

Land at Jacobean Lane, Knowle
Arboricultural, Ecological, Heritage and Agricultural Land Classification
Technical Note
edp5069_r001_190718_DRAFT

1. Introduction

- 1.1 This Technical Note has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of IM Properties (hereafter referred to as the 'Client'). It provides a summary of the key constraints and opportunities relating to arboricultural, ecological, heritage and Agricultural Land Classification (ALC) matters identified by a desk based survey of Land at Jacobean Lane, Knowle (hereafter referred to as the 'Site'). This study was undertaken to inform a wider assessment of the site's potential for future residential development.
- 1.2 Site features and other key considerations are depicted on the Ecological and Arboricultural Constraints Plan (**Plan EDP 1**) and an Heritage Constraints Plan (**Plan EDP 2**) enclosed to the rear of this Technical Note.
- 1.3 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Shrewsbury. The practice provides advice to private and public-sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website www.edp-uk.co.uk.

Site Description

- 1.4 The Site comprises a roughly triangular agricultural field laid to pasture. It is bordered to the north and west by hedgerows with occasional standard trees, to the east by the partially tree lined Grand Union Canal and to the south by Grove Farm and its associated agricultural curtilages. Although not covered by the specific topics of this note, it is advised that The Grand Union Canal is not listed as a Main River by the Environment Agency, but any works affecting it should be agreed with the Canal and Rivers Trust.

2. Arboriculture

- 2.1 A study of Solihul Metropolitan Borough Council's online resources has determined that the Site neither lies in or abuts a designated Conservation Area and none of the Site trees or those adjacent the Site are the subject of a Tree Preservation Order.
- 2.2 Appraisal of aerial imagery and other online resources identifies the Site supports a predominately deciduous tree and hedgerow population. The location of the principle trees, hedgerows and an indicative assessment of their constraints is depicted on **Plan EDP 1**.



- 2.3 The hedgerow which forms the western boundary comprises a native mix of typical hedgerow species such as hawthorn and elderberry whilst occasional standard mature ash and oak are also evident.
- 2.4 The tree lined northern section of the Grand Union Canal supports both native and riparian species with sycamore, goat willow and ash readily identifiable from available resources.

Constraints and Considerations

- 2.5 The majority of arboricultural items the subject of this technical note are located around the Site boundaries. The peripheral location of tree and hedgerow cover means most should be retainable. The ash and oak lining Jacobean Lane are considered the most valuable in arboricultural terms and future access should seek to exploit weakness in the hedgerow and avoid the presence of these trees.
- 2.6 Future development should be supported by a BS 5837 compliant tree survey and should seek opportunities for additional planting to enhance the Green Infrastructure particularly along the canal corridor and to the southern and west boundaries.

3. Ecology

- 3.1 Desk-based studies were to identify high-level ecological constraints at the Site, determine the broad habitat types, and where possible, provide an early indication of which protected species may or may not be present. Internet-based resources were used for this purpose, including aerial photography, Ordnance Survey mapping, and the Multi-Agency Geographical Information Centre (MAGIC) website.

Statutory Designations

- 3.2 MAGIC provides information on the location of statutorily-designated wildlife sites throughout the UK. The website was consulted for the following information;
- Statutory sites of national-level importance within 2km of the Site; and
 - Statutory sites of European-level importance within 10km of the Site.
- 3.3 The results are shown in **Table EDP 4.1** overleaf. In summary, there is one Site of Special Scientific Interest (SSSI) located within 0.5km of the Site, and two Local Nature Reserves (LNRs) located between 1-2km away. The SSSI is the River Blythe and its associated corridor, and the site lies within the 'impact risk zone' for this site.



- 3.4 An impact risk zone is a GIS-based tool which can be used by planners and statutory bodies to consider whether development proposals could potentially impact on SSSI based on the habitat sensitivities of that SSSI.
- 3.5 There are no statutory sites of European-level importance within 10km of the Site.

Table EDP 4.1: Statutory Sites within the Search Area

Site Name	Distance from Site (Nearest Point)	Notes
River Blythe SSSI	0.4km to the north	Motorway lies between the SSSI and the Site.
Malvern & Brueton Park LNR	1.3km to the west	Motorway lies between the SSSI and the Site.
Jobs Close LNR	1.4km to the south	The LNR is small and surrounded by a dense urban environment.

Habitats Within and Around the Site

- 3.6 1:10k OS maps and aerial photographs (Google Earth) were used to make inferences about the habitats within and around the Site. Any habitat information which could be obtained is presented below.
- 3.7 Mapping is widely used to determine the likelihood of great crested newts being present at a Site. In this instance, there is no indication that any waterbodies are present within the Site boundary. There is a medium/large pond lying immediately adjacent to the southern boundary, which is associated with the adjacent Grand Union Canal. There is also an artificial ornamental pond / lake within the grounds of the neighbouring farm. There are several other waterbodies within 250m, but these are all separated from it by barriers to amphibian dispersal (i.e. motorway and canal). Large ponds are generally of low suitability for great crested newts, and barriers such as motorways and canals prevent amphibians dispersing from their breeding ponds.
- 3.8 A small block of woodland is present within the north of the Site, adjacent to the canal. The remainder of the Site appears to be semi-improved neutral grassland, which may be managed as a hay meadow. These habitats could be used by commuting and foraging bats, reptiles and breeding birds.
- 3.9 In addition, the canal extends along the eastern boundary of the Site. Canals can be very variable in their value to wildlife, but can be used by water voles and otters.

Constraints and Considerations

- 3.10 The Site falls within an SSSI impact risk zone. Therefore there will be a requirement to that the SSSI will not suffer adverse effects as a result of the proposals, and Natural England should be consulted during the planning process.



- 3.11 The canal corridor and small area of associated woodland is likely to be the most ecologically-valuable area of the Site, and could be enhanced further with appropriate planting and buffer protection.
- 3.12 The nature and location of ponds and barriers suggest that, based on a desk-based study only, there is a low risk that great crested newts would be present at the Site. However, it is not possible to scope out the possible need for amphibian surveys at this stage.
- 3.13 In addition to great crested newt, the site could potentially also support bats, water vole, otter, reptiles, and breeding birds. This should be re-evaluated following an Extended Phase 1 Habitat Survey.
- 3.14 The initial study described above provides no evidence to suggest that this is a 'highly constrained site' from an ecological perspective.

4. Heritage

Methodology

- 4.1 An initial desk-based appraisal has been undertaken of (i) the potential for development within the Site to impact on archaeological remains; and (ii) the potential for effects on off-site designated heritage assets, as a result of changes to their setting. This appraisal has used a 1km radius search area (hereafter referred to as the 'study area' and shown on **Plan EDP 2**).
- 4.2 The following online sources have been considered:
- Heritage Gateway¹, which allows searches of local and national databases containing information on England's historic sites and buildings;
 - PastScape², curated by Historic England, which gives information on archaeological, architectural and maritime sites held in the National Record of the Historic Environment (NRHE); and
 - National Heritage List for England (NHLE), curated by Historic England.
- 4.3 A search has not been made of the relevant Historic Environment Record (HER) at this stage and the site has not been visited and there may therefore be further information available; although it is unlikely that this would change the overall conclusions of this appraisal.

¹ <https://www.heritagegateway.org.uk/gateway/>

² <https://www.pastscape.org.uk/>

Designated Assets

- 4.4 The Site does not contain any designated heritage assets, such as scheduled monuments, listed buildings, historic parks and gardens, registered battlefields or conservation areas, where there may be a presumption in favour of physical retention or preservation *in situ* and against development proceeding.
- 4.5 Within the 1km study area (**Plan EDP 2**) there are seven listed buildings, including *Grove Farmhouse* (1076722) adjacent to the Site; *Grange Cottage* (1203297) in close proximity to the south and *Henwood Hall* (1045893) to the east.
- 4.6 There are no other designated heritage assets within the 1km study area.

Listed Buildings

- 4.7 The Grade II listed *Grove Farmhouse* (1076722) lies adjacent to the Site's southern boundary. This is in origin a 17th century farmhouse, which was altered in the 19th century. The front (main elevation) of the farmhouse faces away from the Site to the south-east, with some intervening buildings between this and the Site, although it is expected that there is some intervisibility between land within the Site and the farmhouse. Further assessment will therefore be required of the setting of *Grove Farmhouse* and how this may be affected by any development within the Site.
- 4.8 *Grange Cottage* (1203297) is a Grade II listed timber-framed building, located beyond *Grove Farmhouse* c.180m from the Site's southern boundary. The 17th Century cottage is in whitewashed brick noggin and plaster. It is considered unlikely that land within the Site makes a strong contribution to the setting of the building and it is expected that *Grove Farmhouse* and intervening trees are likely to effectively screen the cottage from the Site, such that any impact from development is likely to be minimal.
- 4.9 The Grade II listed *Henwood Hall* (1044893) is located beyond the Grand Union Canal c.550m to the east of the Site. The hall was rebuilt in 1824 near the site of the medieval nunnery of *Henwood Priory* (Mon ID 331333); further discussed below.
- 4.10 Further assessment will be required, although at this stage it is considered unlikely that land within the Site makes a strong contribution to the setting of the building. The main frontage of the hall faces south, and it is expected that the intervening topography and trees will effectively screen development within the Site.
- 4.11 Other listed buildings lie at some distance from the Site. *Henwood Mill* (1045849), *Ravenshaw Hall* (1203384) and *Barn at Raven Hall* (1076729) lie to the north with the M42 and intervening trees forming an effective barrier from the Site. *Yew Tree Cottage* (1076700) and *Elm Tree Cottage* (1203451) are located to the south of the Site, within the town of Knowle. *Longdon Hall* (1203335) lies to the south-west of the Site, surrounded by a golf course. It is considered unlikely that development within the Site would have an effect on the setting of these buildings,

which would be expected to be effectively screen by intervening topography, built form and vegetation.

Non-designated Assets

- 4.12 No non-designated heritage assets have been identified within the site from those readily available sources consulted. Three assets have been identified within the study area.
- 4.13 Henwood Priory (331333) is located to the east of the Site in close proximity to Henwood Hall. The Benedictine Nunnery was active from 1154-59 and dissolved in 1536. There is no up to date information on what remains of the priory today, although previously earthwork remains including a moat have been recorded.
- 4.14 To the south-east of the Site, the site of an alleged moat (331328), is recorded as an 18th century decoy pond. This is situated on the west bank on the River Blythe, within the angle formed by the confluence with Parnell's Brook.
- 4.15 To the south-west of the Site, to the north of *Longdon Hall*, are the earthworks of a moated site (331338). These have been reduced in height by gardening and landscaping. The earthworks were visited and assessed in 1998, although were not scheduled.
- 4.16 These assets are not expected to have a bearing on the archaeological potential of the site and no other assets or features of interest have been identified at this stage.

Conclusions

- 4.17 The Site does not contain any designated heritage assets, such as scheduled monuments, listed building, historic parks and gardens, registered battlefields or conservation areas, where there may be a presumption in favour of physical retention or preservation *in situ* and against development proceeding.
- 4.18 The Grade II listed 17th century *Grove Farmhouse* (1076722) lies adjacent to the Site's southern boundary. The Grade II listed buildings of *Grange Cottage* (1203297) and *Henwood Hall* (1045893) lie to the south and east respectively, also in relatively close proximity to the Site. Further consideration will need to be given to the potential impact of any development within the Site on the settings of these assets, and in particular *Grove Farmhouse*, in order to feed into development design. However, it is not considered that these assets should overly constrain any development.
- 4.19 No archaeological remains have been identified within the Site at this stage. However, as with any greenfield site there is some potential for archaeological remains which have not currently been identified. Further assessment will be required and it is likely that this may need to include archaeological evaluation of any proposed development.



5. Agricultural Land Classification

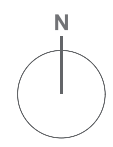
- 5.1 An appraisal of online data including the ALC data series and Cranfield University National Soil resources has identified the Site as Grade 3 (good to moderate). The soil is described as loamy with a naturally high water table with the propensity for winter groundwater inundation and drought during summer.

6. Summary and Conclusions

- 6.1 The findings of the high level desk studies reported within this Technical Note identified no in principal constraints to development of the Site. Future development shall need to be informed by further detailed survey and assessment. However, it is evident that development affords potential for significant enhancement through delivery of a GI lead masterplan.



Plan EDP 1
Ecological and Arboricultural Constraints Plan
(edp5069_d001 19 July 2018 LB/NM)



- Site Boundary
- Pond
- 10m Buffer from Canal
- Woodland with 10m Buffer
- 2m Development offset to Hedgerows
- Trees (may require survey for bats)
- 5m Root Protection area

Sithillians Sports Club
And Conference Centre

The Farm House
The Stables
The Cottage
The Barn
The Dairy
The Dairy
The Dairy

Copt

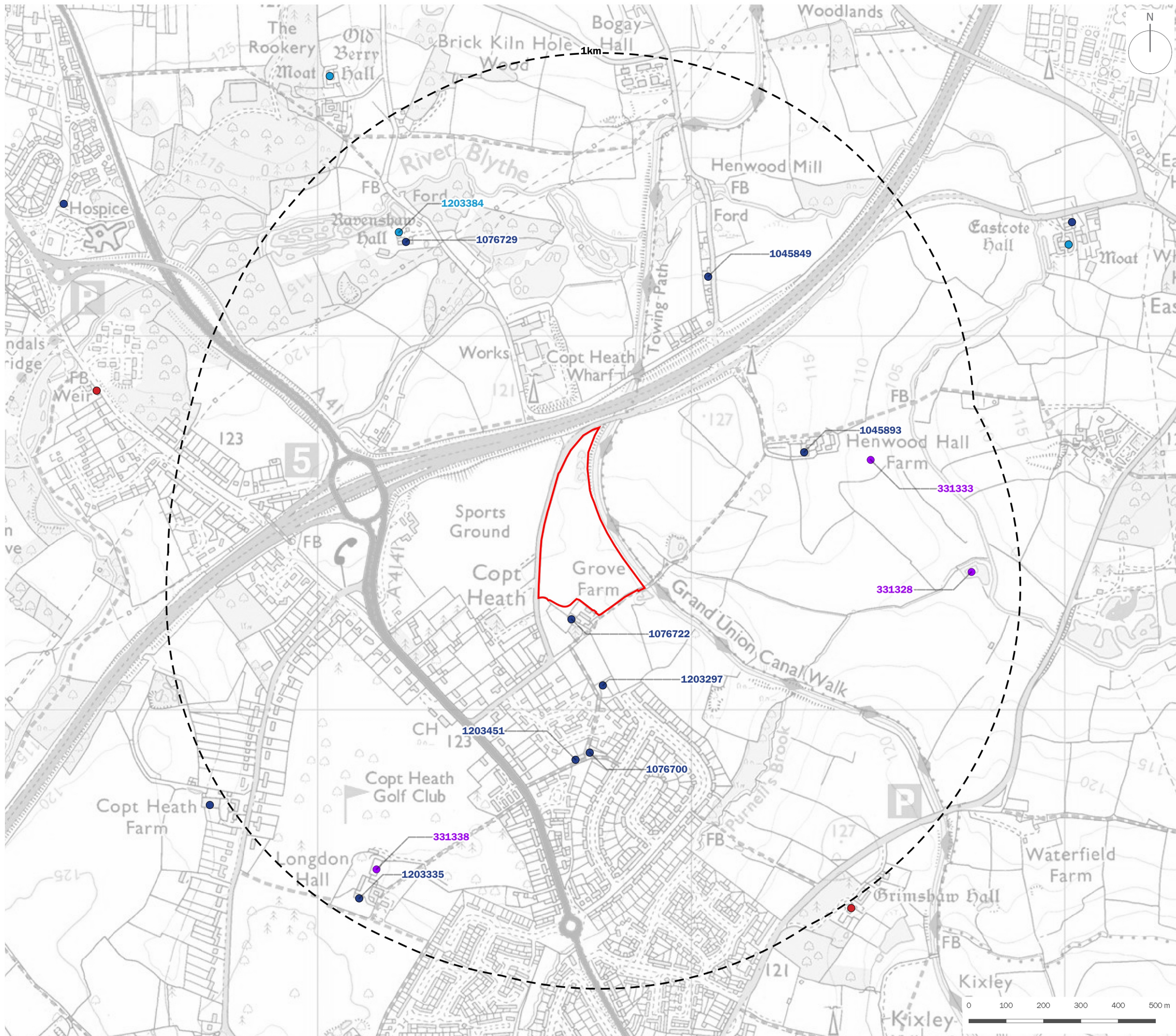


client			
IM Land Ltd			
project title			
Land at Jacobean Lane, Knowle			
drawing title			
Plan EDP 1: Ecological and Aboriginal Constraints Plan			
date	17 JULY 2018	drawn by	CR
drawing number	edp5069_d001	checked	NM
scale	1:2,500 @ A3	QA	DRAFT





Plan EDP 2
Heritage Constrains Plan
(edp5069_d002 19 July 2018 LB/NM)



- Site Boundary
- 1km Study Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Non-designated Asset

client		
IM Properties		
project title		
Land at Jacobean Lane, Knowle		
drawing title		
Plan EDP 2: Heritage Constrains Plan		
date	19 JULY 2018	drawn by LB
drawing number	edp5069_d002	checked NM
scale	1:10,000 @ A3	QA

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