centre of Palaeolithic flint manufacturing, although no records relating to the prehistoric era were returned by the Warwickshire HER for the study area. The earliest records within for the study area relate to the site of several Roman tile kilns (**MWA1659**) and a possible Roman building (**MWA1791**). The tile kilns with eight stone packed postholes indicated the presence of a workshop or drying shed were excavated 400 m south of Dennis Farm. The possible Roman building is suggested through a spread of roman pottery, tile and building material in the area.

#### *Medieval*

23.2.12 The Warwickshire HER returned six records of medieval date within the study area. A clay pit (**MWA5062**) where clay was extracted during the medieval period is recorded extending into the south-eastern corner of the strategic site. Approximately 200 m to the east medieval pot wasters (**MWA5063**) of presumably fourteenth century date have been found. The extent of the medieval Chilvers Coton pottery industry extends over a wide area to the north of the strategic site and beyond the study area

23.2.13 The remains of a large moat (**MWA1651**) at Sudeley Castle (**MWA5140**) are located 500 m to the northeast of the strategic site. The name 'castle' is a misnomer but documentary evidence suggests a building was on the site by 1231-1242 when a chapel (**MWA6253**) was also recorded, although the house could have been earlier. The moated site was partially destroyed when the dual carriageway was constructed. An excavation revealed a building that was not indicative of a manor house but rather specialised lodge building suitable for short visits.

23.2.14 A well-preserved long cross penny (**MWA5143**) of Henry III was found in the topsoil during the excavation of Roman tile kilns to the northwest of the strategic site.

23.2.15 Fragments of the former medieval landscape are preserved as ridge and furrow earthworks within fields. An area of ridge and furrow is recorded to the west of the southern area of the strategic site next to South Farm, whilst another area of earthworks is recorded within the centre of the southern part of the strategic site around Griff Lodge Farmhouse. From observations made is part of this assessment the southern portion of the northern strategic site area may also contain earthworks of ridge and furrow which have not been previously recorded on the Historic Environment Record.

#### *Post-medieval – Modern*

23.2.16 The study area appears to have functioned as part of the rural farming landscape throughout the post-medieval period. During the late eighteenth

and early nineteenth century the surrounding area became known for coal mining and stone quarrying. The Warwickshire HER returned 11 records of post-medieval to modern date within the study area.

23.2.17 Directly bordering the eastern boundary of the northern part of the strategic site is the site of Griff Colliery (**MWA6714**) which was marked on the 1913 OS Map. Within the study area a total of five mine shafts (**MWA6667**, **MWA6668**, **MWA6671**, **MWA6672** and **MWA6673**) have been identified from the first and second edition Ordnance Survey Map. A mineral railway (**MWA6675**) which was situated at the Griff Colliery was in use during the post-medieval period.

23.2.18 To the west of the strategic site Arbury Mill (**MWA1888**) was built during the Imperial period and much of the present mill appears to date from the construction of the Arbury Park Canal system which was built from 1764 onwards. Arbury Park Bridge (**MWA20083**) located within the Registered Park and Garden is of mid- to late- eighteenth century date.

23.2.19 Within the study area post-medieval records include the site of two lime kilns (**MWA8114**) of post-medieval date and the Griff House Garden (**MWA12600**), a villa and pleasure grounds with a pool, paddock and summerhouse associated with the childhood home of the author George Eliot.

#### *Undated*

23.2.20 The Warwickshire HER returned three records of unknown date within the study area and all relate to kiln sites. A kiln site (**MWA5059**) is known to extend into the north-western corner of the southern part of the strategic site. Another kiln site (**MWA5064**) is recorded 500 m northwest of Collycroft but has not been excavated and a further group of kilns (**MWA5060**) of unknown date have been recorded 300 m northeast of Charity Spinney.

### **23.3 Statement of Significance**

#### **Introduction**

23.3.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the strategic site in **Section 23.2** above.

23.3.2 In accordance with Step 2 of Historic England's Advice Note 3 (October 2015) *The Historic Environment and Site Allocations in Local Plans* the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

#### **Historic Landscape Character**

23.3.3 The strategic site has a coherent historic landscape character that retains a character of time-depth through the survival of ridge and furrow earthworks and reflects medieval and post-medieval farming and land use. The spatial and historical relationship to the Arbury Estate increases its historic interest. In addition the strategic site is located between the childhood homes (South Farm and Griff House) of George Eliot along a trackway (Griff Lane) which links these properties and also passes the Grade II listed Arbury Mill Farm, often associated with Mill on the Floss. The settings of the listed buildings are considered in detail within the built heritage section, below.

23.3.4 Despite the modern industrial development intruding into landscape to the east the historic landscape character of the strategic site and the approach to Arbury Hall Park, Griff Lodge Farm, Arbury Mill Farm and South Farm which passes the strategic site provides a rural feel and an appreciation and experience of an earlier landscape which holds a specific and substantial communal value to those with an interest in the important literary figure of George Eliot. It is for this combination of critical factors that the historic landscape character is considered to be robust and is of medium heritage significance, which the strategic site makes a high contribution towards.

#### *Arbury Hall Registered Park and Garden*

23.3.5 Arbury Hall (Grade II\* RPG, NHLE: 1001185) is situated to the west of the strategic site. The RPG encompasses the mid-eighteenth century pleasure ground together with modified seventeenth century parkland. The RPG adjoins agricultural land and woodland on all sides and has extended drives which project from the main body of the park through the surrounding agricultural land, to the north, west and southeast. The site occupies a shallow valley and makes use of the topography and streams to form a series of canals, pools and cascades. There are a complex series of views within the site with principal views from the Hall and pleasure grounds south and south eastwards across the pools and park towards the boundary plantations. There are views from the park across the surrounding agricultural land particularly to the northwest and west.

23.3.6 Attributes which contribute towards the heritage interest of the Registered Park and Garden include its long standing history, with historic maps, drawings and other documents that detail the creation of the park, its evolution and use. Potential for evidence of earlier structures and landscaping schemes attribute archaeological interest to the RPG whilst the buildings and structures of the RPG also contribute to this historic interest through the date and quality of their fabric as well as the quality of their architectural design. In addition to this the RPG holds artistic interest demonstrated through not only the architectural detailing and artistry of the buildings but also through the use of planting, water features, and landscape design to create an aesthetically pleasing landscape with designed views and reveals (**Plate 5**). The majority of these views and reveals are within the RPG boundary and largely relate to the spatial interplay between the principal building of the hall and built structures within the park.

23.3.7 The setting of the Registered Park and Garden is defined by the surrounding estate lands. These estate lands vary in character and although largely agricultural in nature there are areas which have historically been industrial such as Newdigate Colliery to the south, Griff Colliery to the east, as well as part of the Coton Chilvers pottery industry. These areas share no visual connection to within the RPG due to the extensive screening provided by blocks of established woodland and shelter belts which surround it. Nonetheless these areas contribute towards the historic interest and setting of Arbury Hall by providing historical context and an understanding of the historic relationship between places. Surrounding farmland also makes a similar contribution towards the setting of the Registered Park and Garden and in particular the farmland at South Farm, Arbury Mill Farm, Griff Lodge Farm, Dennis Farm and Park Farm. This farmland is considered to make a positive contribution to the setting of the park.

23.3.8 The southern part of the strategic site surrounds Griff Lodge Farm is considered to make a positive contribution towards the setting of the RPG as part of the wider Arbury Estate by providing historical context and by enabling an understanding of the importance of farming to the economy of the estate. The northern part of the strategic site is located against the RPGs south-eastern boundary and as such contributes towards the agricultural land which separates the RPG from the industrial outskirts of Nuneaton. This area contributes towards the understanding of the complex nature of the historic landscape character of the estate lands. The north and south parts of the strategic site sit either side of Griff Drive which is a historic principal approach into the Arbury Hall Park and is in part covered by the Arbury Hall RPG designation. The southern part of the strategic site is located along one of the principal designed approaches to the park with a long view down a tree lined avenue towards the two Grade II Listed lodge houses, providing an appreciation of the historical agricultural surroundings of the RPG. This contribution is made all the more valuable by the loss of farmland and farm buildings to the north with the construction of the Bermuda Industrial estate and the loss of Arbury Lane Farm in the 1990s. Overall it is considered that the strategic site makes a high contribution towards the setting of Arbury Hall Park and its heritage significance.

#### **Built Heritage**

23.3.9 South Farm (Grade II\* Listed Building, NHLE: 1034972) is situated approximately 860 m southwest of the strategic site. The building is a farmhouse though likely to date to the seventeenth century with eighteenth and mid nineteenth century alterations. The building was originally listed as Grade I on account of its historical association with the author George Eliot, but is now listed at Grade II\*. The building is situated just south of the southern edge of the Arbury Hall Registered Park and Garden. There is a garden to the south of the building and ancillary farm buildings are located to the east and southeast (**Plate 13**). To the south are both arable and pastoral fields with blocks of woodland beyond (**Plate 14**).

23.3.10 Attributes which contribute towards the heritage interest of the building comprise the age of its fabric, the quality of its architectural design and the vernacular style of the building. These aspects contribute towards the historic and architectural interests of the building, whilst the historical association of the building with the author George Eliot makes an additional contribution towards the historic interest of the building.

23.3.11 The setting of the building is defined by its position on the southern edge of Arbury Hall Park, the agricultural fields to the south of the farmhouse and the immediate farmyard and associated farm buildings to the east. The position of the building on the edge of the Arbury Hall parklands contributes towards the understanding of the building's role as part of the wider estate of Arbury Hall and forms one of a chain of estate farms (South Farm, Arbury Mill Farm, Griff Lodge Farm) along the southern edge of the park. Its position on the outer edge of Arbury Park distances the working element of the estate from the recreational park and pleasure grounds and enables an understanding of the economy and contribution of the surrounding countryside to the hall. The agricultural buildings to the east of the farmhouse and agricultural fields to the south also provide historic context by enabling an appreciation of the function and purpose of the farmhouse and its role within the farm complex. As such

- the setting of the building is considered to make a positive contribution towards its heritage interest.
- 23.3.12 The building is considered to be of high heritage significance due to its historic and architectural interest drawn from its fabric and association with George Eliot and the positive contribution its setting makes to these interests.
- 23.3.13 The strategic site is situated approximately 860 m to the northeast. There is little visibility between the Listed Building and its setting towards the strategic site. Despite this the strategic site is considered to retain a historical link with South Farm as part of the farmland associated with Arbury Hall Estate due to the association of historical places that can be readily appreciated and experienced within a rural setting. South Farm and Griff Lodge Farm are both built in a similar architectural style, materials with an allied date of the eighteenth century and alongside Arbury Mill Farm are situated along the southern border of Arbury Hall RPG. . It is therefore considered that the strategic site makes a low contribution towards the setting of South Farm and its heritage significance.
- 23.3.14 Arbury Mill Farm (Grade II Listed Building, NHLE: 1034971) is located approximately 360 m west of the strategic site. The building was originally fed by a canal and is said to have been one of the inspirations for George Eliot's 'The Mill on the Floss'. The building is situated on the southern edge of Arbury Registered Park and Garden and is surrounded by woodland, with an associated outbuilding and extensive modern farmyard to its south.
- 23.3.15 Attributes which contribute towards the heritage interest of the building comprise the age of the fabric, quality of the architectural design and technological aspects of the building all of which contribute towards the historic and architectural interest of the building. It is also considered that the potential association of the building with the author George Eliot and 'The Mill on the Floss' which contributes to its historic interest.
- 23.3.16 The setting of the building is defined by its position on southern edge of Arbury Hall Park, the agricultural fields and farmyard to the south and the extensive canal system which runs through Arbury Hall. The position of the building on the edge of the Arbury Hall Park contributes towards the understanding of the building's role as part of the wider estate of Arbury Hall. As with South Farm, its position on the outer edge of the designed landscape distances the working element of the estate from the recreational park and gardens and enables an understanding of the economy and contribution of the surrounding countryside to the hall as part of the wider estate and forms one of a chain of estate farms (South Farm, Arbury Mill Farm, Griff Lodge Farm) along the southern edge of the park.
- 23.3.17 The mature trees to the north which screen the agricultural buildings and agricultural fields to the south also provide historic context by enabling an appreciation and enhances the experience of the function and purpose of the mill within a wider agrarian context. The canal system enables an understanding of the operation of the mill and contributes archaeological and historic interest as part of the evidence of the mill's technical workings. As such the setting of the building is considered to make a positive contribution towards its heritage interests.



- 23.3.18 The building is considered to be of high heritage significance due to the architectural, archaeological, and historic interest and the positive contribution its settings makes to these interests. The historic interest is further enhanced by the association with George Eliot.
- 23.3.19 The strategic site is situated approximately 360 m to the east. There is little visibility between the Listed Building and the strategic site although there are views from the wider setting of the building which does incorporate views towards the strategic site. The southern part of the strategic site surrounds Griff Lodge Farm and contributes towards its heritage significance as part of its rural surroundings. Griff Lodge Farm is considered to retain a historical link with Arbury Mill Farm as one of a chain of estate farms along the southern edge of the park. It is considered likely that the mill at Arbury Mill Farm would have served all of the estate farms and therefore historically held a functional relationship with these farms and their surrounding farmland. As such these surviving estate farms are considered to contribute towards the setting of Arbury Mill Farm by contributing towards Arbury Mill's historic interest. As one of these estate farms it is considered that Griff Lodge Farm and its surrounding fields which form the strategic site make a medium contribution towards the setting of Arbury Mill and its heritage significance. Griff Lodge Farmhouse (Grade II Listed Building, NHLE: 1253712) is enclosed by the strategic site to its west, south and east. The building is a Flemish bond red brick farmhouse which is an early eighteenth century remodelling of an earlier house. To the south and west of the listed building is a series of ancillary farm buildings, beyond which are a series of paddocks and fields.
- 23.3.20 Attributes which contribute towards the heritage interest of the building comprise the age, quality and rarity of its fabric and design and its relationship to Arbury Hall Parkland, all of which contribute towards the historic and architectural interest of the building.
- 23.3.21 The setting of the building is defined by its relationship to the surrounding farmyard and buildings, nearby paddocks and field system and its position on Griff Lane upon the approach to the lodge houses. This setting is agrarian in nature and demonstrates a clear link between the farm and Arbury Hall. The adjacent farm buildings and farmyard as well as the surrounding fields contribute towards the historic interest of the building by clearly demonstrating the operational context of the building, whilst surviving ridge and furrow demonstrates the longevity of farming in this area. To the north is a modern industrial park. Although the majority of these buildings are not visible from the farm they do have a negative impact upon the setting of the building with the introduction of noise pollution from the working units. Despite this the overall setting of the building is considered to make a positive contribution towards the heritage interests of the building.
- 23.3.22 The building is considered to be of high heritage significance due to the architectural and historic interest and the positive contribution its settings makes to these interests.
- 23.3.23 The strategic site comprises the immediate farmland relating to the farmhouse and includes paddocks and areas of ridge and furrow. This farmland contributes to the historic context of the building, enables an understanding of the functional and operation of the building with the wider context of the farm. As such the strategic site and in particular the southern part of the strategic

site makes a high contribution towards the setting of the building and a high contribution towards the heritage significance of the building.

- 23.3.24 Griff Clara, Arbury Park Griff Lodges, Right (North) (Grade II Listed Building, NHLE: 1034984) and Left (South) (Grade II Listed Building, NHLE: 1365051) are located directly between the northern and southern parts of the strategic site and within the designated area of the Registered Park and Garden. These buildings are constructed in regular coursed sandstone and form a late eighteenth century entrance to the designed landscape. Both have mid-late twentieth century additions.
- 23.3.25 Attributes which contribute towards the heritage interest of the building comprise the age, quality and rarity of their fabric and design and relationship to Arbury Hall parkland, all of which contribute to the historic and architectural interest.
- 23.3.26 The setting of these buildings is defined by their relationship to Arbury Hall and their position on Griff Lane/ Drive which is the principal approach to Arbury Hall from the east. From the eastern end of the drive the buildings appear either side of the driveway creating a gateway through which visitors to the hall are required to pass (**Plate 15**). Their relationship to the hall is emphasised by their architectural quality and prominent nature. Views towards the buildings are limited to the drive as mature trees screen views from the north and the south. The quality of the view along the drive from the east towards the lodges has been affected by the construction of industrial units along the northern side of the drive and a loss of rural historic landscape character in these areas (**Plate 16**). Despite this the setting is still considered to make a positive contribution towards the heritage interest of these listed buildings.
- 23.3.27 The buildings are considered to be of high heritage significance due to their attributes which contribute towards their architectural and historic interests and the positive contribution its setting makes to these interests.
- 23.3.28 The strategic site is located on both sides of the lodge houses and run alongside the drive which approaches them. As part of a designed view towards the lodge houses and the contribution the historic landscape character makes to their immediate surroundings it is considered the strategic site makes a high contribution towards the setting and heritage significance of these Listed Buildings.

### Archaeology

- 23.3.29 A area of known ridge and furrow earthworks is located within the centre of the southern part of the strategic site. From remote sensing sources this is well preserved and is of medium heritage significance. Further fields containing ridge and furrow have been identified within the study area and there is considered to be a medium potential for further remains of ridge and furrow to be located within the strategic site which have not been identified through the Turning the Plough Project. These areas would be up to low heritage significance. Extending into the site is a medieval clay pit which is considered to be of low significance and kilns which extend into the strategic site are of unknown date and unknown heritage significance. If these are of medieval date and associated with the medieval pottery industry to the north they may be considered to be of medium heritage significance for their

potential contribution towards the understanding and knowledge of the area's medieval pottery industry.

23.3.30 Despite the Romano-British period being poorly understood within the region there are two sites known within the study area indicating that there was activity within the vicinity of the strategic site during this period. As such there is considered to be the potential for encountering Romano-British remains within the strategic site. Any remains if present would be of medium significance and would increase our knowledge and understanding of Romano-British activity within the area.

23.3.31 The strategic site is situated within undeveloped agricultural land and as such any archaeological remains will have been preserved beneath the plough zone horizon. Further work would be required to ascertain whether archaeological remains are present within the strategic site and to confirm the heritage significance of these deposits.

23.3.32 The former Griff Colliery is located adjacent to the eastern side of the strategic site and is clearly defined on Ordnance Survey maps and as such it is not anticipated that remains relating to this will be present within the strategic site.

## **23.4 Summary of Potential Impacts**

### **Introduction**

23.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

23.4.2 The strategic site falls within an area of historic landscape character considered to be of medium heritage significance. This significance is derived from the complex and coherent character of the historic landscape which reveals an evolving landscape which supported both farming and industry that historically contributed towards the wider operations of the Arbury Estate. The associative historic interest with George Eliot within this area of landscape and her links to Arbury Estate and the farms also contributes to this heritage significance.

23.4.3 Development of this area would result in a loss of historic landscape character with the removal of field boundaries, loss of ridge and furrow earthworks and a change to the rural character of the landscape.

### ***Arbury Hall Registered Park and Garden***

23.4.4 The strategic site is considered to make a high contribution towards the setting of Arbury Hall Registered Park and Garden. This contribution is derived from the historic association of the strategic site with the wider estate and the strategic site's position along one of the principal drives into the Registered Park and Garden.

23.4.5 The potential impact is derived from the affect upon a designed view into the Registered Park and Garden along Griff Lane towards the Griff Clara Lodges,

the introduction of further noise and traffic pollution and from the perception of the possible reduction in the quantity and quality of surrounding rural landscape around the parkland and the removal of the already limited separation between parkland and development along Griff Lane.

### **Built Heritage**

- 23.4.6 The strategic site is considered to make a high contribution towards the setting of Griff Lodge Farm as part of its immediate rural context. Change within the strategic site will result in a loss of positive attributes which contribute to the setting of the listed building and its heritage significance.
- 23.4.7 The strategic site is also considered to make a high contribution towards the setting and heritage significance of the Griff Clara Lodges. Change within the strategic site will result in an alteration to the designed view towards these buildings along Griff Drive. It will also bring development within closer proximity to buildings resulting in a change to the surrounding historic landscape character, increased noise and traffic pollution.
- 23.4.8 In addition to this the strategic site is also considered to make a medium and low contribution towards the setting of Arbury Mill Farm and South Farm, respectively as part of the wider agricultural context of the Arbury Estate. The enclosure through surrounding development and thereby isolation of Griff Lodge Farm from farmland to the south and the adjacent estate farms to the west will inhibit the ability to experience and appreciate the operation of the farms within their historic context and setting.

### **Archaeology**

- 23.4.9 The strategic site lies adjacent to the former Griff Colliery but has remained undeveloped. Therefore the archaeological horizon will have been preserved and archaeological deposits if present will have survived, beneath the historical plough zone. Development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

### **Cumulative Impacts**

- 23.4.10 Development within the strategic site has the potential to result in cumulative impacts in conjunction with strategic sites HSG2 and HSG4 upon the designated heritage assets of Arbury Hall Registered Park and Garden and its associated Listed Buildings. Development within the strategic site alongside development within these strategic sites will increase the loss of historic landscape character surrounding Arbury Hall and affect the ability to interpret and understand the historic context and operation of the estate land and the contribution the surrounding landscape made towards the estate.

### **Summary**

- 23.4.11 In summary it is considered that there are specific heritage concerns regarding development within the strategic site. These concerns are in regards to loss of historic landscape character and the associative historic interest with George Eliot, impacts upon the setting of Arbury Hall Registered Park and Garden and on the setting of several listed buildings in close proximity to the strategic site, and impacts on the as yet unknown presence of archaeological remains. Given the heritage significance of the designated

heritage assets affected and the scale of the strategic site it is considered, other than by significantly reducing the area of the strategic site, there are few opportunities for detailed design to avoid harm or to maximise enhancement which would overcome these concerns. However opportunities are explored in **Section 23.5**.

**Table 24: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	A fieldscape with associated listed farm and clear time-depth which forms a coherent and robust historic landscape. Area associated with George Eliot’s childhood homes and literary inspirations.	Medium	High	Development within the strategic site may results in further loss of hedgerows and agricultural land, further reducing historic landscape character.
Arbury Hall, Grade II* RPG. NHLE: 1001185	The RPG has historic, architectural artistic and archaeological interest as a result of its long standing history, associated documents, quality, rarity and survival of its historic fabric, planting, layout and design and the potential for remains relating to its early history	High	High	Development of this area may result in a loss of historic landscape character with the removal of field boundaries, loss of ridge and furrow earthworks and a change to the rural character of the landscape.
<i>Built Heritage</i>				
South Farm, Grade II* Listed Building, NHLE: 1034972	The age of the building, the quality of its fabric, architectural design alongside the vernacular detailing and style of the building all contribute towards the historic and architectural interest of the building. The historic interest of the building is further increased by its association with the author George Eliot and its relationship to the surrounding farm, agricultural land and the Arbury Hall Estate.	High	Low	The strategic site is also considered to make a low contribution towards the setting of Arbury Mill and South Farm as part of the wider agricultural context of the Arbury Estate. The enclosure and thereby isolation of Griff Lodge Farm from farmland to the south and adjacent farms to the west will inhibit the

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
				ability to understand the operation of the farms within their historic context.
Arbury Mill, Grade II Listed Building. NHLE: 1034971	The age of the building quality of the architectural design and technological aspects of the building contribute towards the historic and architectural interest of this building. The building also draws historic interest from its relationship with the Arbury hall Estate, the canalised streams, associated farm buildings and agricultural land. It is considered that the building also holds addition historic interest as a result of its connection to the author George Eliot and is thought to have inspired 'The Mill on the Floss'.	High	Medium	The strategic site is also considered to make a low contribution towards the setting of Arbury Mill and South Farm as part of the wider agricultural context of the Arbury Estate. The enclosure and thereby isolation of Griff Lodge Farm from farmland to the south and adjacent farms to the west will inhibit the ability to understand the operation of the farms within their historic context.
Griff Clara, Arbury Park, Griff Lodges, Grade II Listed Buildings. (NHLE: 1034984 and 1365051 respectively).	These buildings hold historic and architectural interest as a result of the age, quality and rarity of their fabric and design as well as their relationship to the Arbury hall Parkland.	High	High	The strategic site is also considered to make a high contribution towards the setting and heritage significance of the Griff Clara Lodges. Change within the strategic site will result in an alteration to the designed view towards these buildings along Griff

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
				Drive. It will also bring development within closer proximity to buildings resulting in a change to the surrounding historic landscape character, increased noise and traffic pollution.
Griff Lodge Farmhouse. Grade II Listed Building, NHLE: 1253712	Attributes which contribute towards the heritage interest of the building comprise the age, quality and rarity of its fabric and design and its relationship to Arbury Hall Parkland, all of which contribute towards the historic and architectural interest of the building. The building is considered to be of high heritage significance due to the architectural and historic interest and the positive contribution its settings makes to these interests.	High	High	The strategic site is considered to make a high contribution towards the setting of Griff Lodge Farm as part of its immediate rural context. Change within the strategic site will result in a loss of positive attributes contributed by the setting of the building towards its heritage significance.
<i>Archaeology</i>				
Ridge and Furrow	Examination of satellite imagery indicates the presence of areas of well-preserved ridge and furrow within the study area. A site visit was unable to ascertain whether or	Well preserved- Medium Other areas- Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.



Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	not these survived as prominent earthworks. There is considered to be a medium potential for below ground remains relating to further ridge and furrow to be present within the strategic site.			
Medieval Clay Pit	The Warwickshire HER records the presence of a large medieval clay pit extending into the south eastern corner of the strategic site which is considered to be low significance.	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains if present.
Kilns of unknown date	A kiln site is known to extend into the north western corner of the site. These have not been excavated and as such are of unknown date. If these are medieval in date and associated with the medieval pottery industry to the north they would be of medium significance and would contribute towards our understanding and knowledge of the extent of the medieval pottery industry within the area.	Unknown but possibly medium	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains
As yet unknown archaeological remains of Romano-British date.	The Romano-British period is poorly understood within the area although two sites are known within the study area indicating that there was activity within the	Unknown but possibly medium	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	vicinity of the strategic site during this period.			
As yet unknown archaeological remains of other periods	The strategic site is situated within undeveloped agricultural land and as such the archaeological horizon will have been preserved and as such there is an unknown potential for further remains to be present within the strategic site.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of as yet unknown archaeological remains

## **23.5 Maximising Enhancement and Avoiding Harm**

23.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- To avoid harm to the approach to Griff Clara Lodges and Griff Lodge Farmhouse it is recommended that the southern part of the strategic site is removed from the developable area.
- Development within the northern part of the strategic site should avoid the southern boundary so as prevent intrusion upon the Griff Clara North Lodge and impact upon possible ridge and furrow earthworks.
- Any development should be of a scale, mass, height and density which can be screened by the existing planting of the main body of the Registered Park and Garden.
- The existing trees and hedgerows which screen the RPG and views to and from the strategic site should be retained and where necessary enhanced.
- Screening along the southern boundary of the northern part of the strategic site could be enhanced so as to prevent views from the lodge into the developed area.
- Any lighting should not exceed the height of the development and should be designed with regards to minimising light pollution.
- The design should carefully consider potential noise pollution and mitigate accordingly.
- Access to the strategic site should avoid the use of Griff Lane/ Drive which should avoid being further urbanised.
- Development on areas of well-preserved ridge and furrow should be avoided and retained through careful siting of green space within the strategic site.
- Any development should take the opportunity to secure an asset management plan for The Arbury Estate which includes measures to be taken and commitments to the repair and maintenance of Park Farmhouse and the Tea House, both Grade II\* Listed Buildings included on the Heritage at Risk Register. Alternatively a Listed Building Heritage Partnership Agreement could be agreed in relation to the buildings. This would help to offset impacts to the RPG resulting from a loss of historic and archaeological interest currently contributed to by its setting.
- Archaeological investigation in the form of geophysical survey or trial trench evaluation would identify, characterise and assess the significance of the known archaeological deposits within the strategic site and would confirm the presence or absence of archaeological deposits in the remainder of the strategic site. This would be required prior to the determination of any planning application submitted for the strategic site.

- Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these heritage assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 24. NUN199 and NUN147 - Hawkesbury

### 24.1 Introduction

24.1.1 Strategic site NUN199 and NUN147 is located 1.2 km south of Bedworth town centre (Figure 1) and cover an area of approximately 31.5 ha. The strategic site is bordered by the Coventry Canal to the east, a railway line and industrial buildings to the west and residential housing to the south. The site currently comprises of scrubland with ponds in the centre and towards the north.

24.1.2 The natural geology of the site is complex. The bedrock in the western half of the site is mapped as Halesowen Formation which is a mixture of mudstone siltstone and sandstone. The northeast of the strategic site the bedrock geology is recorded as Pennine Middle Coal Formation and Etruria formation which comprises mudstone and sandstone. The whole site is overlain by superficial Thrusington Member - Diamicton formation. The site is situated at approximately 95 m aOD.

24.1.3 The strategic site has been subject to a historic environment assessment as PDA 9 in July 2014 (OA, 2014 Ref 5833). The following section revises and updates this assessment in line with current best practice advice.

### 24.2 Historic Environment Baseline

#### Introduction

24.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

24.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on Figure 28. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on Figure 29 and listed in Table 15, Appendix 1.

#### Historic Landscape Character

24.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

24.2.4 The strategic site was formerly Hawkesbury Golf Course and as such is recorded by the Warwickshire HLC project as a designed landscape area (HLC type 57). Prior to this the site was a colliery which remained operational after 1955. The site is currently in use as publically accessible parkland, which extends northwards beyond the strategic site. To the east the strategic site is bordered by the Coventry Canal and to the west by an embanked railway line beyond which is modern industrial development. To the south is Hawkesbury which mainly comprises of modern residential development located between the canal and the railway line.

### **Built Heritage**

- 24.2.5 To the south of Hawkesbury is Hawkesbury Junction Conservation Area which forms the terminus of the Coventry Canal Conservation Area as designated by Coventry City Council (CCC, 2012). Just beyond the Conservation Area is Grange Farmhouse (Grade II Listed Building (NHLE: 1076647) and the Grade II Listed no. 175 and 177 Grange Road (NHLE: 1115545). In the case of these Listed Buildings the modern residential development between these heritage assets and the strategic site results in no visual connection. As the buildings do not share any known historic association with the strategic site it is considered the strategic site does not contribute to the setting or heritage significance of the designated heritage assets.
- 24.2.6 To the west of the strategic site are two further designated Grade II Listed Buildings; Tolldish Hall and Tolldish Hall Cottage (NHLE: 1185843) and Hawkesbury Hall and attached outbuildings (NHLE: 1185886). These buildings are located at approximately 770 m and 620 m away from the strategic site. In both instances the setting of these buildings is considered to be defined by their surrounding agricultural land from which they draw their historic interest. Screening between these buildings and the strategic site in the form of hedgerows, shelter belts and mature trees ensures there is no visual connection between these designated heritage assets and the strategic site. It is therefore considered the strategic site does not contribute to the setting or heritage significance of the designated heritage assets and therefore these heritage assets are not discussed further.

### **Archaeology**

#### ***Previous Studies***

- 24.2.7 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the wider study area a geophysical survey was undertaken at Lock Keepers Cottage, Hawkesbury Junction (EWA6974) which revealed evidence of walls and a possible capped well and pit.

#### ***Prehistoric - Romano-British***

- 24.2.8 The Warwickshire HER returned no records of prehistoric or Romano-British date within the strategic site or the study area.

#### ***Medieval***

- 24.2.9 The Warwickshire HER records a single record of medieval date which relates to the possible site of Hawkesbury/ Tackley deserted settlement (MWA463) located within the southern part of the strategic site. The Victoria County History (VCH; Pugh, 1969: pgs 57-70 & 104-114), disputes whether this is the site of a medieval village, suggesting it is possible that the area may have consisted of scattered occupation rather than a nucleated settlement. The area is now a disused colliery and any remains are likely to have been destroyed.
- 24.2.10 Two areas of ridge and furrow associated with medieval open field agriculture are recorded on the southern edge of the study area.

### *Post-medieval - Modern*

- 24.2.11 The study area appears to have functioned as part of the rural farmed landscape through the post-medieval period. The Industrial Revolution of the eighteenth century to early nineteenth century brought around radical changes and growth in the area which became known for coal mining and stone quarrying. The stretch of Coventry Canal (MWA4373) which marks the eastern border of the site was completed as far as Nuneaton by 1771. The Oxford Canal (MWA4348) was constructed at a similar time but due to the difference in heights water was lost to the Coventry Canal. An engine house (MWA1860) was built at the junction between the two canals to maintain the water level. In the northern part of the strategic site was the Hawkesbury Canal basin (MWA4373), an open area of water lined with wharfs and warehouses. Another canal basin (MWA4375) was located to the east of Black Bank to the north of the strategic site. Both basins were served by tramways (MWA6705) from the nearby Exhall Colliery (MWA6645) located to the west. The Hawkesbury Colliery (MWA6706) was located to the north of the site along with a number of mineshafts (MWA6701-4).
- 24.2.12 Examination of historical maps shows extensive quarrying across the northern part of the site around Hawkesbury Basin and to the south of Hawkesbury Colliery Farm. An area to the west and small stretch at the eastern side adjacent to the canal appears to have remained unquarried. Development around the strategic site has occurred only recently with the construction of an industrial estate to the west in the late twentieth century.

## **24.3 Statement of Significance**

### **Introduction**

- 24.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### **Historic Landscape Character**

- 24.3.2 There are no designated landscapes of historic interest with the strategic site or study area.
- 24.3.3 The Historic Landscape Character of the strategic site has received substantial alteration throughout the modern era. Although currently considered a designed landscape (HLC type 57), it was formerly a colliery with an industrial character. Areas do remain towards the south which has not been subject to extraction; however no earlier field pattern has survived (**Plate 47**). As such it is considered to be of negligible heritage significance.

### **Built Heritage**

- 24.3.4 At present there is no Conservation Area Appraisal for the Hawkesbury Junction Conservation Area which was first designated in 1976. The following assessment is based upon observation made during site visits during this assessment. The Conservation Area is situated across the administrative

boundaries between Nuneaton and Bedworth Borough Council and Coventry City Council. It is situated to the south of the strategic site at the junction between the Coventry Canal and the Oxford Canal and comprises the waterway and associated designated heritage assets on either side of the canals which include The Greyhound Inn (Grade II listed, NHLE:1265692), Engine House (Grade II listed, NHLE: 1365077), Footbridge over junction of Coventry and Oxford Canals (Grade II listed, NHLE: 1319924), 4-14 Sutton Stop (Grade II listed, NHLE: 1226778) and Roving Bridge over Oxford Canal (Grade II listed, NHLE: 1365056).

- 24.3.5 The Coventry Canal Conservation Area was designated in 2012 and extends 5.5 miles from the Hawkesbury Junction at its northern end to the canal basin in Coventry city centre to the south and includes the course of the canal, banks and associated infrastructure.
- 24.3.6 Both Conservation Areas are considered to be of special interest due to their historic, archaeological and architectural interests which derive from the age of the canal and the original features retained such as warehouses, bridges, and mileposts (**Plate 48**); the social and communal value of the canal and the importance of it in the growth of the area and the impact it has had upon the layout and character of its environs.
- 24.3.7 The setting of both of the Conservation Areas is tightly defined by the canal and it is this setting which links these two designated heritage assets together and enables an understanding and appreciation of the historic operation and function of the canal.
- 24.3.8 The Conservation Areas are considered to be of special interest as a result of the architectural, archaeological and historic interests of the canal's physical presence and the positive contribution its setting makes to those interests. As such it is considered to be of high heritage significance.
- 24.3.9 Although there is no intervisibility between the Conservation Areas and the strategic site the site is considered to contribute towards the historic interest of the canal as one of the former industrial and coal mining sites which the canal would have served. A non-designated stretch of the canal borders the site to the east enabling an appreciation of the historic relationship between the two (**Plate 49**). This stretch of the canal holds historic, architectural and archaeological interest derived from its age, construction, fabric, associated structures and its contribution towards the understanding of the development and economy of the areas through which it passed. As a result of its demonstrable regional importance it is assessed that the canal is a non-designated heritage asset of medium heritage significance.
- 24.3.10 As the strategic site has lost some of its historic character and function the contribution towards the understanding of the canal is restricted and therefore it is considered that the site makes a low contribution towards the heritage significance of the Conservation Areas and the non-designated stretch of the canal.
- Archaeology**
- 24.3.11 Hawkesbury Basin was located towards the north-eastern boundary of the strategic site and would have been lined with wharves and warehouses loading



and unloading barges. Also marked on the early historical maps are extensive areas of quarrying to the north of the strategic site and large areas to the south of Hawkesbury Colliery Farm, tramlines servicing the basin from Exhall Collieries and a coal shaft towards the north-western boundary. The works associated with the construction of the basin and associated infrastructure and buildings and the extensive quarrying across the strategic site would have had a significant impact upon any potential archaeological remains, completely destroying any that might have been present and as such these areas have no archaeological potential for earlier deposits. However there is a high potential for remains relating to early wharfs and buildings which would be of local interest and therefore of at least low heritage significance. Any remains would add to the knowledge and understanding of the industrial history and development of the Hawkesbury area and the relationship between the quarry and the canal.

24.3.12 Historical maps indicate that an area to the west and a smaller area to the east parallel to the canal were not quarried and as such there is the potential for archaeological remains to survive if present in these areas. Documentary evidence suggests that the deserted medieval settlement of Hawkesbury/Tackley is located in the southern part of the strategic site. No above ground evidence of a settlement is present and if located here any remains will have been destroyed by later quarrying. There is considered to be a low potential for remains to be present in the unquarried areas of the strategic site which would be of medium significance and increase our knowledge of medieval settlement in the area.

24.3.13 More recently the strategic site has been a golf course which will have caused further localised truncation. In areas that were not previously quarried this would have impacted upon the archaeological horizon, damaging any archaeological remains if present. As such there is considered to be a low potential for further remains of other periods to be present within the strategic sites the significance of which is unknown. Further work would be required to ascertain levels of truncation and whether archaeological features are present within the strategic site and the extent, character and significance of these deposits.

## **24.4 Statement of Potential Impacts**

### **Introduction**

24.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered

### **Historic Landscape Character**

24.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).

24.4.3 The historic landscape character area has negligible heritage significance as a result of the later conversion of the quarry site and fields to a golf course. The introduction of new development within the strategic site may result in the loss

of any residual features of the quarry and industrial landscape which have survived the alterations undertaken to accommodate the former golf course.

### **Built Heritage**

- 24.4.4 Change within the strategic site has the potential to affect the setting of both the Hawkesbury Junction and Coventry Canal Conservation Areas, both considered to be of high heritage significance, and a non-designated stretch of Coventry Canal of medium heritage significance, through the introduction of new development along the non-designated section of the canal.

### **Archaeology**

- 24.4.5 Areas towards the north and the south of the strategic site have been subject to extensive quarrying. However any potential development within the northern part of the site has a high potential to impact upon post-medieval deposits associated with Hawkesbury Basin and industrial buildings associated with the canal, these remains are considered likely to hold low heritage significance for their contribution towards the understanding of industrial Nuneaton and the workings of the canal
- 24.4.6 In those areas of the strategic site that have not been previously impacted by historical quarrying it is anticipated that localised truncation of the archaeological horizon may have occurred during the construction of the golf course within the strategic site. It is therefore considered that there is a low potential for as yet unknown archaeological remains relating to the medieval settlement of Hawkesbury, should these remains be encountered they would be considered to be of medium heritage significance for their potential to further knowledge regarding medieval activity within the area.
- 24.4.7 Finally it is considered that there is unknown potential for archaeological remains of other periods to be present within the site. Any such remains are anticipated to be of low heritage significance.
- 24.4.8 Development within those previously unquarried areas may result in the damage or destruction of as yet unknown archaeological remains which may be present within the strategic site.

### **Cumulative Impact**

- 24.4.9 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

### **Summary**

- 24.4.10 In summary it is considered that there are potential heritage concerns regarding development within the strategic site. Specifically these are in regards to Coventry Canal, the setting of its associated Conservation Areas and the as yet unknown presence of archaeological remains potentially of low-medium heritage significance. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in Section 24.5.

**Table 25: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	The historic landscape character has been subject to substantial alterations throughout the modern era as a result the impact of coal mining and extraction on former farmland, followed by the use of the site as a golf course.	Negligible	High	The introduction of new development within the strategic site may result in the loss of any residual features of the quarry and industrial landscape which have survived the alterations undertaken to accommodate the former golf course.
<i>Built Heritage</i>				
Hawkesbury Conservation Area	The conservation area derives historic, archaeological and architectural interests from the canal and its associated original features such as warehouses, bridges and mileposts. The canal holds further significance as a result of its impact upon the layout and character of it environs and it	High	Low	Change within the strategic site has the potential to affect the wider setting of the Conservation Area through the introduction of new development along a non-designated section of the canal.
Coventry Canal Conservation Area	The canal holds significance as a result of its impact upon the layout and character of it environs and its historic, archaeological and architectural interests derived from the canal structure and its	High	Low	Change within the strategic site has the potential to affect the wider setting of the Conservation Area through the introduction of new development along a

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	associated features such as warehouses, bridges, mileposts and connections to local industries.			non-designated section of the canal.
Coventry Canal non-designated heritage asset	Coventry Canal contributes towards the historic industrial development of the towns of Nuneaton and Bedworth	Medium	High	Change within the strategic site has the potential to affect the setting of the non-designated stretch of Coventry Canal through the introduction of new buildings along the canal edge.
<i>Archaeology</i>				
As yet unknown archaeological remains of medieval date	It is considered that there is low potential for medieval remains relating to the Hawkesbury/ Tackley DMV to survive in the areas not previously quarried. Any finds would increase knowledge of medieval settlement within the area.	Medium	Not Applicable	Development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.
Remains relating to the Hawkesbury canal basin	It is considered that there is high potential for remains relating to the canal and canal basin which may provide insight to the relationship between the quarry and the canal.	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.
As yet unknown archaeological remains of	There is a low potential for archaeological remains to be	unknown	Not Applicable	Development within the strategic site may result in

<b>Heritage Asset</b>	<b>Description of Significance</b>	<b>Heritage Significance</b>	<b>Contribution of Site</b>	<b>Potential Impacts</b>
other periods	present within the unquarried areas of the strategic site.			the damage or destruction of any as yet unknown archaeological remains which may be present.

## **24.5 Maximising Enhancement and Avoiding Harm**

24.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- A green space could be included within the design which would enable public accessibility to the canal.
- Preserve site of, and seek options to re-establish, historic canal basin at northern end of the strategic site.
- A heritage walk could be included which connects the strategic site with Hawkesbury Junction and the Coventry Canal Conservation Area beyond.
- Interpretation boards may improve knowledge in regards to the canal and industrial sites throughout the Nuneaton and Bedworth area to foster appreciation and understanding of these heritage assets.
- It is likely that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to determination of any planning application.
  - Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
  - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
  - In the case of the discovery of more significant archaeological deposits the harm upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

## 25. NUN182 – Rugby Club

### 25.1 Introduction

25.1.1 Strategic site NUN182 is located at Bedworth Rugby Club, 1.2 km southwest of Bedworth town centre (Figure 1). The site covers approximately 3.6 ha and comprises the club house, rugby pitches and a small karting track. The site is bound by residential housing to the north and east, a field and agricultural building to the south and the A444 dual carriageway to the west.

25.1.2 The natural geology of the strategic site is mapped as Whiteacre Member which comprises mudstone and sandstone overlain by superficial deposits of Thruslington Member -Diamicton (BGS, 2016). The site located at approximately 100 m aOD.

### 25.2 Historic Environment Baseline

#### Introduction

25.2.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from development within the strategic site, compiled from sources listed in Section 3.2.

25.2.2 Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number, where relevant, and depicted on Figure 24. The HER assets are assigned a number with their MON UID reference number within the text for ease of reference, are depicted on Figure 25 and listed in Table 13, Appendix 1.

#### Historic Townscape Character

25.2.3 There are no designated landscapes of historic interest with the strategic site or study area.

25.2.4 The strategic site comprises a sports field (HLC type 58) and currently in use as the town rugby field. To the south is an area of former meadow land now forming a flood plain for the River Sowe (HLC type 116). To the west of the strategic site is an area of modern residential development.

#### Built Heritage

25.2.5 To the northeast of the strategic site is the Bedworth Conservation Area which includes the Bedworth Cemetery Registered Park and Garden (NHLE: 1001592) and the Grade II\* Church of All Saints (NHLE: 1365052). These heritage assets are enclosed by built development as well as the mature garden planting of the surrounding area. Between the Conservation Area and strategic site is the Grade II Listed Water Tower (NHLE: 1116416) on Tower Road. Due to the height of this tower it is considered to have an extensive setting and is visible in views from the strategic site.

25.2.6 Approximately 1 km to the southwest of the strategic site is a group of heritage assets comprising Exhall Hall, an associated barn, bridge (all Grade II Listed Buildings (NHLE: 1034979, 1365049 & 1019141) and scheduled moated site (NHLE: 1019141). These assets share no visual connection or other association

with the strategic site and it is considered the strategic site does not contribute to their setting or heritage significance.

### **Archaeology**

#### ***Previous Studies***

- 25.2.7 There are no records within the Warwickshire HER of previous archaeological investigations having been undertaken within the strategic site. Within the study area a single archaeological investigation is recorded which relates to metal detecting (EWA7233) 500 m to the northwest of the strategic site which recovered a medieval jetton.

#### ***Prehistoric - Romano-British***

- 25.2.8 The Warwickshire HER returned no records of prehistoric or Romano-British date within the strategic site boundary or the wider study area.

#### ***Medieval - Modern***

- 25.2.9 The earliest record returned by the Warwickshire HER relates to a medieval jetton (MWA9420) that was found at the corner between Ambleside Road and Tarn Close 500 m northeast of the strategic site.

- 25.2.10 To the west of the strategic site is the possible site of a post-medieval moat (MWA1674) which has now been built over and all visible traces have been lost. In the same area as the moated site is the site of Bedworth Rectory Gardens (MWA12588) which also no longer survives. The HER records a mid-eighteenth century villa was situated within an extensive ground which included lawns, pleasure grounds and paddock.

- 25.2.11 To the west of the strategic site is a stone pit (MWA6649) which was marked on the first edition Ordnance Survey map and a brickworks (MWA6650) which is marked on the 1902 Ordnance Survey map. Both were in use during the Imperial period.

- 25.2.12 New housing estates were constructed to the southeast and the west of the site after the Second World War. The strategic site remained undeveloped until the sports ground that currently occupies the site was developed during the 1980s.

#### ***Undated***

- 25.2.13 The Warwickshire HER returned a single undated record which relates to Springfield House garden (MWA12613) which is a villa with surrounding pleasure grounds, paddock park and kitchen garden which was located at the eastern side of the study area and is now partly covered by Bedworth Cemetery and Bedworth Conservation Area.

## **25.3 Statement of Significance**

### **Introduction**

- 25.3.1 The following section assesses the significance of heritage assets which have been identified as potentially sensitive to change within the strategic site. In accordance with Step 2 of Historic England's Advice Note 3 (2015d) the following section assesses whether, how and to what degree the strategic site



contributes (in its current form) to the significance of these heritage assets including the contribution made by their setting.

### Historic Landscape Character

- 25.3.2 The historic landscape character of the strategic site is considered to hold negligible heritage significance as a result of its conversion to a sports field which is isolated and surrounded by modern residential development (**Plate 50**).

### Built Heritage

- 25.3.3 The Water Tower (Grade II Listed Building, NHLE: 1116416) is located approximately 440 m northeast of the strategic site. The building dates to 1898, is constructed in brick with terracotta panels and a pyramidal slate roof. The tower measures approximately 45 m high.
- 25.3.4 Attributes which contribute towards the heritage interests of the building include the rarity of the design and quality of survival of the fabric of the building, both of which contribute towards its historic and architectural interest (**Plate 51**).
- 25.3.5 Due to the height of the water tower the setting within which it can be experienced is extensive. There are views of the water tower from some distance in all directions. In these views the architectural interest of the building can be appreciated, although this is fortuitous rather than designed aspects of the water tower's setting. The setting of the water tower is considered to contribute towards the historic interest of the building as it is considered to extend to the surrounding historic core of Bedworth which the water tower would have served and the surrounding area which would have formed part of the Bedworth Parish Water Works. The setting of the water tower is considered to make a positive contribution towards the building's heritage interest.
- 25.3.6 The building is considered to be of high heritage significance due to its attributes which contribute towards its architectural and historic interests and the positive contribution its setting makes to these interests.
- 25.3.7 There are views towards the water tower from the strategic site and as such the strategic site is considered to form part of the wider setting of the Water Tower (**Plate 52**). These views do not contribute towards the historic interest of the building and are not the only available long distance view towards the building and as such it is considered that the strategic site makes a low contribution towards the heritage significance of the listed building.

### Archaeology

- 25.3.8 There are no known archaeological sites within the strategic site and it is anticipated that any remains if present will likely have been impacted upon by the construction of the Bedworth Rugby Club clubhouse and landscaping to level the pitches.
- 25.3.9 To the west of the site on the western side of A444 dual carriageway a post-medieval moated site is known to have existed but all remains of this have been built over by housing. There is considered to be a very low potential for remains relating to this to extend into the application area. Any finds if present may increase our knowledge and understanding of the site but this is considered to be only of local interest and as such would be of low heritage significance.

- 25.3.10 The strategic site is located at Bedworth Rugby Club. It is anticipated that the strategic site will have been levelled to create the sports fields and as such the archaeological horizon will have been truncated although the extent of which is unknown. The archaeological horizon will have been further truncated during the construction of the associated clubhouse. The strategic site is therefore considered to have a low archaeological potential although further work would be required to establish the degree of previous truncation and the extent, nature and significance of any remains if present.

## **25.4 Summary of Potential Impacts**

### **Introduction**

- 25.4.1 In accordance with Step 3 of Historic England's Advice Note 3 (2015d) the following section attempts to identify what impact the strategic site might have on the heritage significance identified in the previous section. In the absence of any specific scheme details general impacts which might affect the heritage significance of the identified heritage assets are considered.

### **Historic Landscape Character**

- 25.4.2 The strategic site is not situated within the setting of any designated heritage assets of landscape interest (Registered Park and Garden or Registered Battlefield).
- 25.4.3 Development within the strategic site will result in the loss of the sports field which is considered to hold negligible heritage significance.

### **Built Heritage**

- 25.4.4 The strategic site is considered to make a low contribution towards the setting of the Grade II listed Water Tower, as an area from which the architectural interest of the building can be appreciated. Development within the strategic site may restrict available views towards the Listed Building. However development within the strategic site will not affect the historic or architectural interest held by the fabric of the building, its historic association with the town of Bedworth or other views in which the building can be appreciated.

### **Archaeology**

- 25.4.5 There is considered to be a low potential for remains relating to the post-medieval moated site on the western side of the A444 dual carriageway to be present within the strategic site. Any deposits if present would increase our knowledge and understanding of the site which is considered to be of local interest.
- 25.4.6 The strategic site is situated at Bedworth Rugby Club. It is anticipated that the strategic site will have been levelled to create the sports fields and associated clubhouse and as such the archaeological horizon will have been truncated, although the degree of truncation is unknown. The strategic site is therefore considered to have a low potential for further archaeological remains to be present although further work would be required to establish the degree of truncation and the extent, nature and significance of any remains if present.

25.4.7 Development within the strategic site may result in the damage or destruction of any as yet unknown archaeological remains which may be present.

**Cumulative Impact**

25.4.8 No cumulative impacts are anticipated as a result of development within this site in association with development within other strategic sites included within this assessment.

**Summary**

25.4.9 In summary it is considered that there are minimal heritage concerns regarding development within the strategic site. Specifically these are in regards to the as yet unknown presence of archaeological remains the significance of which is unknown. It is considered that there are opportunities for detailed design to avoid harm and maximise enhancement as discussed in Section 15.5.

**Table 26: Summary of Heritage Significance and Potential Impacts**

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
<i>Historic Landscape</i>				
Historic Landscape Character	Modern sports field, surrounded by modern residential development, retaining little evidence of former land use.	Negligible	High	Development within this strategic site will result in the loss of the sports field which is considered to hold negligible heritage significance.
<i>Built Heritage</i>				
The Water Tower, Grade II Listed Building, NHLE: 1116416	The building holds historic and architectural interest as a result of the rarity and quality of survival of the fabric and design of the building.	High	Low	Development within the strategic site may restrict available views towards the Listed Building however this will not affect the historic or architectural interest held by the fabric of the building, its association with the town of Bedworth or other views in which the building can be appreciated.
<i>Archaeology</i>				
As yet unknown archaeological remains relating to the post-medieval	There is considered to be a low potential for remains relating to the post-medieval moated site on the western side of the A444 dual carriageway to be present within	Low	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

Heritage Asset	Description of Significance	Heritage Significance	Contribution of Site	Potential Impacts
	the strategic site. Any deposits if present would increase our knowledge and understanding of the site which is considered to be of local interest. .			
As yet unknown archaeological remains of other periods	The strategic site is situated at Bedworth Rugby Club. It is anticipated that the strategic site will have been levelled to create the sports fields and associated clubhouse and as such the archaeological horizon will have been truncated, although the degree of truncation is unknown. The strategic site is therefore considered to have a low potential for further archaeological remains to be present although further work would be required to establish the degree of truncation and the extent, nature and significance of any remains if present.	Unknown	Not Applicable	Development within the strategic site may result in the damage or destruction of these remains.

## **25.5 Maximising Enhancement and Avoiding Harm**

25.5.1 In accordance with Step 4, the assessment considers steps which could be taken to maximise enhancement and avoid harm to the historic environment as part of the strategic site.

- Development could channel views towards the water tower thereby focussing attention on the listed building, aiding the appreciation of its architectural from within the site.
- The scale and mass of any proposed development should respect the dominance of the water tower as a distant but prominent feature.
- It is possible that further work in the form of desk-based assessment to further understand the significance of the heritage resource followed by a program of archaeological investigation would be required prior to determination of any planning application.
  - Any mitigation of effects upon potential archaeological remains would be informed by the archaeological evaluation submitted prior to determination. Potential mitigation strategies may include:
    - A program of archaeological investigation designed to preserve by record any remains that may be damaged or lost by development within the strategic site and increase our understanding of the heritage resource.
    - In the case of the discovery of more significant archaeological deposits the harm upon these assets could be avoided through design. This could be achieved through preservation in-situ by designing green spaces which would remain undeveloped, thereby preventing archaeological remains being compromised by groundworks.

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