



BIRMINGHAM DEVELOPMENT PLAN
Green Belt Option Areas

Archaeology and Historic Environment Assessment

September 2013

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Background

1.1 The Green Belt Options Appendix to the Birmingham Development Plan (BDP) 2031 consultation document puts forward options for housing and employment. It includes a broad statement on the historic environment in each Option based on existing information. The statement highlights key features and potential, and acknowledges that further assessment will be required. English Heritage's response to the consultation stated that such further assessment is required, in accordance with the NPPF, to appreciate the relative impact on the significance of heritage assets affected and therefore the suitability in principle of the options.

1.2 This assessment has therefore been undertaken to ensure that the evidence base of the BDP is sufficiently robust to accord with the National Planning Policy Framework (NPPF), to defend at examination, and to demonstrate that the City Council has given equal weight to all relevant issues. Along with other assessments, including landscape and ecological assessments, it will reduce the risk of the BDP being considered unsound. Identification of the historic environment issues at an early stage also reduces uncertainties for potential developers, who will be required to undertake detailed site specific work as part of individual development proposals.

1.3 The environmental role of sustainable development defined in the NPPF includes contributing to protecting and enhancing our historic environment, and core planning principles in the NPPF include Conserve heritage assets in a manner appropriate to their significance.

In relation to plan-making, NPPF Paragraph 169 states: 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 discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

In addition, NPPF Paragraph 126 states that local planning authorities should take into account opportunities to draw on the contribution made by the historic environment to the character of a place.

1.4 The historic environment contributes to the character and distinctiveness of the Options Areas and reflects their historic development (summarised in Table 1 opposite). Visible heritage assets contribute to landscape character as shown in the Landscape Assessment of the Options Areas. Many heritage assets in the Options Areas, ranging in date from prehistoric to 20th century, are recorded in the Historic Environment Record (HER). They include sixteen designated heritage assets (a scheduled monument and fifteen statutorily listed buildings) and many heritage assets which are currently undesignated, including two locally listed buildings and many sites of archaeological interest. There are likely to be many more heritage assets, particularly archaeological remains, as yet undiscovered, within the Options Areas.

1.5 Development will have a physical impact on heritage assets and an impact on their settings. Heritage assets are non-renewable and unlike aspects of the natural environment their loss through development cannot be compensated by translocation or by new planting. There are also opportunities to enhance heritage assets and their settings and thereby enhance the design quality of development.

Period, date range and key features	Known and predicted heritage assets
<p>Prehistoric and Roman - up to AD 410 Developing from a predominantly wooded landscape occupied by hunter-gatherers and then by the first farmers, to a predominantly open landscape with farms and enclosed fields used for arable and pasture.</p>	<p>Burnt mounds, visible as spreads of heat-shattered stone; buried archaeological remains, some visible as cropmarks, including ditched enclosures, boundaries, houses; finds of objects, including prehistoric worked flint, Roman pottery, and heat shattered stones, all of which may indicate buried archaeological remains; palaeoenvironmental data, including pollen, plant and insect remains surviving in former stream courses and other locations.</p>
<p>Medieval - AD 410-1500 Farms with hedged fields and unenclosed strips of land scattered through open fields; meadow, woodland and common land; streams dammed to create ponds.</p>	<p>Parts of buildings surviving in later structures; archaeological remains visible as earthworks, including moats, boundaries, ridge and furrow and pond dams; roads, field systems and field boundaries; buried archaeological remains; palaeoenvironmental data, including pollen, plant and insect remains surviving in former stream courses and other locations.</p>
<p>Early Post-medieval: from AD1500 up to the Corn Rent Map of AD1824-25 Farms constructed to exploit land enclosed from open fields; fields created by encroachment onto commons. Streams dammed to create fishponds and millpools.</p>	<p>Country houses, farms, dwellings; field boundaries and field systems including enclosed former open field strips and fields resulting from encroachment onto commons.</p>
<p>Late post-medieval: 1825 onwards, after land enclosure New fields created and roads, houses and other buildings constructed.</p>	<p>Farms, dwellings and public buildings; roads, field systems, field boundaries</p>

Table 1 Summary of the historic development of the Option Areas and the character of the known and predicted heritage assets for each period.

Previous work

1.6 In addition to historical research from various original sources, such as that included in Roger Lea’s The Story of Sutton, various pieces of archaeological fieldwork and historic building recording have taken place in and adjoining the Options Areas, as part of research projects and in relation to proposed or actual development. They include fieldwalking and earthwork recording in 1980-81 and 1994-99; aerial photograph inspection, geophysical survey and archaeological evaluation by trenching east of Peddimore Hall in 1998 and along the M6 Toll route; extensive archaeological excavation in advance of construction of the M6 Toll motorway at Langley Mill Farm and nearby sites in 2001; archaeological recording at Minworth Greaves; and historic building recording and tree-ring dating at Peddimore Hall farm buildings, Langley Heath Farm and Minworth Greaves Farm.

Standards, limitations and methods

Professional standards and guidance

2.1 This assessment conforms to the Institute for Archaeologists Standard and Guidance for Archaeological Advice by Historic Environment Services and the Standard and Guidance for Stewardship of the Historic Environment produced by the Institute for Archaeologists/Institute of Historic Building Conservation/Association of Local Government Archaeological Officers. It does not constitute an archaeological desk-based assessment as defined in the Institute for Archaeologists' Standard and Guidance.

Limitations and subsequent requirements

2.2 This assessment is based on currently available information. More heritage assets are likely to be identified in the future and additional details of known assets may emerge. Hitherto unrecognised heritage assets may be identified on aerial photographs that were not searched as part of this assessment. The assessment did not include a search of all published and unpublished sources. Historic buildings were assessed by external inspection from public rights of way. Buildings marked on the Sutton Coldfield Corn Rent Map of 1824-25 were identified. The low number of locally listed buildings in the Option Areas reflects deficiencies in local listing in this area: the assessment identified several additional buildings within the Option Areas that merit local or even statutory listing.

This assessment is not a substitute for the detailed assessments that prospective developers will be required to undertake as part of the consideration of individual development proposals.

Baseline data collection

2.3 Existing Historic Environment Record (HER) data for the Options Areas and adjoining land was reviewed. Additional heritage assets were identified during the assessment and have now been included in the HER. Aerial photographs held

by Birmingham City Council were searched, to validate those sites previously identified as cropmarks and recorded in the Historic Environment Record. Archaeological excavation and survey reports and published local histories were consulted. Some historic maps were consulted, including the Sutton Coldfield Corn Rent Map of 1824-25 which is a key source for the identification of buildings and field patterns pre-dating 19th century land enclosure. For each of the Options Areas (see below) the baseline data of known heritage assets is summarised in relation to the historic development of that area.

Assessment of significance

2.4 Each Option Area was visited and viewed from public rights of way, to assess the significance of heritage assets and their visual and landscape settings. Archaeology and Historic Environment areas were defined within each Option Area, combining individual records in the historic environment record where appropriate, such as groups of structures or objects. The significance of each known or potential heritage asset or groups of heritage assets and the impact of development on them were assessed using professional judgement, on the basis of the above sources and



Walled garden of Ashfurlong Hall (B1.3).

knowledge of heritage assets elsewhere in Birmingham and the West Midlands. The assessment of significance followed English Heritage's Conservation Principles in considering heritage value - historical, evidential and aesthetic - the relationship of those values to the physical fabric, the relative importance of those values, and the contribution of the setting to significance. The attributes of a heritage asset's setting, as identified in English Heritage's The Setting of Heritage Assets, include its physical surroundings (topography; other heritage assets, definition and grain of surrounding landscape); integrity; experience (the surrounding townscape or landscape character; views from, towards and including the asset; visual prominence; intentional inter-visibility with other features; sense of enclosure; rarity of comparable survivals of setting); and its associations. Opportunities for enhancement of heritage assets are identified where appropriate.



Wheatmoor Farm
(B2.1).

Recommendations

3.1 Following assessment of significance and the impact of development (defined here as enabling works, built development, infrastructure, services, hard and soft landscaping or planting) on that significance, recommendations are put forward on the suitability or otherwise of each Archaeology and Historic Environment Area for development, acceptable mitigation measures, and the outcome if these recommendations are followed.

Note that where archaeological excavation is required in mitigation of the impact of development it may need to be on a large scale and prospective developers should be advised accordingly.

3.2 The recommendations adopt a 'traffic light' grading, like that used in the Landscape Assessment of the BDP Options Areas.

Note that this is based on existing designations and assessments of significance from existing information.

3.2.1 Red: Exclude from development. The impact of development on designated heritage assets and their settings cannot be satisfactorily mitigated.

B1.3: Ashfurlong Hall and its surroundings.

B1.4: Fox Hill House, beehive kiln, clay pit and 19th century enclosure fields.

B2.1: Wheatmoor Farm and High Heath Cottage and their surroundings.

C.2: Fox Hollies and land to its south.

C.5: Langley Heath Farm.

C.8: Langley Hall and its surroundings.

C.10: Millpools or fishponds and possible water mill site.

C.16: Langley Gorse.

D1.1: Peddimore Hall and related features.

D1.2: Forge Farm.

D1.4: Wiggins Hill.

3.2.2 Red/Amber: Opportunities for enhancement of the contribution of other heritage assets, groups of assets and their settings to the character of the place by retention and through design solutions. This grading includes:

- Heritage assets that are not currently designated, although some of the assets may merit designation.
- Locally listed buildings and buildings that this assessment suggests are of local list quality.
- Archaeological remains that survive as earthworks and therefore contribute to character.
- Archaeological remains likely to be of greater than local significance, including areas with potential for palaeoenvironmental remains.
- Surviving structures marked on the Corn Rent Map and therefore in existence in 1824; structures built immediately after 19th century Enclosure.
- Coherent areas of field systems created before 19th century enclosures and extensive and distinctive field systems resulting from 19th century Enclosure.
- Groups of heritage assets different types and dates.

If any of these assets and groups of assets cannot be excluded from development, then archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report. Earthwork recording or historic building recording may also be required.

A1.2: Enclosed fields, and potential archaeological remains in wetland alongside Littlehay Brook.

A1.3: Buildings and former open fields.

A2.1: Biddles Farm and group of enclosed fields

A2.2: Hill Common and adjoining fields.

A2.4: Hillwood Common Road.

A2.7: Manorial Wood and land alongside Littlehay brook.

A2.8: Manorial Farm.

B1.2: Former school building, farmhouse and 19th century enclosure fields.

B2.2: High Heath Farm (Swash Vale) and enclosures, and pool dam.

B2.5: Withy Hill Brook prehistoric burnt mound and 17th century pools.

C.4: Ash Farm enclosed fields and droveway.

C.6: Fox Hollies Road.

C.7: Springfield Farm and enclosure.

C.17: Ox Leys Road.

D1.7: Ridge and furrow north of Hurst Green Road.

D1.8: Birmingham and Fazeley Canal, embankment and Wiggins Hill Road canal bridge.

D1.9: Wishaw Lane.

D1.11 Cropmarks west and south of Backgrove Farm.

D1.13 Land south of Ramshurst Farm and Linda Vista Farm.

D1.14 Fox Covert earthwork.

3.2.3 Amber: Known and predicted archaeological remains and other heritage assets. Development will only be acceptable subject to extensive archaeological excavation, including analysis and publication of the results, and design solutions to retain other heritage assets.

This grading includes areas where archaeological remains are indicated by cropmarks or structures, with or without associated objects, or by adjoining archaeological remains.



Langley Gorse (C.16).

Archaeological excavation, including environmental sampling, must take place in advance of commencement of enabling works, built development, infrastructure or landscaping, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

A1.1: Cropmark on Spreading Tree Hill north of Woodside Farm, cropmark near Springhill Plantation, and group of 19th century enclosure fields

A2.6: Former Hill Wood and land alongside Littlehay brook.

B1.1: Building, air raid shelter, Turf Pits Lane and buildings, hollow way, potential archaeological remains.

B2.3: Continuation of archaeological features excavated on the line of the M6 Toll motorway.

C.3: East of Fox Hollies.

C.9: Langley Brook burnt mound and possible enclosure.

C.11: South of Brockhurst Farm.

C.12: West of Brockhurst Farm.

C.13: Around Langley Hall.

C.14: East of Fox Hollies Road.

D1.3: Minworth Greaves.

D1.5: Land to south of Peddimore Hall.

D1.6: Burnt mounds and other features south of Wishaw Lane.

D1.10: Land between Wishaw Lane and Wiggins Hill Lane.

D1.12: Field to west of Wishaw Lane.

3.2.4 Green: Potential heritage assets of archaeological interest. The impact of development can be satisfactorily mitigated by archaeological excavation, including analysis and publication of the results.

This grading includes areas of archaeological potential, including those where archaeological remains are indicated by finds alone, not structures or cropmarks, but where the character and significance of archaeological remains is unknown. Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains.

Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

The significance of these assets will only be known after the evaluation work described above.

A1.4: Land south of Hillwood Road.

A2.3: Land west of Hillwood Common Road.

A2.5: Land east of Hillwood Common Road, including cropmark.

B2.4: Cropmark, Withy Hill Cottages.

B2.6: North of Lindridge Road.

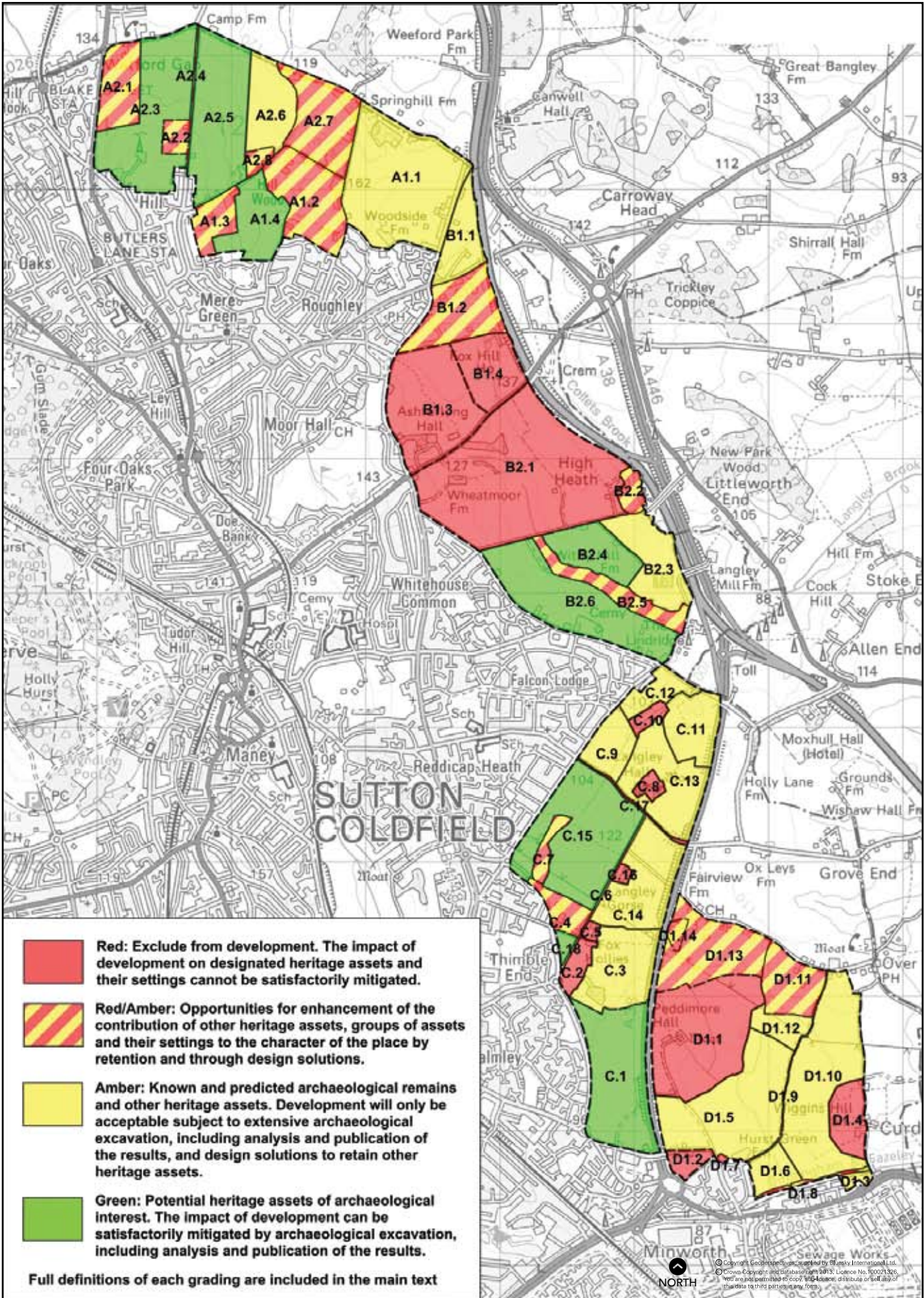
C.1: South of Summer House Plantation.

C.15: West of Fox Hollies Road.

C.18: South of Signal Hayes Road.



Vesey Cottage (High Heath Cottage)
(B2.1).



Plan 1 Archaeology and historic environment areas and recommendations.

BDP Option Areas A1 and A2

Archaeology and historic environment

Summary of recommendations for Option Areas A1 and A2

4.1 A group of Mesolithic flints found near Manorial Wood and palaeoenvironmental remains along Littlehay Brook and north of Hillside Farm are likely to be of regional significance.

4.1.1 Buildings constructed at Biddles Farm and along Hillwood Road before 19th century land enclosure, together with buildings and fields resulting from this process, contribute to the character of this Option area. This contribution can be enhanced by retention and through design solutions. Extensive archaeological excavation, followed by analysis and publication of the results, will be required on and around cropmarks indicating sites of prehistoric or Roman date on Spreading Tree Hill and near Springhill Plantation, and on land alongside Littlehay brook. Other parts of this Option Area, including land on each side of Hillwood Common Road and south of Hillwood Common Road, contain potential heritage assets of archaeological interest. Depending on the results of archaeological evaluation, archaeological excavation will be required, followed by analysis and publication of the results.

Summary of baseline data for Option Areas A1 and A2

4.2 Option Areas A1 and A2 contain many currently undesignated heritage assets including archaeological remains, historic buildings and historic landscape features. The Historic Environment Record includes information derived from objects found by fieldwalking, and archaeological sites visible as cropmarks on aerial photographs. This information is augmented by documentary evidence from the medieval period onwards.

4.2.2 A significant concentration of prehistoric worked flint of Mesolithic (Middle Stone Age) date was found near Manorial Wood. Cropmarks visible on aerial photographs north of Woodside Farm, near the highest part of Spreading Tree Hill, indicate three sides of one or more ditched enclosures of prehistoric or Roman date. Another group of cropmarks near Springhill Plantation indicate a ditched enclosure and a cropmark east of Hillwood Common Road may be prehistoric in date. All these sites are likely to have other archaeological remains around them. Wetland along the Littlehay Brook may contain

other archaeological remains such as burnt mounds and palaeoenvironmental data.

4.2.3 The southern part of Area A1 includes part of the former medieval open fields of Hill. The surviving field pattern retains the lines of the former strips within the fields, and irregularly shaped fields were created by enclosure of land from the common by farms on its edge. Most of Areas A1 and A2 consisted of unenclosed common land until the 19th century when it was divided into large straight-sided fields and new farms were built.



Aerial photograph of cropmark on Spreading Tree Hill(A1.1): the angular dark lines visible in the crop in the central field are filled-in ditches forming enclosures.

Archaeology and Historic Environment Areas in Option Areas A1 and A2

4.3 Archaeology and Historic Environment Area A1.1

Cropmark on Spreading Tree Hill north of Woodside Farm, cropmark near Springhill Plantation, and group of 19th century enclosure fields.

The cropmark (see glossary for explanation) at Spreading Tree Hill is on a hill summit and indicates a ditched enclosure about 100m long and at least 60m wide, extending into the field to its east. The line of the ditch on the west is broken by a later pit, probably a marl pit, but the alignment of the ditch suggests that there may be two joined enclosures. The Springhill Plantation cropmark consists of lines forming three sides of an enclosure measuring about 120m long and 100m wide. Both of these sites are likely to be prehistoric or Roman in date. They are similar to, but larger than, the Iron Age farmstead and Roman enclosures excavated near Langley Mill Farm on the line of the M6 Toll motorway. The cropmarks lie within a group of hedged rectangular fields enclosed from former open common land in the 19th century.

Significance

Sites of the date and type indicated by the cropmarks are rare in Birmingham, and these sites have not been affected by later development. There are likely to be other archaeological remains nearby which are not visible as cropmarks.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

If this area cannot be excluded from development, then extensive archaeological excavation of the cropmarks and their surroundings (including the continuation of the Spreading Tree Hill cropmark to the east), including environmental sampling, must take place in advance of commencement of enabling works, built development, infrastructure or landscaping, followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

4.4 Archaeology and Historic Environment Area A1.2

Historic buildings, enclosed fields, and potential archaeological remains in wetland alongside Littlehay Brook.

Dale Farm and Hillside Farm are on the sites of buildings marked on the Corn Rent Map of 1824-25, and a small stone building opposite Manorial Farm is also marked on this map. The fields result from enclosure of strips in former open fields and former common land.



Valley floor north of Hillside Farm (A1.2) which is likely to contain palaeoenvironmental data, burnt mounds and other archaeological remains.

Palaeoenvironmental data is likely to survive in the wetland around Littlehay Brook and in the valley floor north of Hillside Farm and there are also likely to be burnt mounds and other archaeological features here.

Significance

A combination of buildings and fields pre-dating 19th century enclosure and palaeoenvironmental and archaeological remains of even earlier date. The palaeoenvironmental remains are of regional significance.

Impact of development

Physical impact on heritage assets resulting in total loss of significance.

Recommendation

Exclude from development.

Outcome

Retention of the heritage assets and their settings.

4.5 Archaeology and Historic Environment Area A1.3

Buildings and former open fields.

Hillwood Farm and other buildings on the south side of Hillwood Road are marked on the Corn Rent Map of 1824-25. The field pattern results from the enclosure of strips of land in former medieval open fields south of the present Hillwood Road.

Significance

A group of surviving pre-enclosure buildings and a field system demonstrating change from strips in an open field to enclosures.

Impact of development

Physical impact on heritage assets resulting in total loss of significance.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.

4.6 Archaeology and Historic Environment Area A1.4

Land south of Hillwood Road: potential archaeological remains.

Archaeological remains potentially survive in this area.

Significance

Unknown.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

4.7 Archaeology and Historic Environment Area A2.1

Biddles Farm and group of enclosed fields.

Biddles Farm is marked on the Corn Rent Map and therefore existed by 1824. The western part of the existing building is probably largely original. On the Corn Rent Map it lies in a piece of land on the north-east edge of, and enclosed from, Hillwood Common; the east boundary of this land is still distinct. The fields to its south were created by enclosure of former common land from 1825 onwards and are distinctively large and straight-sided.

Significance

The surviving building, pre-dating 19th century enclosure, is of at least local list quality and is associated with an intact group of fields resulting from enclosure.

Impact of development

Physical impact on heritage assets resulting in total loss of significance.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting



Biddles Farm (A2.1): the taller part of the building is marked on the Corn Rent Map.

4.8 Archaeology and Historic Environment Area A2.2

Hill Common and adjoining fields.

A 19th century farm, built after enclosure of the area, with surviving group of 19th century enclosure fields.

Significance

Integrity of building and associated landscape deriving from 19th century enclosures.

Impact of development

Physical impact on heritage assets resulting in total loss of significance.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting

4.9 Archaeology and Historic Environment Area A2.3

Land west of Hillwood Common Road: potential archaeological remains.

Archaeological remains potentially survive in this area.

Significance

Unknown.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

4.10 Archaeology and Historic Environment Area A2.4

Hillwood Common Road.

The road was created when common land here was enclosed in the 19th century.

Significance

The road is a component and surviving element of the 19th century enclosure landscape.

Impact of development

Physical impact on heritage assets resulting in total loss of significance.

Recommendation

Exclude from development and retain at current width. Reinstate roadside hedges.

Outcome

Retention of heritage assets and their setting.

4.11 Archaeology and Historic Environment Area A2.5

Land east of Hillwood Common Road, including cropmark.

Archaeological remains represented by a cropmark are likely to be prehistoric in date and there may be other archaeological remains around them.

Significance

Details unknown.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.



Hillwood Common Road (A2.4), constructed as part of 19th century land enclosure.

Outcome

Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

4.12 Archaeology and Historic Environment Area A2.6

Part of former Hill Wood and land alongside Littlehay Brook.

Archaeological remains potentially survive in this area.

Significance

Unknown.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

4.13 Archaeology and Historic Environment Area A2.7

Manorial Wood and land alongside Littlehay Brook.

Prehistoric flint was found west of Manorial Wood and there are potential archaeological remains alongside Littlehay Brook, including palaeoenvironmental remains.

Significance

This is a significant concentration of Mesolithic flint and is likely

to be of regional significance. Palaeoenvironmental remains would be of regional significance.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.

4.14 Archaeology and Historic Environment Area A2.8

Manorial Farm.

The farm was constructed soon after enclosure of the common here in the 19th century, next to a piece of land that had already been enclosed.

Significance

The largely intact early 19th century farm house is of local list quality, and it is surrounded by fields created in the 19th century and earlier.

Impact of development

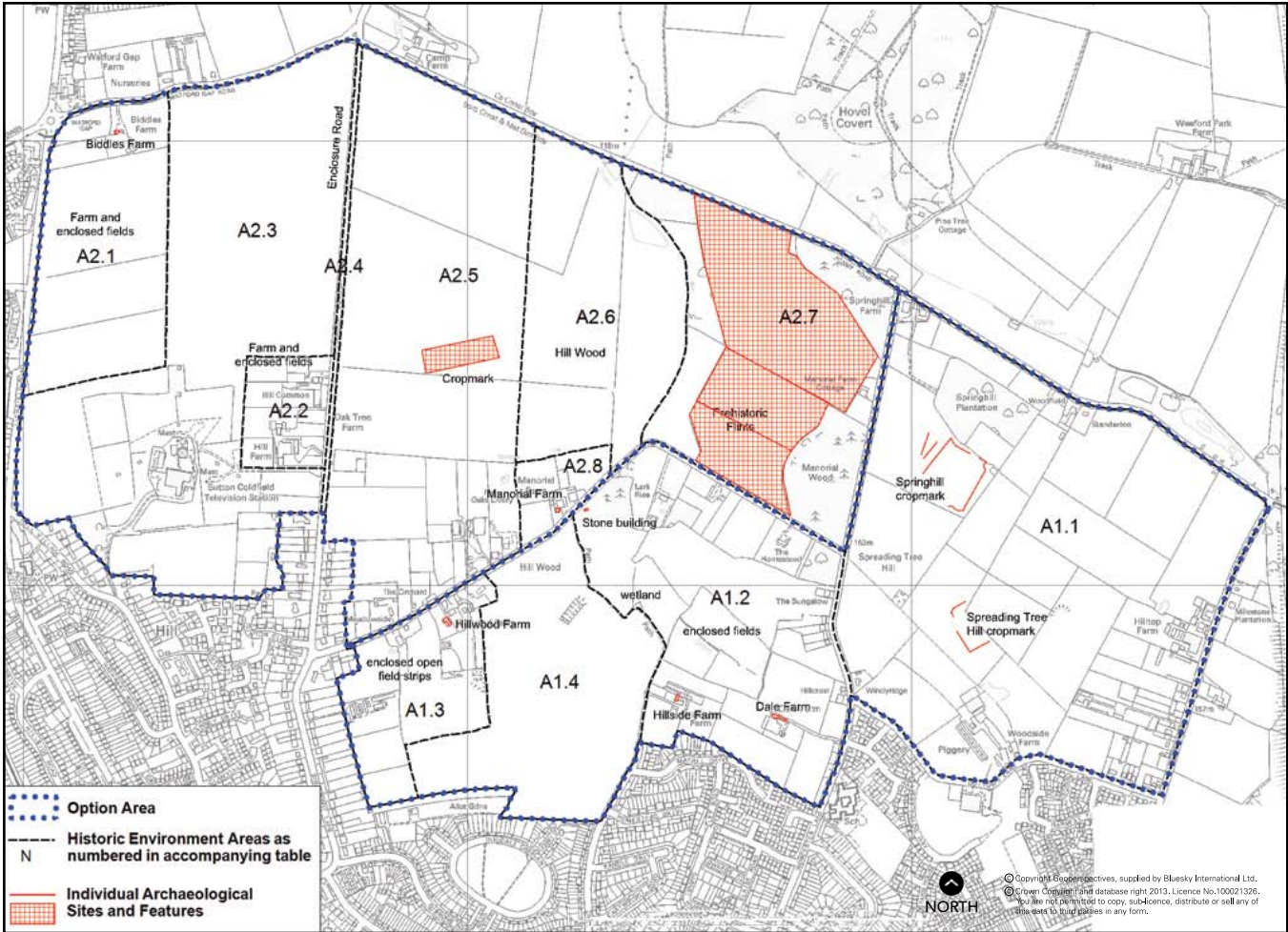
Physical impact on the building and its setting.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.



Plan 2 Option area A - Archaeology and historic environment.

BDP Option Areas B1 and B2

Archaeology and historic environment

Summary of recommendations for Option Areas B1 and B2

5.1 The designated heritage assets at Ashfurlong Hall, Fox Hill House, Wheatmoor Farm and High Heath Cottage were designed to be seen from long distances across open land therefore their settings, which contribute to their significance, are extensive.

5.1.1 The setting of the beehive kiln at Fox Hill includes its former clay pit. Palaeoenvironmental remains along Withy Hill Brook are likely to be of regional significance. 17th-century pools on Withy Hill Brook, the buildings and field enclosures of a former squatter settlement at High Heath Farm (Swash Vale) and a former pool dam on Collets Brook contribute to the character of this Option area, together with a 19th-century former school building, Chase Farm farmhouse and 19th century field enclosures to its east. This contribution can be enhanced by retention and through design solutions. Extensive archaeological excavation, followed by analysis and publication of the results, will be required south of Withy Hill Road, on and around the continuation of archaeological features excavated on the line of the M6 Toll motorway, and east of Weeford Road. Buildings, an air raid shelter, and a hollow way between Weeford Road and Turf Pits Lane can be retained through design solutions. Land north of Lindridge Road and land south of Withy Hill Cottages, where there is also a cropmark, contain potential heritage assets of archaeological interest. Depending on the results of archaeological evaluation, archaeological excavation will be required, followed by analysis and publication of the results.

Summary of baseline data for Option Areas B1 and B2

5.2 Option Areas B1 and B2 contain six listed buildings and many currently undesignated heritage assets including archaeological

remains, historic buildings and historic landscape features. One site is included in Natural England's SHINE database. The Historic Environment Record includes information derived from objects and archaeological sites found by fieldwalking, from archaeological sites visible as cropmarks on aerial photographs, and from archaeological excavations along the line of the M6 Toll motorway in land adjoining Option Area B2. This information is augmented by documentary evidence from the medieval period onwards.

5.2.1 Some prehistoric worked flint has been found in fieldwalking. There is a burnt mound of Bronze Age date on the Withy Brook south of Withy Hill Road and another possible burnt mound

has been identified near Weeford Road. There are potentially more burnt mounds and associated features in the Option Areas. Wetland along the Withy Brook may contain palaeoenvironmental data. Excavations along the line of the M6 Toll revealed prehistoric and Roman remains including ditched enclosures which extend beyond the excavated area into Option area B2. Cropmarks to the north-west of the excavated area may be part of these features. Other cropmarks may also be of prehistoric date and are likely to have other archaeological remains around them.

5.2.2 Much of the area was unenclosed common land up to the early 19th century but there was earlier enclosed land to the north



19th century building and former 20th century air raid shelter (B1.1), Weeford Road.

and south of Ashfurlong Hall, and a distinct surviving field boundary formed the edge of enclosed land to its north. 16th-century houses survive at Ashfurlong Hall and High Heath, the latter located within what was open common land at the time of its construction. Former mill pools near Lindridge Road were constructed in the 17th century, and there are dams of former pools of unknown date on the Withy Brook and Collets Brook. Wheatmoor Farm formed part of the landscape setting of the 18th century country house at Ashfurlong Hall. Land alongside Collets Brook included a probable squatter settlement (Swash Vale) with a group of small enclosed fields and a former weaver's workshop. New buildings were constructed in the early 19th century including Fox Hill House, in a prominent location. Nearby, a pottery kiln and its clay pit remain from a short-lived industry. On Lindridge Road, the site of a brick kiln, probably used to make bricks for Barn Farm, is surrounded by filled-in clay pits. Buildings on Weeford Road including Chase Farm predate 19th-century land enclosure. This resulted in the creation of large straight-sided rectangular hedged fields which survive intact on each side of Fox Hill Road. Other 19th century features include a former school on Weeford Road and buildings along Turf Pits Lane. A hollow way marking the former road edge, of unknown date, runs alongside Slade Road, and there is a small Second World War air raid shelter on Weeford Road.

Archaeology and Historic Environment Areas in Option Areas B1 and B2

5.3 Archaeology and Historic Environment Area B1.1

Farm building, air raid shelter, Turf Pits Lane and buildings, hollow way, potential archaeological remains.

A building on Weeford Road and buildings on Turfpits Lane are marked on the Corn Rent Map of 1824-25. The air raid shelter is of Second World War date. There are also potentially other archaeological remains here.

Significance

The heritage assets form a group surviving from different periods of the historic development of this area. The air raid shelter is a rare survivor in the city.

Impact of development

Physical impact on heritage assets and their settings.

Recommendation

If this area cannot be excluded from development, then development must be designed to retain the air raid shelter, Turf Pits Lane and buildings on it, and the hollow way. Archaeological excavation, including environmental sampling, must take place in advance of commencement of enabling works, built development, infrastructure or landscaping, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Design would retain some heritage assets and some of their setting and archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

5.4 Archaeology and Historic Environment Area B1.2

19th century former school building, 19th century farm and 19th century enclosure fields.

Chase Farm is marked on the Corn Rent Map. The adjoining fields result from 19th century enclosure and the former school was built in 1874.

Significance

The heritage assets form a group dating from before and after 19th century land enclosure. Chase Farm and the former school are of local list quality. The distinctive large straight-sided fields are an intact 19th century enclosure landscape.

Impact of development

Physical impact on heritage assets and their settings resulting in total loss of significance.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.



Former Roughley School (B1.2), built in 1874.

5.5 Archaeology and Historic Environment Area B1.3

Ashfurlong Hall buildings and walled garden; enclosure to its north; cropmarks; potential archaeological remains.

This area contains two designated heritage assets (Ashfurlong Hall, a grade II* listed building and a pavilion, grade II listed) and their setting which consists of the grounds of Ashfurlong Hall, including a brick-walled garden and a distinct banked field boundary to the north which is marked on the Corn Rent Map. There are cropmarks to the north including an enclosure which is probably prehistoric in date and the area contains a probable burnt mound also of prehistoric date and potentially other archaeological remains.

Significance

The setting of the designated heritage assets contributes to their significance and appreciation.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and

result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.

5.6 Archaeology and Historic Environment Area B1.4

Fox Hill House, Beehive Kiln, clay pit and 19th century enclosure fields.

This area contains two designated heritage assets, Fox Hill House and a Beehive Kiln (both listed grade II), the clay pit for the kiln and fields to the south. The kiln and its clay pit are on Natural England's SHINE database. Fox Hill House is in a raised location and the design of its rear elevation shows that it was designed to be seen from the south. It is visible across a long distance to the south and west, even as far as Vesey Cottage (High Heath Cottage) south of Tamworth Road (Area B2.1). The distinctive large straight-sided fields to the south result from 19th century enclosure.

Significance

Views from the south and west of form part of the setting of the designated heritage assets and contribute to their significance and appreciation. The distinctive large straight-sided fields are an intact 19th century enclosure landscape.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.

5.7 Archaeology and Historic Environment Area B2.1

Wheatmoor Farm and High Heath Cottage listed buildings; pool dam; cropmarks; potential archaeological remains.

Wheatmoor Farm, a designated heritage asset (listed building grade II), is an 18th century building in a prominent location which formed part of the landscape of Ashfurlong Hall. Its distinctive castellated stone parapet is visible from Tamworth Road to the north and from Vesey Cottage (High Heath Cottage) to the east. Vesey Cottage (High Heath Cottage), also a designated heritage asset (listed building grade II*) is a 16th century stone building, one of a small group of buildings of this type in Sutton Coldfield. It was deliberately constructed in a prominent position in what was then open heathland and retains its open aspect. It is clearly visible from the north-west and south-east. The dam of a former pool on the Wither Brook survives in woodland in the valley between the two listed buildings. Its date is unknown, but a pool is marked here on the Corn Rent Map. The archaeological remains indicated by the cropmarks are probably prehistoric or Roman

in date and there are likely to be other archaeological features around them.

Significance

The distant views to the designated heritage assets form part of their setting and contribute to their significance and appreciation.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.

5.8 Archaeology and Historic Environment Area B2.2

High Heath Farm (Swash Vale) and enclosures, and pool dam.

This originated as a squatters' settlement and includes a former weaving workshop and a group of small fields. The dam of a former pool on Collets Brook to the south is undated.



Fox Hill House from the south-west, with 19th century Enclosure fields (B1.4).

Significance

Swash Vale is a rare survivor in the city of this type of settlement and is a combination of buildings and field enclosures. The dam is a prominent landscape feature.

Impact of development

Physical impact on heritage assets and their settings resulting in total loss of significance.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.

5.9 Archaeology and Historic Environment Area B2.3

Continuation of archaeological features excavated on the line of the M6 Toll motorway.

Excavations undertaken in land adjoining Option Area B2 as part of construction of the M6 Toll motorway, and including a small area within B2, revealed ditched enclosures of prehistoric and Roman date. These extend into B2, and cropmarks indicate features which are on the same alignment as features excavated on the M6

Toll and are therefore probably of similar form and date. The archaeological remains are likely to extend well beyond the excavated areas.

Significance

The date and character of the archaeological remains are known from the M6 Toll excavations. Sites of this date and type are rare in Birmingham, and this site has not been affected by later development.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

5.10 Archaeology and Historic Environment Area B2.4

Cropmark, Withy Hill Cottages.

The archaeological remains indicated by the cropmarks are probably prehistoric or Roman in date. Archaeological remains may extend further than the cropmarks.

Significance

Sites of this date and type are rare in Birmingham, and this site has not been affected by later development.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

5.11 Archaeology and Historic Environment Area B2.5

Withy Brook prehistoric burnt mound and 17th century mill pools.

The burnt mound is visible as a spread of heat-shattered stone on the surface. It is likely to be accompanied by other archaeological features. Palaeoenvironmental data is likely to survive in the wetland around Withy Brook. The pools were built to power Langley Mill.

Significance

In addition to the known burnt mound, features associated with it, including palaeoenvironmental data, are likely to survive here. The palaeoenvironmental remains are of regional significance. The pools are significant landscape features which contribute to the character of the area.

Impact of development

Physical impact on archaeological remains and their setting resulting in total loss of significance.

Recommendation

Exclude from development to retain heritage assets and their setting.

Outcome

Retention of heritage assets and their setting.

5.12 Archaeology and Historic Environment Area B2.6

North of Lindridge Road.

The site of a brick kiln, probably used to make bricks for the former Barn Farm in the early 19th century, is indicated by an area of burning and waste bricks surrounded by hollows that were clay pits. Prehistoric flint and Roman pottery suggest the presence of other archaeological remains.

Significance

Other than the brick kiln, the nature and significance of archaeological remains here is unknown but they

could include similar prehistoric and Roman remains to those excavated on the M6 Toll motorway.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

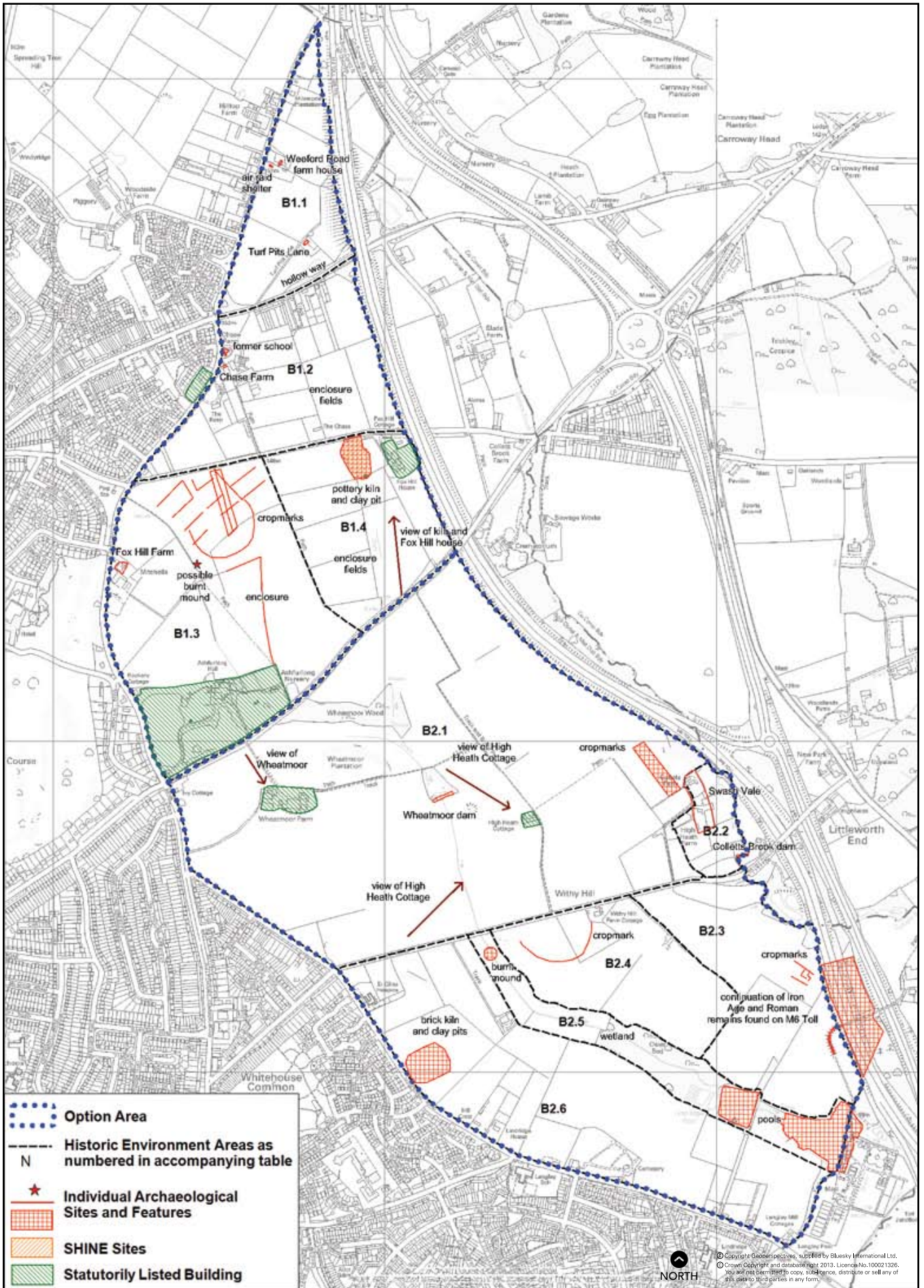
Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Record and advance understanding of the significance of heritage assets that will be lost.



Archaeological remains of prehistoric and Roman date revealed in excavations as part of the M6 Toll motorway construction, extending into Option Area B2.



Plan 3 Option area B - Archaeology and historic environment.

BDP Option Areas C and C1

Archaeology and historic environment

Summary of recommendations for Option Areas C and C1

6.1 This area contains three designated heritage assets and their settings which contribute to their significance.

6.1.1 The setting of Langley Hall includes the medieval moat and former small fishponds adjoining it, and the dams of former fishponds or millpools on Langley Brook to its north which include a possible water mill site. The setting of Fox Hollies and Langley Heath Farm includes parkland to the south of Fox Hollies, crucible walls to its east, and Langley Gorse which, like Fox Hollies and Langley Heath Farm, is set back from the road on the edge of former common land. Springfield Farm and the enclosure in which it lies predate 19th-century land enclosure and contribute to the character of this Option area, together with enclosed fields of different periods and a driveway at Ash Farm, Ox Leys Road which is a hollow way of medieval origin, and Fox Hollies Road which was built following 19th-century land enclosure. This

contribution can be enhanced by retention and through design solutions. Extensive archaeological excavation, including followed by analysis and publication of the results, will be required around Langley Hall, including a burnt mound and cropmark near Langley Brook and on land where prehistoric flint and Roman pottery also indicates archaeological remains of this date, between Ox Leys Road and Lindridge Road and east of Fox Hollies Road. Land west of Fox Hollies Road, land east of Webster Way, and land south of Signal Hayes Road contain potential heritage assets of archaeological interest, including a cropmark south of Summer House Plantation. Depending on the results of archaeological evaluation, archaeological excavation will be required, followed by analysis and publication of the results.

Summary of baseline data for Areas C and C1

6.2 Option Area C and C1 contains three listed buildings and many currently undesignated heritage assets including a locally listed building, archaeological remains and other historic buildings. Three sites are included in Natural England's SHINE database. The Historic Environment Record includes information derived from historic building recording and tree-ring dating, earthwork recording, and sites and objects found by fieldwalking. This information is augmented by documentary evidence from the medieval period onwards.

6.2.1 Worked flint of prehistoric date has been found around Fox Hollies and around Brockhurst Farm. Other archaeological remains of prehistoric date include a burnt mound of probable Bronze Age date alongside Langley Brook. Land alongside Langley Brook and Churchill Brook is likely to include deposits containing information on past environmental conditions, and alluvium is likely to have accumulated here, potentially burying other archaeological remains. Cropmarks visible on an aerial photographs south of Black Fir Plantation and west of Langley Hall may be enclosures of prehistoric date and are likely to have other archaeological remains around them. Roman pottery has been found near Fox Hollies and near Brockhurst Farm, possibly indicating Roman settlements.

6.2.2 The moat at Langley Hall surrounded a medieval fortified manor house and is accompanied by two fishponds, and fishponds



One of two stretches of walling east of Fox Hollies (C.2), constructed of crucibles used to make steel at Penns Mill.

or millpools indicated by dams on Langley Brook to its north may be medieval in date. Ox Leys Road and Bulls Lane are also parts of the medieval landscape and the enclosure around Springfield Farm may also be medieval in origin, although the present building is later in date. Small enclosed fields west of Ash Farm may also be medieval and a driveway ran alongside them to an area of unenclosed common land that survived until to the early 19th century. The 18th and early 19th century buildings at Fox Hollies, Langley Heath and Langley Gorse are set back from the road, on the edge of the former common land. Fox Hollies has an area of parkland to its south and part of its eastern boundary is constructed of crucibles used in steel-making. Langley Heath Farm includes an 18th century barn. Fox Hollies Road and the straight-sided rectangular fields east of Ash Farm were created when the common was enclosed in the 1820s.

Archaeology and Historic Environment Areas in Option Area C

6.3 Archaeology and Historic Environment Area C.1

Cropmarks south of Summer House Plantation.

Cropmarks show a small rectangular enclosure, with possibly another nearby. Both are likely to be prehistoric or Roman in date.

Significance

Sites of this date and type are rare in Birmingham, and this site has not been affected by later development.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

Archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Record and advance understanding of the significance of heritage assets that will be lost.

6.4 Archaeology and Historic Environment Area C.2

Fox Hollies and land to its south.

Fox Hollies is a designated heritage asset (listed building grade II) that includes an 18th century building and two stretches of wall to its rear built of crucibles that were used to make steel at Penns Mill. Fox Hollies is set back from Fox Hollies Road, on the edge of what was unenclosed common land at the time it was built. Its setting includes a distinctive area of parkland to its south which contains earthworks consisting of the former edge of the common, and ridge and furrow indicating former cultivation.



Parkland south of Fox Hollies (C.2), containing ridge and furrow and the former edge of common land.

Significance

The setting of the designated heritage asset includes its distance from the road frontage. The parkland to the south contributes to the significance of the designated heritage asset. The crucible wall provides a relationship with another heritage asset, Penns Mill. Fox Hollies is one of a group of heritage assets, including Langley Heath Farm and Langley Gorse, which are contemporary buildings similarly set back from Fox Hollies Road and form part of its setting and appreciation.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting.

6.5 Archaeology and Historic Environment Area C.3

Prehistoric and Roman finds and cropmarks east of Fox Hollies.

The finds and cropmarks suggest the presence of archaeological remains of prehistoric and Roman date.

Significance

Unknown, but archaeological remains of this date are rare in Birmingham.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

6.6 Archaeology and Historic Environment Area C.4

Ash Farm enclosed fields and droveway.

Ash Farm is marked on the Corn Rent Map of 1824-25. The western part of the group of enclosed fields is marked on the Corn Rent map and therefore predates 19th-century enclosure. The remains of a droveway (a lane along which livestock were driven) run alongside these fields to former common land to their east. This land is occupied by the eastern group of fields, which were created by 19th century land enclosure. The droveway is on Natural England's SHINE database.

Significance

The heritage assets form a group dating from before and after 19th-century land enclosure.

Impact of development

Physical impact on heritage assets resulting in total loss of significance.

Recommendation

Exclude from development to retain heritage assets.

Outcome

Retention of heritage assets.

6.7 Archaeology and Historic Environment Area C.5

Langley Heath Farm.

Langley Heath Farm consists of 17th and 18th century buildings. The farmhouse is a designated heritage asset (listed building grade II) and the barns, whose roof has been dated to the 18th century, are locally listed grade A. Like Fox Hollies, it is set back from Fox Hollies Road, on the edge of what was unenclosed common land at the time it was built.



Fox Hollies Road (C.6).

Significance

The setting of the designated heritage asset includes its distance from the road. Langley Heath Farm is one of a group of heritage assets, including Fox Hollies and Langley Gorse, which are contemporary buildings similarly set back from Fox Hollies Road and form part of its setting and appreciation.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development to retain the heritage asset and its setting.

Outcome

Retention of heritage assets and their setting.

6.8 Archaeology and Historic Environment Area C.6

Fox Hollies Road.

The road was created when common land here was enclosed in the 19th century. There is a shelter belt on part of its east side.

Significance

Component and surviving element of 19th century enclosure landscape

Impact of development

Physical impact on heritage assets resulting in total loss of significance.

Recommendation

Retain at present width and exclude from development.

Outcome

Retention of heritage asset.

6.9 Archaeology and Historic Environment Area C.7

Springfield Farm and enclosure.

The date of the building is unknown but it is marked on the Corn Rent map and the Yates' 18th

century map. It lies in a distinctive land unit, possibly medieval in origin, with historic hedgerows on its northern and eastern sides. The Corn Rent map shows that the enclosure formerly extended further north. The enclosure is particularly visible from the higher ground to the north and east.

Significance

The building and enclosure predate 19th century land enclosure and the enclosure is a prominent feature in its valley floor location, contributing to the character of the area.

Impact of development

Adverse impact on heritage asset and its setting.

Recommendation

Exclude from development to retain the enclosure as a distinctive land unit within any development.

Outcome

Retention of heritage asset. The enclosure could form an open space within built development and therefore has potential amenity value.

6.10 Archaeology and Historic Environment Area C.8

Langley Hall, medieval moated site and medieval fishponds.

The group of heritage assets consists of a designated asset (listed building, grade II) which includes the 17th century former stables of Langley Hall and the adjoining moat that surrounded the former Langley Hall, a fortified medieval manor house surviving as buried archaeological remains. Adjoining former fishponds, also of medieval date, are on Natural England's SHINE database. The site is in a prominent hilltop location.

Significance

The former fishponds adjoining the moat and the dams of former ponds on Langley Brook to the north (Area C.10) are related to Langley Hall. They form part of its setting and contribute to its significance. The hilltop location reflects the status of the site and views of it, particularly from the west, contribute to its significance and appreciation.



Springfield Farm in its enclosure (C.7).

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting

6.11 Archaeology and Historic Environment Area C.9

Langley Brook burnt mound and cropmark of possible enclosure.

The burnt mound is visible as a spread of heat-shattered stone on the surface, alongside Langley Brook. It may be accompanied by other archaeological remains and there are likely to be more burnt mounds along this stream. The cropmark indicates an enclosure of probable prehistoric or Roman date. Palaeoenvironmental data is likely to survive in the wetland around Langley Brook.

Significance

In addition to the known burnt mound, features associated with the burnt mound, including palaeoenvironmental data, are likely to survive here.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost

6.12 Archaeology and Historic Environment Area C.10

Dams of millpools or fishponds and possible water mill site.

A prominent bank across Langley Brook is the dam of a former pool to its south-west which is marked on the Corn Rent map. Another bank to the north-west may be another former dam, and a millstone and stone rubble suggest the location of a mill. The dams and the possible pool between them are on Natural England's SHINE database. Palaeoenvironmental data is likely to survive along stream in the former pool beds.

Significance

The ponds are likely to be related to Langley Hall and therefore form part of the setting of the designated heritage asset and its appreciation.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage assets and their setting. The retained former millpools or fishponds and their dams could be part of an open space within built development and therefore have amenity value.

6.13 Archaeology and Historic Environment Area C.11

Possible burnt mound, and prehistoric and Roman finds, south of Brockhurst Farm.

Heat-shattered stones, prehistoric flint and Roman pottery suggest presence of archaeological remains, including burnt mounds.

Significance

Unknown, but archaeological remains of prehistoric and Roman date are rare in Birmingham.



The southernmost of the two former dams across Langley Brook (C.10).

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

6.14 Archaeology and Historic Environment Area C.12

Potential archaeological remains west of Brockhurst Farm.

The buildings are marked on the Corn Rent map. There is a high potential for archaeological remains to survive here.

Significance

Unknown.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

6.15 Archaeology and Historic Environment Area C13

Cropmarks and potential archaeological remains around Langley Hall.

The cropmarks probably indicate archaeological remains of prehistoric or Roman date.

Significance

Sites of the date and type indicated by the cropmarks are rare in Birmingham, and these sites have not been affected by later development. There are likely to be other archaeological remains nearby which are not visible as cropmarks.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

6.16 Archaeology and Historic Environment Area C14

Bulls Lane and potential archaeological remains east of Fox Hollies Road.

Bulls Lane was on of the "two great roads to Langley [Hall]" in existence by the 13th century. There is a high potential for survival of archaeological remains in the land on both sides of Bulls Lane.

Significance

The road is part of the setting of Langley Hall, a designated heritage asset.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

6.17 Archaeology and Historic Environment Area C.15

Potential archaeological remains west of Fox Hollies Road.

There is a high potential for survival of archaeological remains.

Significance

Unknown.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Record and advance understanding of the significance of heritage assets that will be lost.

6.18 Archaeology and Historic Environment Area C.16

Langley Gorse.

Langley Gorse is marked on the Corn Rent map of 1824-25 and like Fox Hollies and Langley Heath Farm, it is set back from Fox Hollies Road, on the edge of what was unenclosed common land at the time it was built.

Significance

The building is of local list quality and possibly statutorily listable. It forms a group with Fox Hollies and Langley Heath Farm and because of this relationship it is part of the setting of these designated heritage assets.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation of them.

Recommendation

Exclude from development.

Outcome

Retention of heritage asset and its setting, and the setting of designated heritage assets.

6.19 Archaeology and Historic Environment Area C.17

Ox Leys Road.

Ox Leys Road was one of the "two great roads to Langley [Hall]" in existence by the 13th century. It is partly a hollow way.

Significance

A documented medieval road that is related to, and therefore part of the setting of, a designated heritage asset.

Impact of development

Development within the setting of the designated heritage asset would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage asset and retention of setting of designated heritage asset.

6.20 Archaeology and Historic Environment Area C.18

Potential archaeological remains south of Signal Hayes Road.

There is a high potential for survival of archaeological remains.

Significance

Unknown.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

Archaeological evaluation by geophysical survey and trenching will be required to assess the extent of archaeological remains. Depending on the results of this, archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of

the results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Record and advance understanding of the significance of heritage assets that will be lost.

6.20 The following heritage asset lies outside Option Area C but could be affected by development within it, particularly access works:

Walmley Ash Road Moat

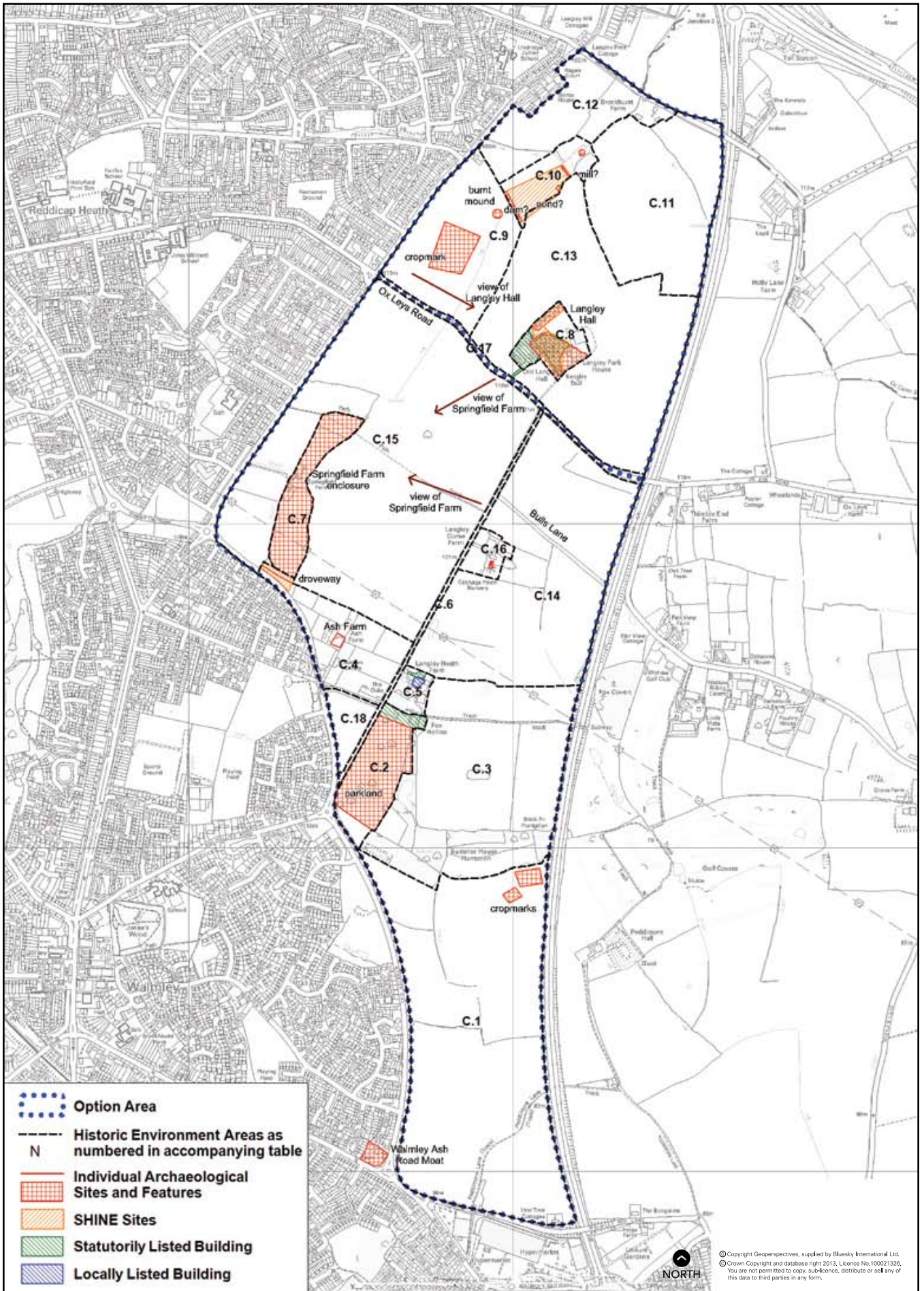
The earthworks of a medieval moat are preserved in public open space. Significance: Survival of medieval earthworks and amenity value.

Recommendation

Design access to development in Option Area C to ensure that the heritage asset is not affected, and exclude any construction traffic or storage.

Outcome

Retention of heritage asset.



Plan 4 Option area C - Archaeology and historic environment.

BDP Option Area D1

Archaeology and historic environment

Summary of recommendations for Option Area D1

7.1 This area contains six designated heritage assets and their settings which contribute to their significance.

7.1.1 The medieval moated site at Peddimore Hall retains its original isolated setting, in a basin visible over long distances from surrounding higher ground. Forge Farm, an 18th century building of medieval origin, is also isolated. The 17th-century buildings at Wiggins Hill are on the site of a medieval and probable Roman settlement, which contributes to their significance. The archaeological remains indicated by the cropmarks west and south of Backgrove Farm are likely to be of regional significance. The Birmingham and Fazeley Canal, with its embankment and Wiggins Hill Road canal bridge, former boundaries in Fox Covert and south of Ramshurst Farm and Linda Vista Farm, ridge and furrow north of Hurst Green Road and Wishaw Lane, a medieval road, contribute to the character of this Option area. This contribution can be enhanced by retention and through design solutions.

7.1.2 Extensive archaeological excavation, followed by analysis and publication of the results, will be required on land to south of Peddimore Hall that contains palaeoenvironmental data, probable prehistoric features, including burnt mounds, and medieval field boundaries ditches; south of Wishaw Lane where there are burnt mounds and other features; a medieval settlement near Minworth Greaves Farm; and land where prehistoric flint and Roman pottery indicates archaeological remains of this date between Wishaw Lane and Wiggins Hill Lane, and west of Wishaw Lane.

Summary of baseline data for Area D1

7.2 Option Area D1 contains a Scheduled Ancient Monument, six listed buildings, and many currently undesignated heritage assets including a locally listed building, archaeological remains and other historic buildings. The Historic Environment Record includes information derived from historic building recording and tree-ring dating, earthwork recording, objects found by fieldwalking, and archaeological evaluation by trenching. This information is augmented by documentary evidence from the medieval period onwards.

7.2.1 Worked flint of prehistoric date (including one piece of probable Palaeolithic (Old Stone Age) date, rare in Birmingham) has been found around Wishaw Lane. Other archaeological remains of prehistoric date include burnt mounds of probable Bronze Age date alongside the Hurst Brook north of the canal, and burnt mounds and other features along former stream channels north of Wishaw Lane. The former stream channels contain information on past environmental conditions, and alluvium covers these features so they are likely to be well-preserved.

7.2.2 Cropmarks visible near Backgrove Farm on an aerial photograph may also be prehistoric in date. Roman pottery around Wiggins Hill indicates a probable Roman settlement here, and former boundaries south of Ramshurst Farm may be the continuation of a field system of prehistoric or Roman date that survives north of

Bulls Lane. The date of a former boundary surviving in Fox Covert is unknown.

7.2.3 Minworth Greaves Barn and part of Forge Farm are medieval buildings and archaeological remains of medieval date have been found near Minworth Greaves. Wiggins Hill was a settlement in the Middle Ages and will contain archaeological remains of this date, and there will also be archaeological remains of the building originally surrounded by the surviving medieval moat at Peddimore Hall. Wishaw Lane and Wiggins Hill Road are medieval or earlier in date. Wiggins Hill was surrounded by open fields farmed in strips, but Peddimore Hall was surrounded by hedged fields created by "assarting" (bringing new land into cultivation) in the 13th century, and retains its original isolated setting, in a basin. Archaeological remains of medieval field boundary ditches have been found south of Peddimore Hall, and a small area of ridge and furrow, probably the result of medieval cultivation, survives alongside Hurst Green Road.

7.2.4 Option Area D1 also contains several heritage assets of later dates (but no less important), including the 17th century Peddimore Hall and adjacent 18th century farm buildings, and 17th century buildings at Wiggins Hill, and Forge Farm and Minworth Greaves Farm, both 18th century. The 18th century Birmingham and Fazeley Canal runs on a prominent embankment over Hurst Brook and is accompanied by Wiggins Hill Road Bridge.

Archaeology and Historic Environment Areas in Option Area D1

7.3 Archaeology and Historic Environment Area D1.1

Peddimore Hall and related features.

The group of heritage assets include two designated heritage assets: Peddimore Hall medieval moat, land enclosed by it and fields containing ridge and furrow on each side of it (a scheduled monument), and the 17th-century Peddimore Hall (listed building, grade II). Former farm buildings are locally listed (grade B). There is a former estate boundary to the north, and cropmarks of unknown date in fields to the south.

Significance

Peddimore Hall unusually retains its original isolated setting, surrounded by fields. It is in a basin and is visible from Wishaw Lane and most of Wiggins Hill Road.

Impact of development

The designated assets will be excluded from development but their setting will be adversely affected by any development within the view.

Recommendation

Exclude the designated assets and their setting from development. Avoid disturbance of land containing cropmarks. Define the boundary of any nearby development in relation to the topography to minimise the effect on the setting and include gaps to provide views to the designated assets.

Outcome

Retention of the designated heritage assets and their immediate setting.

7.4 Archaeology and Historic Environment Area D1.2

Forge Farm.

Forge Farm is a designated heritage asset (listed building, grade II). It is mainly 18th century in date and is listed on this basis but it also includes a medieval cruck frame.

Significance

The cruck frame is a rare feature in Birmingham - other cruck-framed buildings in the city have been tree-ring dated to the 15th century.

Impact of development

Development within the setting of the designated heritage asset would have an adverse impact and result in a loss of significance and appreciation.

Recommendation

Exclude from development.

Outcome

Retention of heritage asset and its setting.

7.5 Archaeology and Historic Environment Area D1.3

Minworth Greaves.

This area includes archaeological remains of a medieval settlement, part of which was revealed by archaeological work on adjoining land. It is within the setting of a designated heritage asset, the 18th

century Minworth Greaves Farm and a medieval timber-framed barn (listed building, grade II). Archaeological work revealed a medieval pit and ditched paddocks to the east and north of the farm.

Significance

Remains of a medieval settlement and its fields are known to survive.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance and impact on the setting of designated heritage assets.

Recommendations

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

7.6 Archaeology and Historic Environment Area D1.4

Wiggins Hill.

The group of designated heritage assets consists of four listed buildings within Option Area D1 (all grade II): the brick built

probable 17th century Wiggins Hill Farm and Wiggins Hill Farm Dovecote and Stables, and the timber-framed 17th century or earlier Old Barn. The 18th century Quaker Cottage (listed grade II) lies just outside Option Area D. The group is probably of conservation area quality. The settlement of Wiggins Hill existed in the Middle Ages, and Roman pottery found in fieldwalking indicates that there was also a Roman settlement here, whose extent is unknown but may have extended west of the existing buildings.

Impact of development

Development within the setting of the designated heritage assets would have an adverse impact and result in a loss of significance and appreciation. The physical impact on archaeological remains would result in a total loss of significance.

Recommendations

Exclude Wiggins Hill and a buffer around it from development.

Outcome

Retention of designated heritage assets and some of their setting.

7.7 Archaeology and Historic Environment Area D1.5

Land to south of Peddimore Hall (area of former industrial development proposal).

Archaeological evaluation by trenching in 1998 revealed former stream channels containing environmental data and probable prehistoric features, including burnt mounds. These features were partly covered by alluvium, which had medieval field boundary ditches cut into it. Prehistoric flints have also been found in this area.

Significance

Sites of this date and type are rare in Birmingham, and this site has not have been affected by later development.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendation

If this area cannot be excluded from development, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their settings. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost. There is an opportunity to re-instate historic field boundaries as hedges on their original lines to re-create an enclosed landscape around Peddimore Hall.

7.8 Archaeology and Historic Environment Area D1.6

Burnt mounds and other features south of Wishaw Lane.

One burnt mound is visible as a scatter of burnt stones on the surface and the other is indicated on an aerial photograph which also shows alluvium around both sites.

Significance

The burnt mounds are probably partly covered by alluvium and therefore well-preserved. In addition to the known burnt mounds, features associated with them, including palaeoenvironmental data, are likely to survive here.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.



Former stream channel revealed in evaluation trench south of Peddimore Hall (D1.5).

Recommendations

If this area cannot be preserved, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Exclusion from development would retain the heritage assets and their setting. Archaeological excavation would record and advance understanding of the significance of heritage assets that will be lost.

7.9 Archaeology and Historic Environment Area D1.7

Ridge and furrow north of Hurst Green Road.

A small area of ridge and furrow survives.

Significance

This is a rare survival of ridge and furrow in this area. It contributes to the character of the area.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance which cannot be mitigated by recording.

Recommendation

Retain as open space.

Outcome

Retention of heritage asset and its amenity value as public open space.

7.10 Archaeology and Historic Environment Area D1.8

Birmingham and Fazeley Canal, embankment and Wiggins Hill Road canal bridge.

The canal, constructed towards the end of the 18th century, runs on a prominent embankment over the Hurst Brook and its valley. Wiggins

Hill Road Bridge is one of a group of similar bridges over this stretch of the canal.

Significance

The embankment is a major piece of historic engineering forming a significant landscape feature which is particularly visible from Wishaw Lane. Wiggins Hill Road Bridge is part of the setting of the canal and vice versa.

Impact of development

Adverse impact on setting, and physical impact if the access to a development has to cross it.

Recommendations

Exclude from development. Design any new crossing of the canal to protect the embankment, bridge and their settings.

Outcome

Retention of heritage assets and their setting.

7.11 Archaeology and Historic Environment Area D1.9

Wishaw Lane.

This historic route from Minworth to Bulls Lane and Over Green was in use in the Middle Ages and possibly earlier.

Significance

A historic route forming a significant landscape feature.

Impact of development

Adverse impact on setting and on integrity.

Recommendations

Retain at present width, possibly as pedestrian/cycle route. Reinstate hedges along it.

Outcome

Retention and enhancement of heritage asset.

7.12 Archaeology and Historic Environment Area D1.10

Land between Wishaw Lane and Wiggins Hill Road.

Potential archaeological remains are indicated by prehistoric flint and Roman pottery and cropmarks.

Significance

The details of the archaeological remains are unknown but they could include similar prehistoric features to those west of Wishaw Lane and those south of Peddimore Hall, and part of a Roman settlement at Wiggins Hill.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

If this area cannot be preserved, then extensive archaeological excavation including environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure, services, landscaping or planting, followed by analysis of results, including environmental analysis and radiocarbon dating, and publication of a report.

Outcome

Record and advance understanding of the significance of heritage assets that will be lost.

7.13 Archaeology and Historic Environment Area D1.11

Cropmarks west and south of Backgrove Farm.

The cropmarks suggest curving banks and ditches surrounding an enclosure on raised land. The cropmarks continue to the south, and to the north as a former field boundary.

Significance

The features visible as cropmarks are likely to be prehistoric in date and represent an unusual type of site that is likely to be of regional significance.

Impact of development

Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

Exclude from development.

Outcome

Retention of heritage asset.

7.14 Archaeology and Historic Environment Area D1.12

Field to west of Wishaw Lane.

Features represented by cropmarks into the field to the north continue into this field, and prehistoric flint has been found here. The field is bounded on the north by a lynchet (a historic boundary feature resulting from cultivation on a slope).

Significance

The features visible as cropmarks could be prehistoric in date. The lynchet is a significant landscape feature that contributes to the character of the area.

Recommendations

If this area cannot be excluded from development, extensive archaeological excavation and environmental sampling must take place in advance of commencement of enabling works, built development, infrastructure or landscaping followed by analysis of the results, including environmental analysis and radiocarbon dating, and publication of a report. The lynchet should be retained as a significant landscape feature.

Outcome

Record and advance understanding of the significance of heritage assets that will be lost.

7.15 Archaeology and Historic Environment Area D1.13

Land south of Ramshurst Farm and Linda Vista Farm.

Former boundaries may be the continuation of a surviving field system to the north of Bulls Lane

which is probably prehistoric or Roman in date and therefore of more than local significance.

Significance

The boundaries are significant historic landscape features in their own right and their significance is enhanced by their probable relationship to the field system to the north. Similar boundaries may survive as buried archaeological remains nearby.

Impact of development

Adverse impact on setting and physical impact on archaeological remains resulting in total loss of significance.

Recommendations

Exclude from development.

Outcome

Retention of heritage assets and their setting.

7.16 Archaeology and Historic Environment Area D1.14

Fox Covert earthwork.

A bank and ditch boundary of unknown date in Fox Covert could be a medieval land boundary or could be a continuation of a field system to north of Bulls Lane which is probably prehistoric or Roman in date.

Significance

The boundary is a significant historic landscape feature.

Impact of development

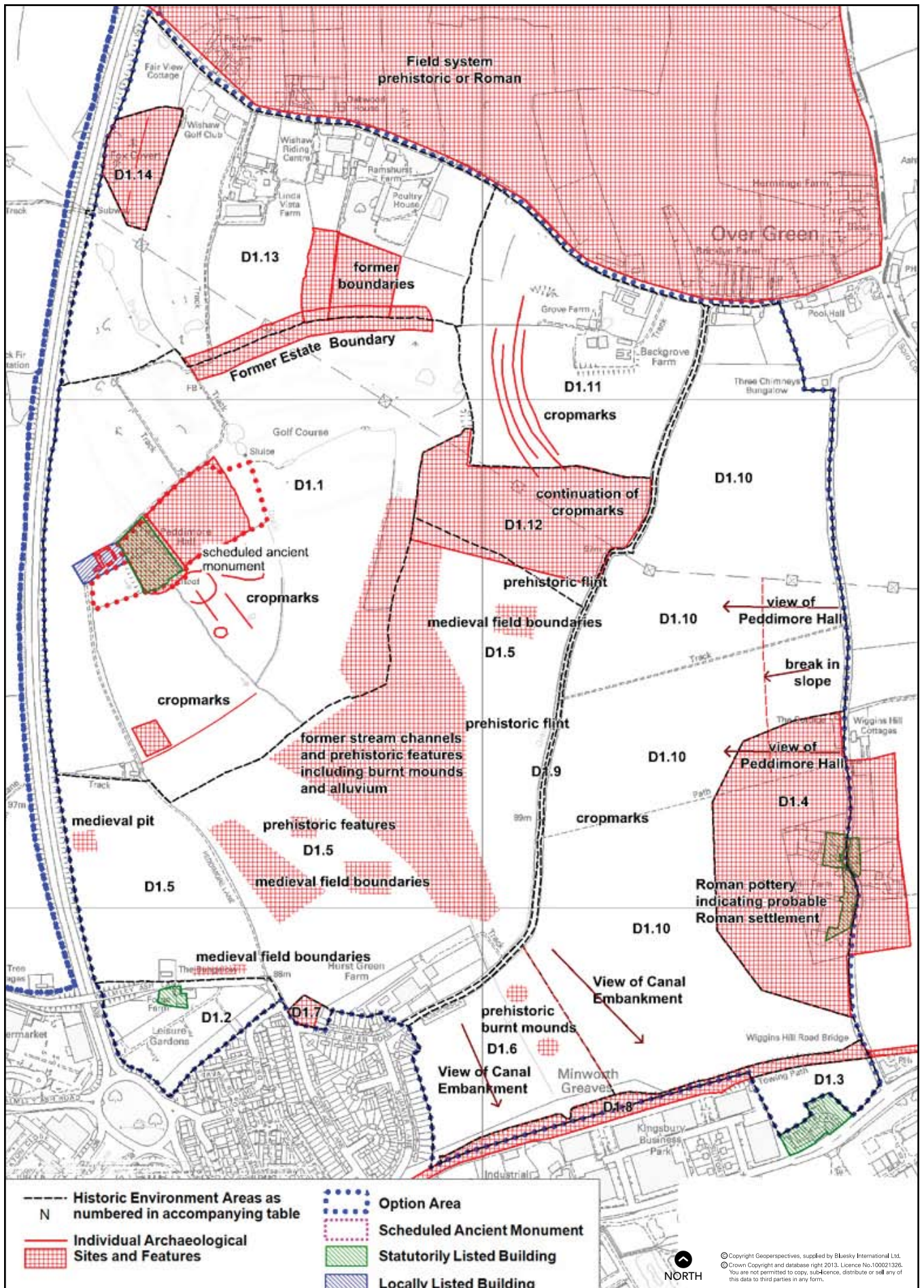
Physical impact on archaeological remains resulting in total loss of significance.

Recommendations

Exclude from development.

Outcome

Retention of heritage asset.



Plan 5 Option area D - Archaeology and historic environment.

Principal sources

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<http://www.english-heritage.org.uk/publications/pps-practice-guide/pps5practiceguide.pdf>

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English Heritage, National Heritage List.

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

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Powell, A B, Booth, P, Fitzpatrick, A P, and Crockett, A D, The Archaeology of the M6 Toll 2000-2003, Oxford Wessex Archaeology Monograph No 2 (2008).

Sutton Coldfield Corn Rent Map (1824-25), Sutton Coldfield Library.

Yates Map of Warwickshire (1793).

Archaeological evaluation

A limited programme of non-intrusive and/or intrusive fieldwork, which may include geophysical survey and excavated trenches, to determine the character, extent, quality and preservation of archaeological remains within a specified area or site. Evaluation may be followed by, and is not a substitute for, more extensive archaeological excavation.

Burnt mound

A mound of heat-shattered stones and charcoal with associated pits, troughs, hearths and other features, interpreted as the debris from steam bathing, cooking or other processes. Burnt mounds in Birmingham and the surrounding area have been dated to the Bronze Age.

Cropmark

Variation in crop growth resulting from buried features such as infilled ditches, pits, walls and floors not otherwise visible on the surface. Cropmarks result from the difference between moisture retention of the soil in these features and that of the surroundings, and are normally best seen from the air.

Development

Enabling works, built development, infrastructure, services, hard and soft landscaping or planting.

Earthworks

Features visible as undulations in the ground surface such as mounds, ridges, hollows or ditches.

Fieldwalking

The retrieval and recording of objects by systematic walking over a ploughed field surface.

Geophysical survey

Non-intrusive prospection to locate buried archaeological remains by methods that include measurement of electrical resistance, magnetism and the response of the ground to radar signals.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance 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).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Hollow way

A road or track whose use over time has worn down its surface below the level of the surrounding land.

Palaeoenvironmental data

Plant and animal remains (including pollen, seeds and insects) and sediments providing information on the appearance, exploitation and management of the landscape in the past.

Ridge and furrow

Earthworks resulting from cultivation methods involving the creation of ridges for better drainage or to increase soil depth.

Setting of a heritage asset

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 make a positive or negative contribution to the significance of an asset; may affect the ability to appreciate that significance; or may be neutral.

SHINE

The Selected Heritage Inventory for Natural England, a single, nationally consistent dataset of undesignated historic environment features from across England that could benefit from management within Environmental Stewardship. Data about suitable sites is created by local authority Historic Environment Records (HERs) and fed into the national SHINE dataset.



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