

Land West of Rumbush Lane, Tidbury Green Archaeology and Heritage Briefing Note edp4466_r002b_150318

1. Introduction

- 1.1 This Briefing Note has been prepared by the Environmental Dimension Partnership Ltd (EDP) on behalf of Rainier Developments Ltd. It sets out the findings of a preliminary assessment of archaeological and heritage circumstances in relation to potential development land at the west of Rumbush Lane, Tidbury Green, Solihull.
- 1.2 EDP's assessment is based on a review of the following information sources, namely:
- The National Heritage List for England, curated by Historic England;
 - Online Historic maps, where available; and
 - A previous desk-based assessment of the site prepared by Waterman Energy, Environment & Design Limited (September 2013).
- 1.3 Although further, more detailed, assessment work will be needed to establish a clear position with regard to the historic environment, this initial review of the site will identify any determinative issues, constraints and opportunities pertaining to archaeology and heritage from the consulted sources of information detailed above.

2. Designated Heritage Assets

Within the Site

- 2.1 There are no designated heritage assets (as defined in Annex 2 of the National Planning Policy Framework) within the Site, where there would be a presumption in favour of preservation *in situ*. Further to this, there are no conservation areas, or parts thereof, that extend into the Site.

The Surrounding Area

- 2.2 Within approximately 1km of the site boundary, there are eight Grade II listed buildings.
- 2.3 There are no scheduled monuments, registered parks and gardens, registered battlefields, world heritage sites or conservation areas within 1km of the proposed development site. Therefore, in light of the form of development proposed, it is not anticipated that any such assets would be affected by the proposals for the site.

- 2.4 In terms of the Grade II listed buildings, the closest to the site are associated with Tidbury Green Farm and comprise a barn and stables (**1435952**), cowhouse (**1435955**), pigsties (**1435958**) and Tidbury Green Farmhouse (**1435310**), all situated within c.215m from the site.
- 2.5 Those Grade II listed buildings not associated with Tidbury Green Farm comprise a barn and attached stables at Little Cleobury Farmhouse (**1022553**), Fulford Hall (**1039127**), Manor Farm Cottage (**1076736**) and a granary near Braggs Farmhouse (**1253069**).
- 2.6 Whilst the setting of each of these assets, where potentially affected, will need to be investigated further via a heritage assessment, at this stage, there is currently no reason to believe that any of these assets will form a constraint to the deliverability or capacity of the site.

3. Non-designated Heritage Assets

- 3.1 An examination of previous HER searches within the site (extracted from a previous DBA as mentioned above), identifies one asset within the north-west of the site, comprising ridge and furrow. However, this asset is likely incorrectly plotted on the HER as the record states that the features are visible in two fields under pasture and during the site walkover, no such features were visible.
- 3.2 Assets within the wider area include possible prehistoric ditches, ridge and furrow and Post-Medieval farmsteads. Considering the HER information presently available, there is no suggestion at this stage that there is any archaeology of such significance that would prevent the site being developed. However, a more detailed examination of HER data will be required to gain a better understanding of the site's archaeological potential.
- 3.3 A review of the online tithe map and historical Ordnance Survey maps demonstrates that the site was predominantly farmland with some woodland throughout the 19th and 20th centuries and the historical maps do not identify any archaeological or heritage features of note.

4. Conclusions in Respect of Archaeology and Heritage

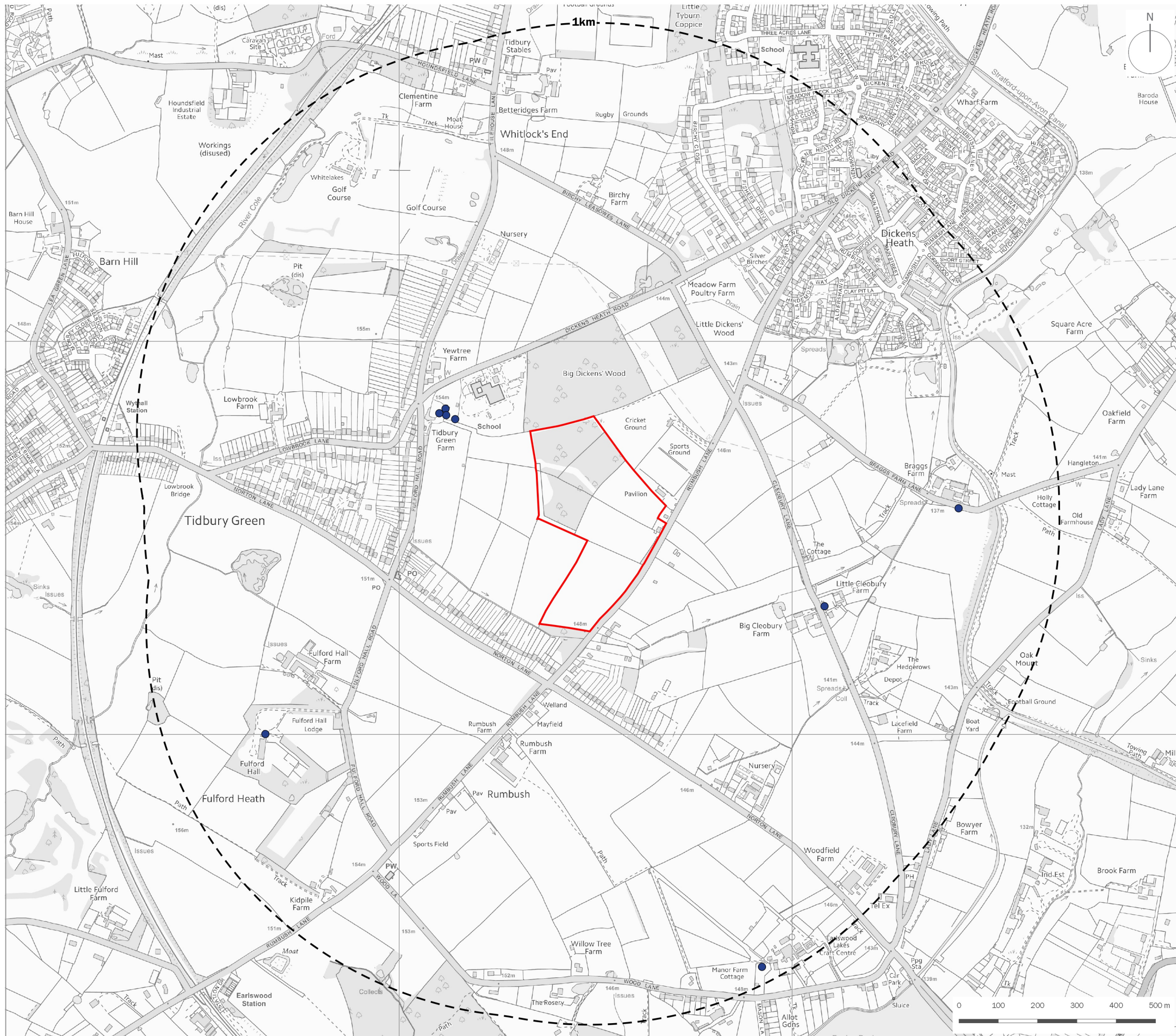
- 4.1 The site contains no designated heritage assets. In the wider area, eight Grade II listed buildings have been identified at this preliminary stage. Whilst further assessment will be required (with regard to the potential for an affect to their significance through changes within their setting), there is no reason to believe or expect that the presence of these designated heritage assets, would prejudice the development of the Site as a whole and it is anticipated that any impacts identified can be mitigated by sensitive masterplanning.
- 4.2 The HER information available suggests that there is little evidence for archaeology in the site and surrounding area and any assets are likely to be of low value, e.g. relating to agriculture. Therefore, it can be considered that there is low potential for archaeological remains within the site, although further investigation may be required.

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- 4.3 In light of the above information, it is considered that, with the appropriate strategies in place to accommodate any non-designated heritage assets that may be highlighted by the HER and to respond positively to any identified heritage setting issues in the wider landscape, a development at the site could comply with all relevant policy and guidance at local and national level.



Plan

Plan EDP 1 Designated Heritage Assets
(edp4466/d002b 15 March 2018 GY/HS)



- Site Boundary
- Range Rings (at 1km intervals)
- Grade II Listed Building

client	Rainier Developments Ltd	
project title	Land West of Rumbush Lane, Tidbury Green	
drawing title	Plan EDP 1: Designated Heritage Assets	
date	15 MARCH 2018	drawn by GY
drawing number	edp4466_d002b	checked HS
scale	Refer to scale bar	QA JTF



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