



# LAND AT HAMS HALL WARWICKSHIRE

HERITAGE DESK-BASED ASSESSMENT

PREPARED BY PEGASUS GROUP  
ON BEHALF OF ROLTON KILBRIDE LIMITED

K.0173 | MAY 2016

**Pegasus**  
Group



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# 1. Introduction

- 1.1 Pegasus Planning Group have been commissioned by Rolton Kilbride to carry out a Heritage Desk-Based Assessment of the proposed Energy from Waste Plant at Faraday Avenue, Hams Hall, Warwickshire (centred on 419850 292145, Figure 1; henceforth 'the Site').
- 1.2 This Heritage Desk-Based Assessment, which considers the below-ground archaeological resource, built heritage and the setting of heritage assets, will form an appendix to a Cultural Heritage Environmental Statement Chapter for development of the site as an Energy from Waste Plant. Full details of the development proposals are included in Chapter 3 of the Environmental Statement which accompanies the application.
- 1.3 The Site is located c. 1.6km south-east of Junction 9 of the M42. It comprises a level area of hardstanding.
- 1.4 This Heritage Desk-Based Assessment provides information with regards to the significance of the historic environment, to fulfil the requirement given in paragraph 128 of NPPF which requires:  
  
**an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.**
- 1.5 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment,

following paragraphs 132 to 135 of NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through setting.

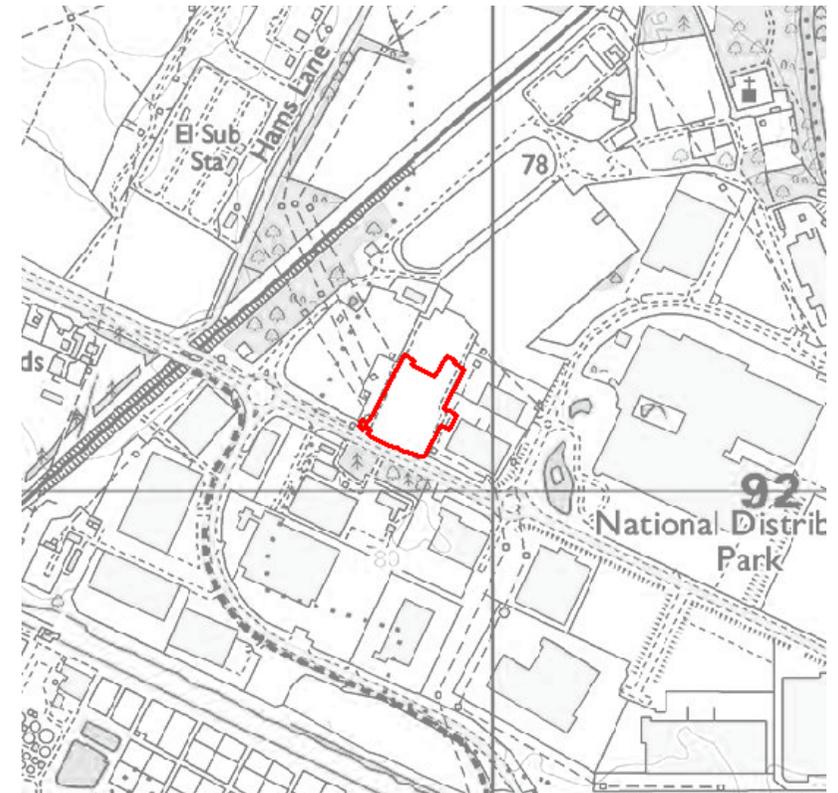


Figure 1: Site Location (the site is centred on 419850 292145)

## 2. Methodology

2.1 The aims of this Heritage Desk-Based Assessment are to assess the significance of elements of the historic environment (heritage assets), and any harm to them that will result from the proposed development. This assessment considers both the archaeological resource and built heritage in terms of physical impacts and alteration to setting.

### Sources of information and study area

2.2 The assessment has been informed by the appropriate sources of information, including:

- **Historic England National Heritage Listed England for information on designated heritage assets:**
- **Warwickshire Historic Environment Record for information on non-designated heritage assets, previous archaeological works and historic landscape characterisation.**
- **Historic England Archives Monuments Information England (AMIE) for information on heritage assets and previous archaeological works.**
- **Historic England archive for historic aerial photographs.**
- **Warwickshire County Record Office and Birmingham Archives (remote search)**

**for historic maps, documents and documentary sources.**

- **A site visit.**

2.3 For digital data sets information was sourced for a 1km study area. Tables and mapping summarising this data are included in Section 7 and records are discussed in the text, where they are of relevance to the extant or potential heritage resource of the site.

2.4 Aerial photographs and historic maps were reviewed for the site area, and beyond this where professional judgement deemed necessary.

2.5 The site visit focused on the site itself, with designated heritage assets in the vicinity visited from publically accessible rights of way, where deemed relevant (see Settings Assessment below).

### Assessment of significance

2.6 In NPPF, heritage significance is defined as:

**the value of a heritage asset to this and future generations because of its heritage interest.**

## Articulating value

2.7 Historic Environment Good Practice Advice in Planning Note 2: 'Managing Significance in Decision Taking in the Historic Environment' (Historic England 2015) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset. In order to do this Note 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's Conservation Principles (2008); **aesthetic**, **communal**, **historic** and **evidential**. These essentially cover the heritage 'interests' given in the glossary of NPPF, which comprise archaeological, architectural artistic and historic interest.

2.8 English Heritage's Conservation Principles (2008)<sup>1</sup>. provides further information on the heritage values it identifies:

- **Evidential value: the potential of a place to yield evidence about past human activity. This value is derived from physical remains, such as archaeological remains, and genetic lines.**
- **Historical value: 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. *Illustration is the perception of a place as a link between past and present people and depends on visibility. It has the power to aid interpretation of the past through making***

**connections with and providing insights into past communities and their activities through shared experience of a place. By contrast, associative value need not necessarily be legible at an asset. But gives a particular resonance through association with a notable family, person, event or movement.**

- **Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of conscious design or fortuitous outcome or a combination of the two aspects. The latter can result from the enhancement of the appearance of a place through the passage of time.**
- **Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can be through widely acknowledged commemorative or symbolic value that reflects the meaning of the place, or through more informal social value as a source of identity, distinctiveness, social interaction and coherence. Spiritual value may also be part of communal value.**

2.9 Significance results from a combination of any, some or all of the values described above.

2.10 These four values essentially cover the heritage 'interests' given in the glossary of NPPF, which comprise archaeological, architectural, artistic and historic interest. Listed Buildings and Conservation Areas are designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

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<sup>1</sup> English Heritage 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

## Setting and significance

2.11 As defined in NPPF:

**Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2)**

2.12 Setting is defined as:

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

2.13 Therefore, setting can contribute to, detract from or be neutral with regards to heritage values, and so change to setting has the potential to diminish, enhance or leave unchanged the significance of a heritage asset through change to the value(s).

### Assessing change through alteration to setting

2.14 How setting might contribute to these values has been assessed within this report with reference to Historic England's 2015 document *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3* (henceforth *The Setting of Heritage Assets*), particularly the checklist given on page 9. *The Setting of Heritage Assets* advocates the clear articulation of 'what matters and why'.

2.15 In *The Setting of Heritage Assets*, a stepped approach is

recommended, of which Step 1 is to identify the heritage assets affected and their settings. Step 2 is to assess 'whether, how and to what degree settings make a contribution to the significance of the heritage asset(s)'. The guidance includes a (non-exhaustive) check-list of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, land use, green space, functional relationships, degree of change over time and integrity. It also lists points associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquility, sense of enclosure, accessibility, rarity and associative relationships.

2.16 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is 'maximising enhancement and minimising harm'. Step 5 is 'Making and documenting the decision and monitoring outcomes'.

### Levels of significance

2.17 In accordance with the level of significance articulated in NPPF, four levels of significance are identified:

- **Designated heritage assets of the highest significance, as identified in paragraph 132 of NPPF comprising Grade I and II\* Listed buildings; Grade I and II\* Registered Parks and Gardens; Scheduled Monuments; Protected Wreck Sites and Registered Battlefields (and also including some Conservation Areas);**

- Designated heritage assets of less than the highest significance, as identified in paragraph 132 of NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);
- Non-designated heritage assets;
- Sites, buildings or areas of no heritage significance.

### Assessment of harm

- 2.18 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhanced the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.
- 2.19 As part of this, setting *may* be a consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in Historic England's 2015 document *The Setting of Heritage Assets*, of which steps 1 and 2 are described above. Again, fundamental to the methodology set out in this document is stating 'what matters and why'. Of particular relevance is the checklist given on page 11.
- 2.20 It should be noted that this key document (*The Setting of Heritage Assets*) states that:

**'setting is not a heritage asset, nor a heritage designation'**

Hence any impacts are described in terms of how they affect the significance of a heritage asset itself through changes to setting.

- 2.21 In order to relate to key policy, the following levels of harm may potentially be identified:

- **Substantial harm or total loss. It has been clarified in a High Court Judgement of 2013<sup>2</sup> that this would be harm that would 'have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced';**
- **Less than substantial harm. Harm of a lesser level that that defined above; and**
- **No harm (preservation). A High Court Judgement of 2014 is relevant to this<sup>3</sup>, in which it was held that with regard to preserving the setting of Listed building or preserving the character and appearance of a Conservation Area, preserving means doing no harm.**

### Benefits

- 2.22 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

<sup>2</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

<sup>3</sup> EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L'Isle.

# 3. Planning framework

## Planning Policy Context

- 3.1 Notwithstanding the statutory presumption set out within the Planning (Listed Buildings and Conservation Area) Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 This section sets out the planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the application site, with a focus on those policies relating to the protection of the historic environment.

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

- 3.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

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

- 3.4 With regards to Conservation Areas, Section 72(1) of the 1990 Act states that:

**...with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.**

- 3.5 Recent judgement in the Court of Appeal (Jones v Mordue Anor (2015) EWCA Civ 1243) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134, see below), this is in keeping with the requirements of the 1990 Act.

## **National Planning Guidance**

### The National Planning Policy Framework

- 3.6 National policy and guidance is set out in the Government's National Planning Policy Framework (NPPF) published in March 2012.
- 3.7 The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans,

incorporating Neighbourhood Plans where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 3.8 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan making and development management are proactive and driven by search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 3.9 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three 'dimensions' to sustainable development: an economic role, a social role, and an environmental role. The presumption is key to delivering these ambitions, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF.
- 3.10 The NPPF also sets out 12 no. core planning principles for delivering sustainable development. For the purposes of this

Statement, particular regard should be had to the tenth core principle, which identifies at paragraph 17 of the NPPF that planning should:

**"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"**

- 3.11 Heritage Assets are defined in Annex 2 of the NPPF (page 52) as:

**"A building, monument, site, place, area or landscape meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Local Planning Authority (including Local Listing)"**

- 3.12 The NPPF goes on to define a Designated Heritage Asset on page 51 as:

**"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation" (our emphasis)**

- 3.13 Significance is also defined (page 56) as:

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

3.14 Section 12 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 129 that:

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

3.15 Paragraph 131 goes on to state that:

**"In determining planning applications, local planning authorities should take account of:**

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

3.16 With regard to the impact of proposals on the significance of a heritage asset, paragraph 132 is relevant and reads as follows:

**"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 alterations 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 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"**

3.17 Paragraph 134 goes on to state:

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

3.18 With regards to non-designated heritage assets, paragraph 135 of NPPF states that:

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

**harm or loss and the significance of the heritage asset.**

3.19 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 137 that:

**“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”**

3.20 Paragraph 138 goes on to recognise that *“not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance”* and with regard to the potential harm from a proposed development states:

**“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole” (our emphasis)**

National Planning Guidance

3.21 The Department for Communities and Local Government (DCLG) launched the planning practice web based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

3.22 This also introduced the National Planning Practice Guidance (NPPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

3.23 The NPPG has a discrete section on the subject of ‘Conserving and enhancing the historic environment’ which a paragraph 009 (ID: 18a-009/20140306 revision date 06.03.2014) confirms that the consideration of ‘significance’ in decision taking is important and states:

**“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals”**

3.24 In terms of assessment of substantial harm, paragraph 017 (ID: 18a-017-20140306 revision date 06.03.2014) confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm” (our emphasis)

### The Development Plan

- 3.25 Local planning policy is contained within the North Warwickshire Local Plan 2006 Saved Policies. These include:

**“Policy ENV16 – Listed Buildings, Non-Listed Buildings of Local Historic Value and Sites of Archaeological Importance (Including Scheduled Ancient Monuments)**

### Listed Buildings:

1. There will be a presumption in favour of the preservation of Listed Buildings within the Borough.
2. Development that would detract from the character, appearance or historic value of a Listed Building (including any building within its curtilage) in terms of historic form and layout or its setting, will not be permitted.
3. The removal of later additions or alterations that detract from the character and appearance of a Listed Building will be encouraged, and will be required where substantial works are proposed.

...[Non-Listed Buildings of Local Historic Value, not applicable]...

### Sites of Archaeological Importance:

6. Sites of archaeological importance will be protected, enhanced and preserved.
7. Development affecting sites of known or potential archaeological importance and their settings will not be permitted unless it can be shown that any remains will be preserved and protected.
8. There will be a presumption in favour of physical in-situ preservation of remains of national importance whether Scheduled or otherwise. The design, siting and layout of new development should reflect this.
9. In the case of remains of regional or local importance, the Council will assess the case

for in-situ preservation against factors such as the importance of the remains and the need for the new development.

10. Where it is considered that in-situ preservation of remains is not merited, in the light of expert advice, developers will be expected to make provision for a programme of archaeological works.

11. Tree planting or other activities that could adversely affect archaeological remains or their settings will be resisted.

12. Conditions and/or legal agreements will be used to ensure the management, enhancement and interpretation of historical and archaeological sites."

3.26 Local Planning Policy is also contained within the North Warwickshire Core Strategy (adopted 2014). This includes the following:

**"NW14: Historic Environment**

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

- Within identified historic landscape character areas development will conserve, enhance and where appropriate, restore landscape character as well as promote a

resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and,

- The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas of landscapes positively identified in North Warwickshire's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset.
- Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk."

3.27 Appendix B of the Core Strategy states that Policy ENV16 of the 2006 Local Plan continues to be Saved.

**Local Plan Policies with regards to NPPF and the 1990 Act**

3.28 Regarding Local Plan policies paragraph 215 of NPPF states that:

**“due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.**

- 3.29 Where local plan policy does not allow for the weighing of harm against public benefit for designated heritage assets (see NPPF paragraph 134) or a balanced judgement with regards to harm to a non-designated heritage asset (see NPPF paragraph 135) then policies are considered to be overly restrictive compared to NPPF, limiting the weight they may be given.
- 3.30 This interpretation of the requirements of the NPPF has been accepted by a number of Appeal Inspectors and also ratified by the Secretary of State in their consideration of the Appeal by Gallagher Estates Ltd at Land South of Gallows Hill/West of Europa Way, Warwick (PINS ref: APP/T3725/A/14/2229398).

# 4. The Historic Environment

## Designated Heritage Assets

4.1 No Designated Heritage assets are located within or in the immediate vicinity of the Site. The Grade II Listed Church of St John the Baptist (NHLE ref. 1185796) and associated Grade II Listed Cross (NHLE ref. 1034678) are located c. 650m north-east of the Site. Designated heritage assets in the wider vicinity are considered within the Settings Assessment below.

## Geology, topography and the palaeoenvironment

4.2 The solid geology of the Site is mapped as Mercia Mudstone Group mudstone. This is overlain by Second River Terrace Deposits, sand and gravels, associated with the River Thames.

4.3 Ground level within the Site is approximately 79.8m aOD (above Ordnance Datum). The Site comprises a level area of hardstanding, at the time of the Site visit used for car storage.

## Previous Archaeological Works

4.4 No intrusive previous archaeological works are recorded within the site. Archaeological works recorded in the study area comprise:

- **Archaeological desk-based assessment and trial trench evaluation at Outson Grange in 1995, 540m south-east of the Site, which concluded that any previously present disturbance associated with the**

**construction of the power station in the 1950s (HER ref. EWA9262)<sup>4</sup>.**

- **A watching-brief c. 550m east of the Site, in 1996 which recorded 19th-century structural remains associated (AMIE ref. 1116276; HER ref. EWA7715)<sup>5</sup>.**
- **Archaeological trial trench evaluation in 2005, at the proposed Coleshill Station c. 960m south-east of the Site, which recorded post-medieval remains (HER ref. EWA7647)<sup>6</sup>.**

4.5 The Site is within the study area of the *Archaeological Resource Assessment of the Aggregate Producing Areas of Warwickshire* (English Heritage 2008).

## Prehistoric and Romano-British

4.6 A possible ring ditch and linear features, visible as cropmarks on 1990s aerial photographs c. 790m north-west of the Site, potentially represent prehistoric origin although a modern origin has also been suggested (HER ref. MWA12046).

## Early Medieval and Medieval

4.7 Ouston Grange, c. 950m south-east of the Site is most likely the site of a medieval grange (HER ref. MWA6126), although

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<sup>4</sup> C. Jones 1995 *Archaeological Evaluation of Ouston Grange*

<sup>5</sup> West Midlands Archaeology CBA Regional Group 8, 39/1996, 84

<sup>6</sup> C. Jones 2005 *Archaeological Evaluation of Proposed Coleshill Station*

trial trench evaluation in the 1990s<sup>4</sup> did not identify any associated remains and noted that the area had been disturbed by power station construction in the 1950s.

- 4.8 A possible site of a medieval watermill is recorded c. 1km south-east of the Site (HER ref. MWA58). The parish church of St John the Baptist, to the north-east of the Site, is of medieval origin (HER ref. MWA65; Grade II Listed).

### Post-medieval and Modern

- 4.9 The HER maps the Site as within the historic extent of Hams Hall Park (now removed) (HER ref. MWA12547), but cartographic sources indicate that it was mainly immediately west of Hams Hall Park, as discussed below. Hams Hall Park was focused on Hams Hall house, built in 1768, on the site of an earlier building. There are records of the grounds being landscaped in the 1830s.
- 4.10 The Site is historically located within the parish of Lea Marston. In 1773 the Site was situated within the common fields of Lea Marston Parish, enclosed in 1775. An 1840s map of the Adderley Estate at Lea Marston shows the Site situated within enclosed fields labelled *High Heath*. The 1887 First Edition Ordnance Survey mapping shades the area of Hams Hall park, as extant at that date (Figure 2). This indicates that the Site was located within an agricultural field and area of copse, *Gravel Pit Covert*, immediately west of the park's western extent. No major changes are shown within the Site on the Second Edition Ordnance Survey mapping of 1904/1905. Or

the Third Edition Ordnance Survey mapping of 1924/25.

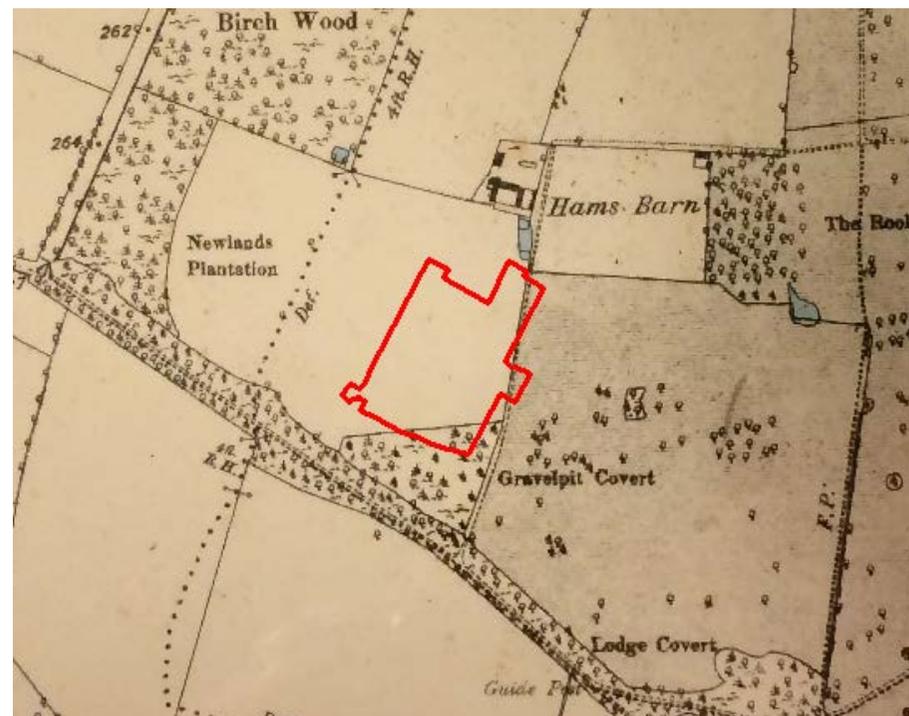


Figure 2: Extract from the First Edition Ordnance Survey map of 1887

- 4.11 Hams Hall house was dismantled in the 1920s and reconstructed near Cirencester<sup>7</sup>, in advance of the construction of Hams Hall Power Station. Hams Hall Power Station was constructed in three main phases, between 1927-9, 1949 and 1958 (HER ref. MWA63). Power Station structures, comprising an electricity sub-station, are visible within the Site on 1930s

<sup>7</sup> Bird, V. 1973 *Warwickshire*

aerial photographs. However, this was replaced during the 1958 building phase; a substation with a different layout is visible on aerial photographs of 1959. The substation is first mapped on the 1955 Ordnance Survey mapping. This remained extant until 2011, when it was largely demolished (Figure 3; Figure 4). At the time of the site visit the Site was used for car storage. Parts of the boundary wall are on the same alignment as the 1950s sub-station (Figure 1).



Figure 3: Extract from 1999 Google Earth imagery (© Google Earth).



Figure 4: Extract from 2013 Google Earth imagery (© Google Earth).



Figure 5: Southern boundary wall (south elevation), view to north-west

- 4.12 Post-medieval/modern sites recorded in the wider area include  
A WWII light anti-aircraft artillery emplacement, located c.  
450m to the north-east of the Site, designed to protect Hams  
Hall Power Station (HER ref. MWA9653).

# 5. Settings Assessment

- 5.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see *Methodology* above) is to identify which designated heritage assets might be affected by a proposed development.
- 5.2 Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage assets setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 5.3 Given the current industrial nature of the Site and its vicinity it is not considered that replacement of current buildings with industrial buildings would necessarily result in harm as they would be in keeping with the general character of the Site area. However, given the proposals include for a chimney stack of 52m, it is appropriate to consider potential harm which might result from the introduction of this structure to views which contribute to the significance of heritage assets, including potential challenges to the local dominance.
- 5.4 A review of designated heritage assets in the wider vicinity of the Site was undertaken to identify those heritage assets which have the potential to be adversely impacted by the proposed development. Reference was made to the Screened Zone of

Theoretical Visibility (ZTV) prepared by Pegasus Group (See LVIA ES Chapter 6) to identify those heritage assets which may have views of the proposed development.

- 5.5 The closest designated heritage assets are the Grade II Listed Church of St John the Baptist (NHLE ref. 1185796) and associated Grade II Listed Cross (NHLE ref. 1034678) c. 650m north-east of the Site. The ZTV indicates that the proposed development will not be visible from these **designated heritage assets of less than the highest significance**. As an area of industrial land, formerly an electricity sub-station, the Site does not contribute to the significance of these heritage assets. The proposed development will **not impact** on the significance of these Grade II Listed Buildings.
- 5.6 The ZTV indicates limited potential for intervisibility with designated heritage assets in the wider area including Water Orton Conservation Area and associated Grade II Listed Buildings c. 2.1km west of the Site, beyond the M42 and Grade II Listed Buildings (dwellings) c. 2.5km east of the Site in the vicinity of Hoggrill's End. However, given the current and previous industrial use of the area, distance, and an absence of a historical relationship between the Site and these heritage assets and the absence of key designed views towards the Site from these assets (e.g. such as might be found from Registered Parks), it is not considered that glimpsed/distant

views of the proposed development would adversely impact the significance of these assets, or other designated heritage assets in the wider vicinity of the Site. Therefore, it is concluded that the proposed development will **not impact** on the significance of designated heritage assets in the vicinity as a result of alteration to setting.

## 6. Conclusions

- 6.1 The Site is located on an area of Second River Terrace gravels. Areas of River Terrace gravels were favoured locations for prehistoric activity. However, none is recorded in the immediate vicinity of the Site. Cropmarks *c.* 650m north-west of the Site are potentially of prehistoric origin, although a modern origin has also been suggested. The desk-based assessment has not identified any evidence to indicate significant activity focused within the Site.
- 6.2 The two phases of electricity sub-station in the earlier/mid 20th-century will have adversely impacted any below-ground archaeological remains previously present. Given this previous land use the Site is not considered to be suitable for further evaluation, such as geophysical survey or trial trench evaluation. It is considered that the above desk-based assessment provides a proportionate level of information regarding the potential below-ground archaeological resource, as required by paragraph 128 of NPPF, sufficient to determine the planning application.
- 6.3 The western boundary of Hams Hall park, as mapped on the First Edition Ordnance Survey, crossed eastern area of the Site. Extant park features within and in the immediate vicinity of the Site were removed in the 20th century. No park features of heritage interest remain within the Site.
- 6.4 An earlier 20th-century sub-station is visible extending into the Site area on 1930s aerial photographs. This was replaced in the late 1950s, with a new sub-station with a different footprint. The late 1950s sub-station was largely dismantled, within the last 10 years. The boundary wall, which defines the parcel of land within which the Site is situated, is on the same alignment at the late 1950s sub-station boundary wall. The boundary wall associated with the late 1950s phase of construction at Hams Hall Power station is not considered to be a heritage asset.
- 6.5 The proposed development will not result in any adverse impacts on the significance of designated heritage assets as a result of alteration to setting.

# 7. Historic Environment Record and AMIE Data

## Warwickshire Historic Environment Record

### Events data

EvUID	Name
EWA7715	Hams Hall Watching Brief - June 1996
EWA7647	Archaeological Evaluation of Proposed Coleshill Station
EWA9262	Archaeological Evaluation of Outson Grange, Hams Hall Power Station, Warwickshire
EWA9562	Site visit to site of Hams Hall park/garden, Lea Marston by J Lovie c1996
EWA9000	English Heritage National Mapping Project ALSF 4681 Block 2 River Tame

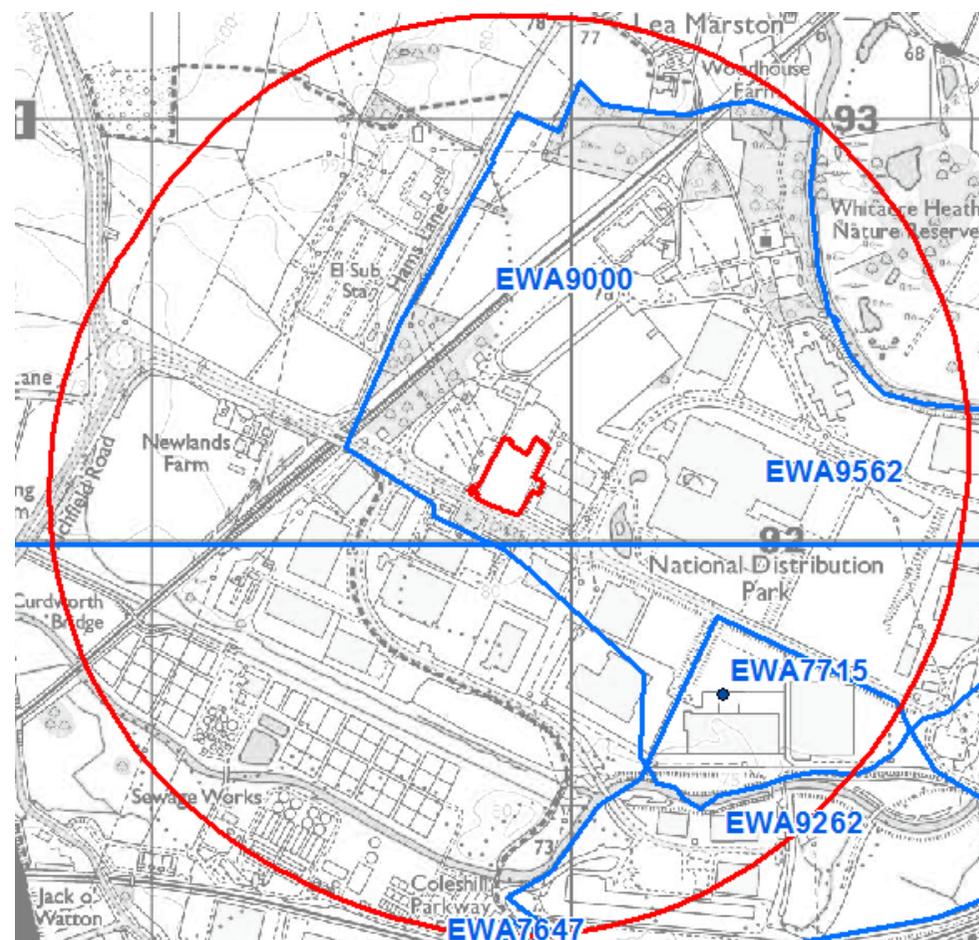


Figure 6: Warwickshire HER: Events

Monuments data

MonUID	Name
MWA63	Hams Hall Power Station
MWA8338	WB at Hams Hall Power Station
MWA20351	Site of Sweetmore Bridge
MWA58	Site of Water Mill at Ouston Grange, Lea Marston.
MWA6126	Site of Ouston Grange, Lea Marston.
MWA64	Site of Hams Hall
MWA9653	Birmingham Light Anti Aircraft Site
MWA12046	Ring ditch and linear features in Curdworth Parish
MWA65	Church of St John the Baptist, Lea Marston
MWA12547	Hams Hall park/garden, Lea Marston
MWA20351	Site of Sweetmore Bridge

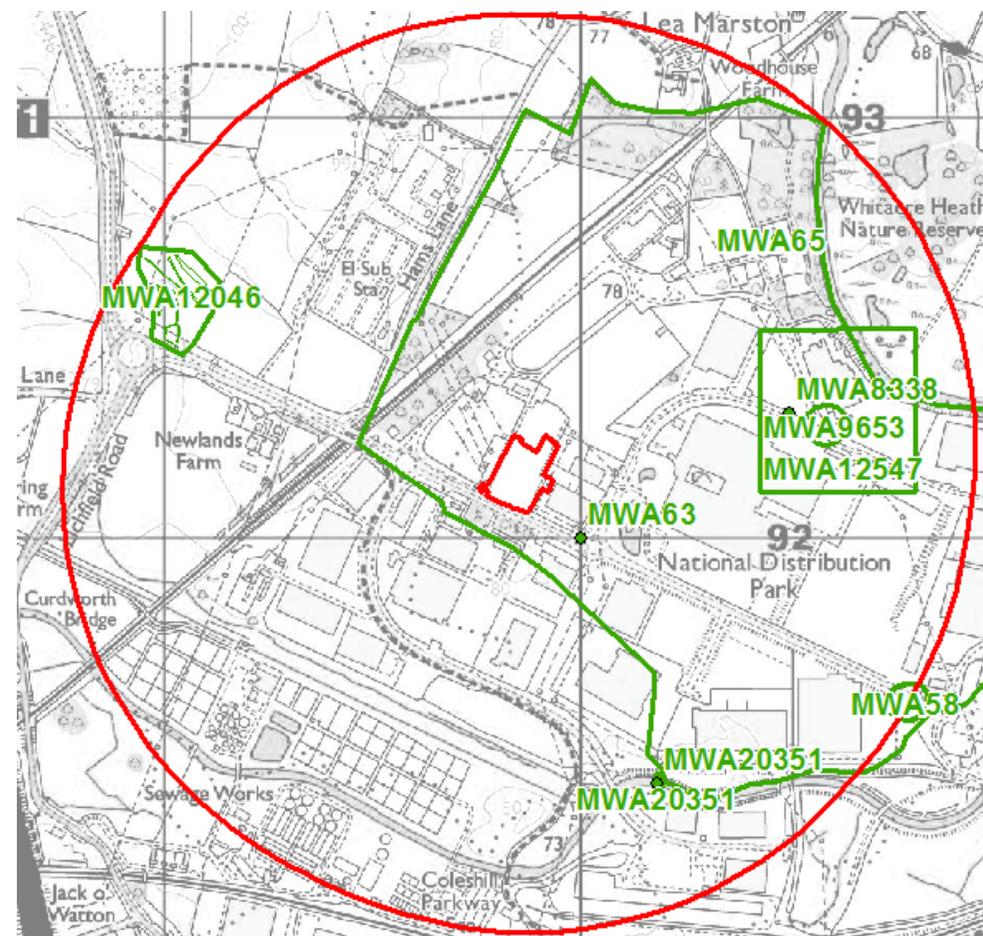


Figure 7: Warwickshire HER: Monuments

**AMIE data**

Events data

ACT_UID	NAME	ACTIVITY
1116276	HAMS HALL POWER STATION	WAT
1056413	OUSTON GRANGE, HAMS HALL POWER STATION	EVA

Monuments data

HOB_UID	NAME	DESCRIPTION
1369521		The cut-off between Kingsbury and Water Orton was opened in 1909 to eliminate the sharp mainline curves at Whitacre.
334382	ST JOHN THE BAPTISTS CHURCH	c1300 + later
334408		Site of alleged Cistercian grange and mill belonging to Merevale Priory.

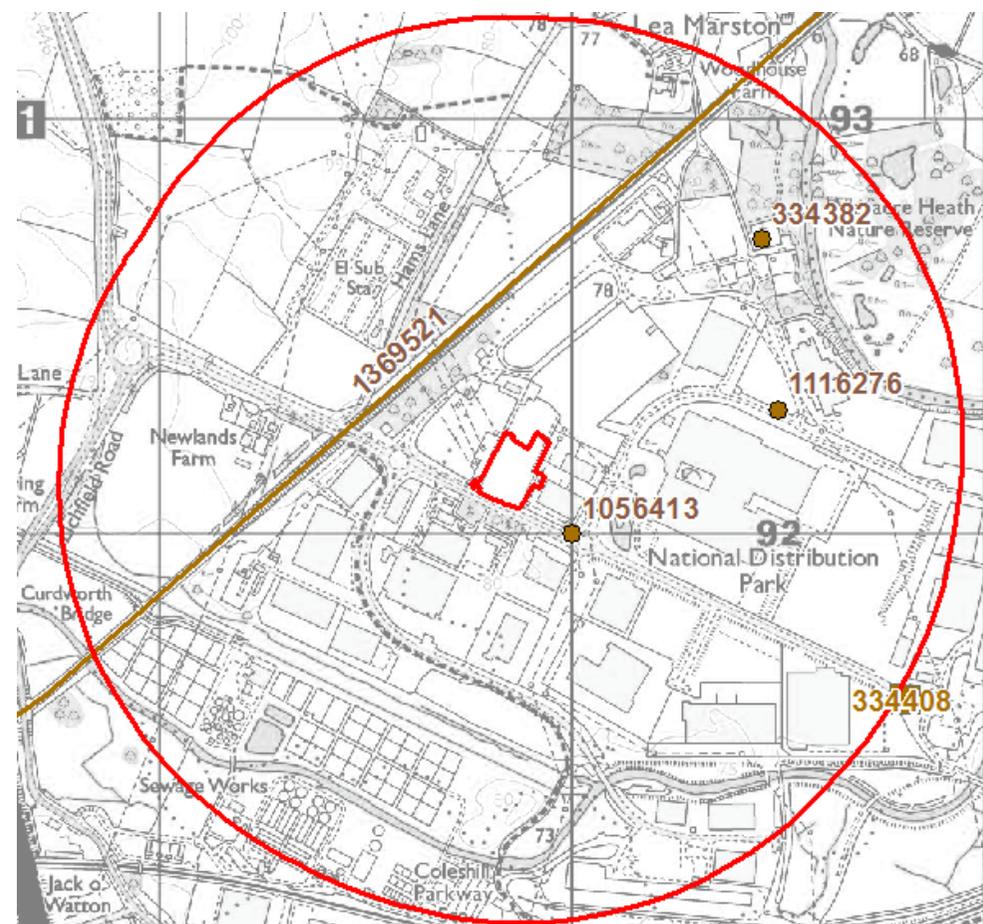


Figure 8: AMIE data

# 8. Sources

## Cartographic Source

- 1773        Lea Marston common fields map, ref. Norton 1500
- 1840        Adderley Estate Lea Marson, ref. Z533(L)
- 1888/89    First Edition Ordnance Survey mapping
- 1903/4     Second Edition Ordnance Survey mapping
- 1924/25    Third Edition Ordnance Survey mapping

## Bibliographic Sources – see footnotes in the text

## Aerial photographs

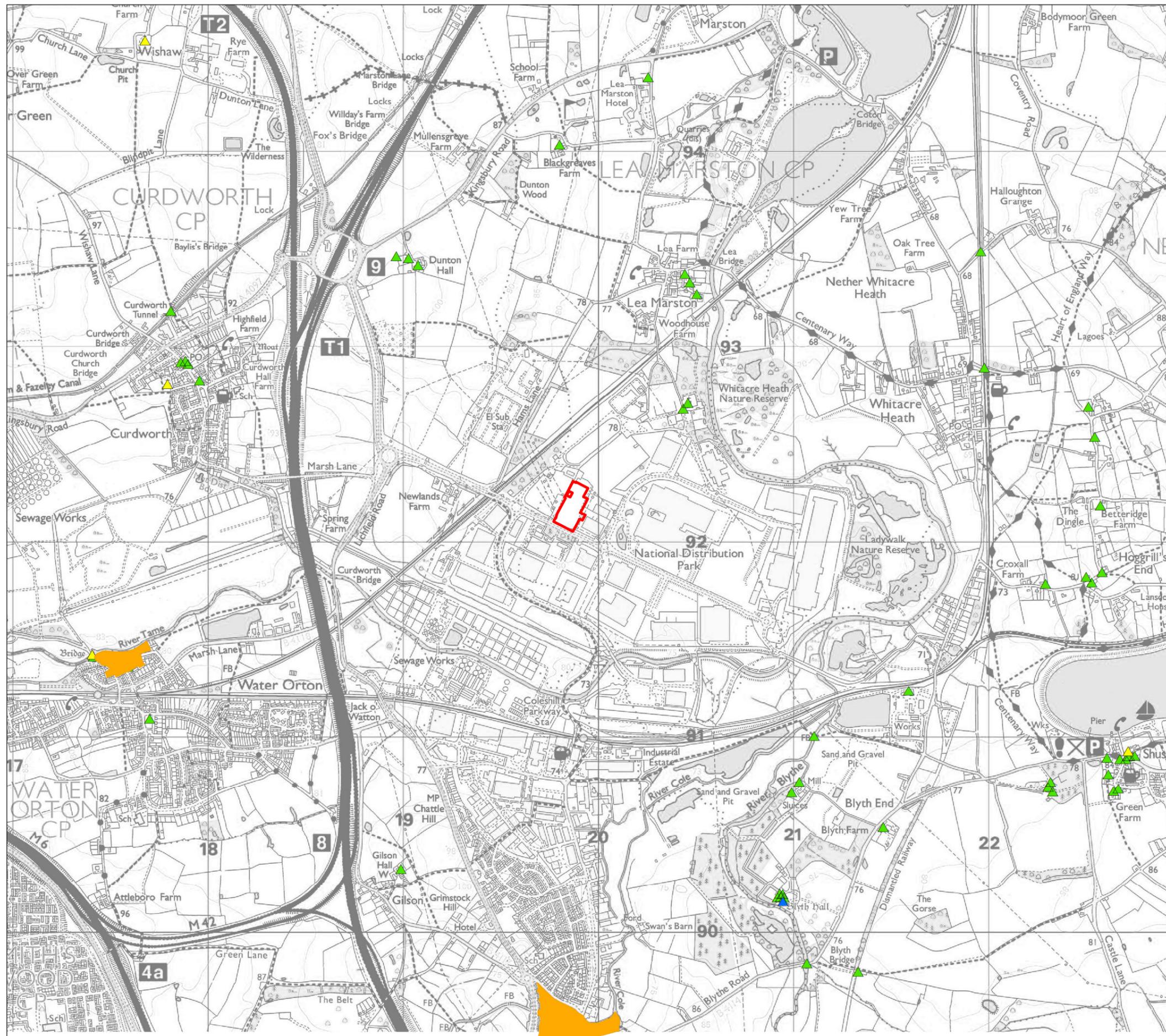
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RAF/58/1250	1489	F21	72	P	SP 201 920	6	01 SEP 1953	A	5000	20	Black and White 8.25 x 7.5	NMR
RAF/58/1250	1489	F21	73	P	SP 197 920	6	01 SEP 1953	A	5000	20	Black and White 8.25 x 7.5	NMR
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RAF/58/2947	2245	F22	178	P	SP 193 914	25	17 JUN 1959	A	9900	20	Black and White 8.25 x 7.5	NMR
RAF/82/771	3924	V	320	P	SP 202 921	6	24 APR 1953	A	5600	6	Black and White 9 x 9	MOD

RAF/82/771	3924	V	321	P	SP 198 921	6	24 APR 1953	A	5600	6	Black and White 9 x 9	MOD
RAF/82/771	3924	V	322	P	SP 195 922	6	24 APR 1953	A	5600	6	Black and White 9 x 9	MOD
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MAL/72014	6136	V	139	P	SP 194 924	1	19 MAR 1972	A	7500	6	Black and White 9 x 9	NMR
MAL/74014	7147	V	25	P	SP 191 912	3	31 MAR 1974	A	15000	6	Black and White 9 x 9	NMR
MAL/74014	7147	V	26	P	SP 205 912	3	31 MAR 1974	A	15000	6	Black and White 9 x 9	NMR
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OS/86175	12874	V	262	P	SP 189 929	6	04 SEP 1986	A	11000	6	Black and White 9 x 9	NMR
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OS/97096	22229	V	25	N	SP 199 924	1	10 APR 1997	A	7000	12	Black and White 9 x 9	NMR
OS/97096	22229	V	26	N	SP 194 924	1	10 APR 1997	A	7000	12	Black and White 9 x 9	NMR
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ADA/470(Y)	26704	V	199	N	SP 206 923	4	13 JUL 1990	A	12000	6	Black and White 9 x 9	NMR
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Photo reference (NGR and Index number)	Film and frame number		Original number	Date	Film type		Map Reference (6 figure grid ref)
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*Figure 9: Designated Heritage Assets*



**KEY**

- site
- ▲ Grade I Listed Building
- ▲ Grade II\* Listed Building
- ▲ Grade II Listed Building

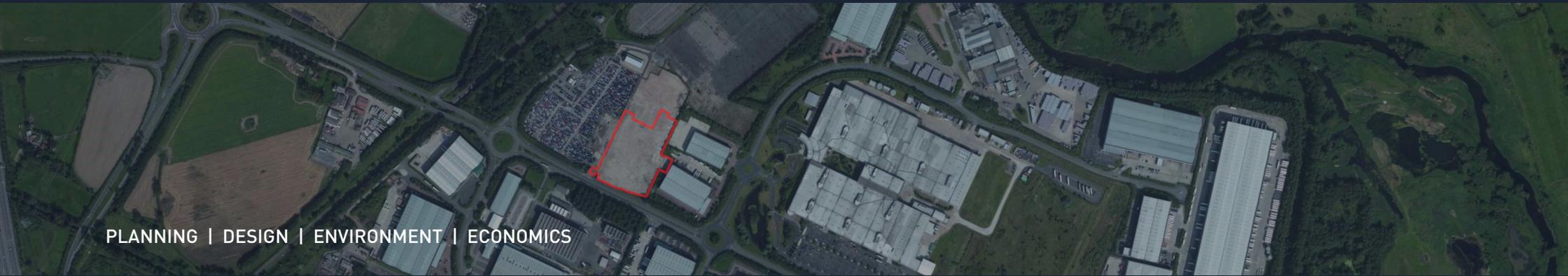
Revisions:  
First Issue- 24/05/2016 RME

**Figure 9**  
**Designated Heritage Assets**  
**Land at Hams Hall**

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 Drawn by: RME Approved by: **RME**  
 Date: 24/05/2016  
 Scale: 1:20,000 @ A3



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