



Jerrings Hall Farm

**Archaeological
Assessment**

Prepared by:
**The Environmental
Dimension Partnership
Ltd**

On behalf of:
The Island Project

May 2020
Report Reference
edp5137_r001c

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	Report Ref: edp5137_r001			
	Author	Formatted	Peer Review	Proofed by/Date
001_DRAFT	LB/EO	CRC	ES	-
001a_DRAFT	LB/EO	CR	-	-
001b	LB/EO	-	-	SC/JM 180520
001c	LB/EO	-	-	SC 280520

Non-technical Summary

- S1 This Archaeological Assessment has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of The Island Project (TIP) ('the applicant') to inform planning proposals and accompany a Section 50 and Schedule 18 planning application for the conversion of existing buildings, along with the construction of new modular buildings, drainage and car parking area at Jerrings Hall Farm, Dickens Heath, Solihull.
- S2 The report has confirmed that the application site contains the Grade II listed Jerrings Hall Farm, although does not contain any other designated heritage assets such as world heritage sites, scheduled monuments, registered parks and gardens, or registered battlefields, where there would be a presumption in favour of their physical preservation *in situ*.
- S3 This report does not address the nature and significance of any effects arising in respect of built heritage assets; i.e. listed buildings and conservation areas, either through physical effects on the fabric of such assets or through potential changes to the settings of any such designated heritage assets.
- S4 The aim of this assessment is to consider the available historical and archaeological resources for the application site and to establish its likely potential in accordance with the requirements of the National Planning Policy Framework (NPPF, MHCLG, 2019) and local planning policy.
- S5 The Warwickshire Historic Environment Record (HER) identifies the likely location of the former *Gerins Hall*, a medieval moated site, at Jerrings Hall Farm. However, the presence of the medieval hall and its associated moat has not been established through archaeological investigation, and therefore neither the location of the moat or the site of the medieval hall has been definitively established. Previous focused archaeological observations on minor extensions to the existing Grade II listed main house of 17th century date have not recorded any evidence of buried medieval features. Similarly, while a large pond is located immediately south of the main house, no above ground remains within the application site have been proven to be of medieval date.
- S6 Nonetheless, based on the evidence from documentary sources, and the potential that the existing pond might have its origins as part of a former moat, it is considered that there is moderate potential for archaeological deposits associated with the medieval moated site to be present within the application site. One of the proposed modular buildings is located above a possible infilled moat, with only deposits relating to this infill likely to be present, if they indeed survive the post-medieval and modern landscaping in this area. The other modular building and the proposed carpark, drainage mound and drainage features are located in areas away from the main farm activity, in an area of less archaeological potential.
- S7 Nonetheless, taking into account the potential for buried medieval remains, there is no reason to believe or expect that the application site will contain archaeology of such

significance that it would require preservation *in situ*. In light of the limited below-ground impact associated with the construction of the proposed modular buildings, sewage treatment, drainage and car parking within the application site, it is anticipated that the potential for adverse impacts on any surviving archaeological features or deposits would be limited. Therefore, it is considered that any further archaeological investigations would most appropriately be implemented through the mechanism of a watching brief secured by a condition attached to planning permission.

- S8 The conclusions of this assessment, and in particular the recommendations in respect of the determination of the application, are in accordance with both local and national planning policy.

Section 1

Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of The Island Project (TIP), to inform planning proposals and accompany a Section 50 and Schedule 18 planning application for development for the conversion of existing buildings, along with the construction of new modular buildings, drainage works and car parking area at Jerrings Hall Farm, Dickens Heath, Solihull.
- 1.2 The aim of this assessment is to consider the available historical and archaeological resources for the application site and to establish its likely potential in accordance with the requirements of the National Planning Policy Framework (NPPF, MHCLG, 2019) and local planning policy.
- 1.3 In accordance with good practice and guidance, desktop sources have been augmented through the completion of a walkover survey, which in this case was undertaken in March 2019.
- 1.4 This assessment will not be addressing any possible changes to the physical fabric and settings of surrounding designated heritage assets as a result of the proposed development. A separate heritage assessment will address the potential impacts of the proposed development in this respect. As such, this assessment will focus solely on the archaeological information these assets provide in relation to the application site.

Location, Boundaries, Topography and Geology

- 1.5 The application site is located approximately c.380m to the east of Dickens Heath and c.450m north-west of Cheswick Green. It measures a total of c.1.6 hectares (ha) in area and is centred on National Grid Reference (NGR) 412115 276301 (**Plan EDP 1**).
- 1.6 The main site boundaries are defined by low hedgerows and fencing. These boundaries enclose the large private garden area associated with Jerrings Hall House. To the east, the application site is bounded by the B4102 road. The wider area is characterised by surrounding agricultural land.
- 1.7 The land reaches a height of approximately 140m above Ordnance Datum (aOD).
- 1.8 The British Geological Survey records the underlying solid geology at the application site as being Mercia Mudstone Group mudstone. A sedimentary bedrock formed approximately 201 to 252 million years ago. The superficial deposits are recorded as Till and Mid Pleistocene Diamicton, deposits formed up to 2 million years ago.

Current Land Use

- 1.9 The application site is currently in use as the private dwelling and associated garden and paddock area. Within the site boundary is the main building of Jerrings Hall and its associated outbuildings. The large garden area is made up of grassed areas with internal boundaries, large mature trees and a large pond (see **Plan EDP 1**).

Proposed Development

- 1.10 The proposed development is for the relocation of The Island Project, a special needs school currently based at Diddington Hall, Meridian.
- 1.11 The proposed development within the application site (**Appendix EDP 1**) includes numerous internal and external alterations to the buildings, two new modular buildings to provide additional space, a car park for 40 cars and a taxi drop-off area, and associated drainage, including a drainage mound.
- 1.12 One modular building will be located within the centre of the application site, to the south of the main house and east of the existing pond. The second modular building will be located to the north-east of the buildings. The car parking area is located along to the south of the driveway entrance, and the new drainage mound to the north of the driveway. All further works comprise changes to the fabric of the listed building and associated surrounding structures.

Section 2 Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this assessment.

Current Legislation

Planning (Listed Buildings and Conservation Areas) Act of 1990

- 2.2 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act* set out the duties of Local Planning Authorities in respect of the treatment of listed buildings and conservation areas through the planning process.
- 2.3 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act* of 1990 sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting.
- 2.4 The “*special regard*” duty of the 1990 Act has been tested in the Courts and confirmed to require that “*considerable importance and weight*” is afforded by the decision maker to the desirability of preserving a listed building along with its setting.
- 2.5 Paragraph 194 of the National Planning Policy Framework (NPPF; see MHCLG 2019) transposes s66(1) and s72(1) of the 1990 Act into national planning policy.

National Planning Policy

- 2.6 The revised NPPF was published in February 2019 and Section 16 sets out the government’s approach to the conservation and management of the historic environment through the planning process. The opening paragraph, 184, recognises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.7 Paragraph 189 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require

developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 2.8 Paragraph 193 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.9 With regard to non-designated heritage assets, Paragraph 197 states that:

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

Local Planning Policy

Solihull Local Plan

- 2.10 The Solihull Local Plan sets out how and where Solihull will develop in the future, along with identifying sites for development. The Solihull Local Plan was adopted on 03 December 2013. Policy P16 – *Conservation of Heritage Assets and Local Distinctiveness* – address the historic environment:

“The Council recognises the importance of the historic environment to the Borough’s local character and distinctiveness, its cultural, social, environmental and economic benefits and the effect this has on civic pride.

The Council considers the following characteristics make a significant contribution to the local character and distinctiveness of the Borough and where applicable, development proposals will be expected to demonstrate how these characteristics have been conserved:

- i. The historic core of Solihull Town Centre and its adjacent parks;*
- ii. The historical development and variety of architectural styles within the Mature Suburbs and the larger established rural settlements of Meriden, Hampton-in-Arden, Balsall Common, Knowle, Dorridge, Bentley Heath, Hockley Heath, Cheswick Green and Tidbury Green;*
- iii. The Arden landscape, historic villages, hamlets, farmsteads, country and lesser houses and the distinct medieval core of historic rural settlements including*

Berkswell, Barston, Temple Balsall, Meriden Hill, Walsal End, Hampton-in-Arden, Bickenhill and Knowle;

- iv. *Parks, gardens and landscape including common, woodland, heathland and distinctive fieldscapes as defined in the Warwickshire Historic Landscape Characterisation; and*
- v. *The canal and railway network, including disused railway lines and the working stations at Solihull, Olton, Dorridge and Shirley, together with associated structures.*

Development will be expected to preserve or enhance heritage assets as appropriate to their significance, conserve local character and distinctiveness and create or sustain a sense of place. In Solihull, heritage assets include; Listed Buildings, Scheduled Ancient Monuments, Registered Parks and Gardens, Conservation Areas and also non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in Solihull's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, such as those identified on the Local List.

All applications and consents that affect the historic environment will be expected to have considered and used the evidence in the Solihull Historic Environment Record to inform the design of the proposal. This should be explained in the accompanying Design and Access Statement or, for significant proposals, in a Heritage Statement.

Proposals seeking to modify heritage assets for the mitigation of and adaptation to the effects of climate change will be expected to be sympathetic and conserve the special interest and significance of the heritage asset or its setting."

Supplementary Guidance

- 2.11 Solihull Metropolitan Borough Council has issued *Supplementary Planning Guidance No.1 – The Historic Environment* (2001). This outlines guidance on development within conservation areas, design, change of use and the general historic environment.
- 2.12 The plans and policies listed above have all been considered in the preparation of this assessment.

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Section 3

Methodology

Archaeological Assessment Methodology

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information held by the Warwickshire Historic Environment Record (HER) on known archaeological sites, monuments and findspots, within a 1km study area around the application site;
 - Maps and documents held by the Warwickshire County Record Office;
 - The National Heritage List for England curated by Historic England; and
 - Records made during a site visit in March 2019.
- 3.3 Based on topography, built form and vegetation, along with the nature and character of the surrounding designated assets, a 1km radius 'study area' has been utilised for this assessment. This study area allowed for additional contextual information regarding the archaeological interest or potential of the application site to be gathered. This report provides a synthesis of relevant information for the application site derived from this 1km study area.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the application site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.
- 3.5 This report does not address the nature and significance of any effects arising in respect of built heritage assets; i.e. listed buildings and conservation areas, either through physical effects on the fabric of such assets or through potential changes to the settings of any such designated heritage assets.
- 3.6 The aim of this assessment is to consider the available historical and archaeological resources for the application site and to establish its likely potential in accordance with the requirements of the National Planning Policy Framework (NPPF, MHCLG, 2019) and local

planning policy. The report concludes with an assessment of the likely impact of the development proposals on any identified archaeological features or deposits.

Section 4 Existing Information

Introduction

- 4.1 The application site does not contain any scheduled monuments, registered parks and gardens or registered battlefields, where there would be a presumption in favour of physical retention or preservation *in situ*.
- 4.2 Within the application site there is one Grade II listed building, Jerrings Hall, and five Grade II listed buildings within the wider 1km study area. These are shown on **Plan EDP 1**.
- 4.3 Within the 1km study area there are three locally listed buildings and over 50 entries recorded on the Warwickshire Historic Environment Record (HER).

Designated Heritage Assets

- 4.4 This archaeological assessment will not address the potential heritage impacts derived through physical changes to the fabric or setting of designated heritage assets but will focus solely on the information these assets provide in relation to an understanding of the archaeological potential of the application site.
- 4.5 Within the application site there is one Grade II listed building; Jerrings Hall (**1076732**, **Plan EDP 1**). This building has 16th to 17th century origins, though predominantly it dates to the 18th century. The HER entry suggests that it is likely that the building is located on the site of an earlier medieval structure with possible associated moat, as documentary sources identify the existence of a moated site at *Gerins Hall* in the 13th to 14th century (Pettinger, 2005 and Burman, 1930).
- 4.6 The remaining listed buildings within the wider study area comprise:
- Light Hall (**1076770**), located c.670m north of the application site;
 - South East Barn at the Old Farm (**1076772**), located c.715m south-west of the application site;
 - The Old Farmhouse (**1342832**), located c.735m south-west of the application site;
 - Brook House (**1076731**), located c.810m south of the application site; and
 - Granary 40 yards SW of Braggs Farmhouse (**1253069**), located c.925 south-west of the application site.

- 4.7 Given the distance of the listed buildings within the 1km study area, there is no potential for archaeological features or deposits associated with these assets to influence the understanding of the potential of the application site. As such, they will not be considered further.
- 4.8 However, there is clearly potential for below ground remains associated with the possible medieval forerunner to Jerrings Hall to be present within the application site.

Locally Designated Assets

- 4.9 Within the 1km study area there are three locally listed buildings (**Plan EDP 2**). These comprise:
- Mount Dairy Farmhouse (**DSI606**) located c.420m south of the application site;
 - Three Ways Cottage (**DSI605**) located c.760m south of the application site; and
 - Braggs Farmhouse (**DSI598**) located c.900m south-west of the application site.
- 4.10 These assets provide little information to inform an understanding of the archaeological potential of the application site, other than evidencing the agricultural nature of the application site's wider surrounds.

Non-designated Heritage Assets

- 4.11 Within the 1km study area there are 50 entries on the Warwickshire Historic Environment Record (HER). These records were analysed and refined in order to narrow the research focus onto those of relevance to the present assessment. Therefore, not all HER records are referred to, discussed or illustrated further within the body of this report, only those that are relevant. Those HER records referenced are shown on **Plan EDP 2**.

Palaeolithic–Iron Age (c.500,000 BC–AD 43)

- 4.12 There is no recorded evidence of prehistoric activity within the application site. Within the wider study area recorded prehistoric finds and features are sparse. Located c.450m east of the application site the HER records a large quantity of heat shattered stones found near a garden (**10999**), which was interpreted as a burnt mound. This is located close to the banks of a small tributary of the River Blythe.
- 4.13 A findspot of Neolithic to Late Bronze Age flints is recorded c.870m to the east of the application site (**1373**). These flints were recorded relatively close to the purported route of the Saltway (**1376**), the HER suggests this is an ancient trading route, with the projected route of the road located c.1km to the south-east of the application site.

- 4.14 Given the application site's distance from recorded prehistoric finds and features and the paucity of recorded features in the wider study area in general terms, it is considered that there is very little potential for evidence of prehistoric activity to be present within the application site.

Romano-British (AD 43-410)

- 4.15 The Saltway (**1376**), mentioned above, is likely to have continued as an important communication route during the Roman period. However, evidence of Roman activity within the area is extremely sparse with only one record on the HER of a sherd of pottery (**6015**) located c.860m east of the application site.
- 4.16 Located c.760m east of the application site is The Mount (**3065**). The HER records this as an ancient earthwork surrounded by a moat. Excavations undertaken in 1953 recorded Roman pottery and it was established that it was a military construction, albeit a short lived one. Later it was re-used as a moated enclosure, manor house and pleasure grounds in the medieval period.
- 4.17 Due to the application site's distance from the 'Saltway' and The Mount, and lack of any nearby settlement evidence, it is considered that there is very low potential for Roman activity within the application site.

Early Medieval (AD 41-1066)

- 4.18 No records for Saxon or early medieval activity are noted in the HER for the application site or its environs, providing no indication of settlement during this period.
- 4.19 On this basis, it is considered that there is a low potential for Saxon or early medieval activity within the application site.

Medieval (AD 1066-1485)

- 4.20 Within the western half of the application site, the HER records the potential location of a previous moated building (**9107**) at Jerrings Hall, named *Gerins Hall*. The HER suggests that the remnants of the moat survive in the form of the large pond within the application site, immediately south-west of the extant building complex. However, this theory has not been tested through archaeological investigation, and it is notable that large irregular ponds are a common feature of farmsteads within the wider landscape, not restricted to historical moated sites. Indeed, there are two potentially medieval pits/ponds recorded in the HER, 130m to the northeast (**10922**) and 200m to the north (**10923**).
- 4.21 Nonetheless, the previous examination of the extant 17th century Jerrings Hall Farmhouse within the application site (Burman, 1930 and Mckenna, date unknown) suggests evidence of reused timbers, which may possibly derive from an earlier building on the application site.

- 4.22 The *Gerins Hall* moated site is thought to be historically associated with the Gerin family. During the late 13th century much of the waste land (woodland and scrub land) in Tanworth-in-Arden was cleared by tenant farmers and brought into full economic use. Roger Gerin was one such tenant, along with 12 others. He was granted land in the north-east of the parish, bisected by the present Tanworth Lane and it was here that Gerins/Gerren's Hall was likely built. By 1580, the Gerin family were no longer recorded within the parish and the hall is recorded as coming into the possession of the Bentford Family.
- 4.23 Moated sites within north-west Warwickshire were common status symbols utilised by the tenant farmers within the area. Other moated sites within the study area include a possible moat at Dickens Heath (**1560**) located c.945m west of the application site. This is a substantial earthwork with a square moated platform within. The moated site of Light Hall (**9108**) is located c.470m north of the application site. This was deserted by 1500, although the moat partially survives, and an associated post-medieval farmstead is located to the north. A further potential moat is located at Aldershaw (**9457**) located c.900m west of the application site.
- 4.24 As mentioned above, The Mount (**3065**) was repurposed as a moated site in the medieval period, although this was formally a Roman defensive earthwork.
- 4.25 The creation of new settlements and woodland clearance and subsequent agricultural use of the land during this period has resulted in numerous extant areas of ridge and furrow within the study area (**6687, 8573, 8574, 9035, 10421, 10930, 10977, 10978, 10979, 10985, 10986**), including adjacent to the application site to the north (**10980**).
- 4.26 Other records on the HER relating to the medieval use of the area include the site of a medieval house located c.430m west of the application site (**9458**) and a possible medieval routeway c.740m north of the application site (**15030**).
- 4.27 Within the application site, while there is documentary evidence indicating the presence of medieval activity relating to the moated site, an archaeological watching brief undertaken to the south of Jerrings Hall Farmhouse (**Plan EDP 3 - ESI685**) recorded no evidence of any medieval activity (Rann, 2006). It is possible however, that any remains had been truncated or removed by post-medieval or 20th century development of the application site.
- 4.28 As such, while there is potential for finds and features relating to the medieval occupation of a moated site to survive within the application site, the exact location, or the full extents of any such activity, including the moat itself and its associated buildings, is unknown. No features of definitive medieval date have been recorded in the application site, and the site visit identified no above ground features or earthworks which may be associated with such.
- 4.29 Nonetheless, there is still the potential that the redevelopment of the farmstead in the 17th century and beyond did not entirely obliterate any earlier remains. It is considered that any remains of the moated site which do survive within the application site would be of local significance in the context of the known medieval features and monuments in the surrounding area.

Post-medieval and Georgian (AD 1485–1837)

- 4.30 The post-medieval period saw new agricultural improvements that aided large-scale enclosure of the area, resulting in newly laid out fields farmed from isolated farmsteads. Some of which, including Jerrings Hall Farm and Light Hall Farm, a 17th century farmhouse (**Plan EDP 1 – 1076770, Plan EDP 2 – 190**), located c.660m north of the application site, were apparently situated on existing moated sites.
- 4.31 The current Jerrings Hall Farmhouse (**Plan EDP 1 – 1076732, Plan EDP 2 – 205**) dates to the 17th century. It was likely built by the Field family who purchased the farm from the Bentford family. The farm stayed in the Field family for over 200 years and during this time it is frequently referred to as 'Blackford' (Burman, 1930).
- 4.32 The main house retains its 17th century core, with external timber-framing and internal roof structure. Originally the timber framed building was relatively small, with a new wing built at the northern end of the main house in about 1730, thus creating the current L-shaped house. There is some suggestion that the building once extended further south, and the HER records the 'owner' as noting that the foundations are buried in the soil. However, the date of this record is unknown and archaeological works to the south undertaken to date have not recorded any such features.
- 4.33 Within the 1km study area there are further post-medieval farmsteads indicating the enclosure of the land at this time. These include Braggs Farmhouse (**Plan EDP 1 - DSI598**) which is locally listed, and an associated Grade II listed granary (**Plan EDP 1 – 1253069, Plan EDP 2 – 349**) located c.875m south-west of the application site, which dates to the 18th century. The Old Farm farmhouse (**Plan EDP 1 – 1342832, Plan EDP 2 – 196**) and barn (**Plan EDP 1 – 1076772, Plan EDP 2 – 197**), which both date to the 17th century and are Grade II listed and located c.700m to the south-west of the application site. Forget Me Not Farm (**202**) is located c.800m south of the application site, along with Brook House (**Plan EDP 1 – 1076731, Plan EDP 2 – 1990**), which is a Grade II listed converted barn previously associated with Forget Me Not Farm. Both date to the 17th century.
- 4.34 Other post-medieval features recorded by the HER relate to the growth of settlements and the Stratford-upon-Avon canal. These include Bannister Cottage (**204**) located c.300m to the south of the application site, which is a delisted building that dates to the 16th century. Located 945m north-west of the application site is a former canal wharf (**10921**). This wharf is associated with the Stratford-upon-Avon canal which was constructed in the late 18th/early 19th century. The canal is located c.325m to the west of the application site at its closest extent.
- 4.35 Although many of these assets are not directly relevant to the application site, they serve to highlight the continued agricultural character and growth of the surrounding settlements in the post-medieval period.

Victorian and Modern (AD 183–Present)

- 4.36 Within the application site, Jerrings Hall Farm continued to be occupied as a farm into the Victorian period. After the death of Henry Field in the 1890s the farm was sold in 1910. Documentary sources (Pettinger, 2005 and Burman, 1930) show that after this a series of tenant farmers were in residence, though during this time much of the associated farmland was sold off, leaving the house sitting in its immediate surrounds by the late 20th century.
- 4.37 The barn and granary to the east have since been converted to domestic use, while the remaining structures have been in use as garden stores since the site became redundant as a farmstead in the mid to late 20th century.
- 4.38 The locally listed buildings within the study area relate to the modern growth of the settlements in the area. The closest of these assets is Mount Dairy Farmhouse (**DSI606**), located c.430m south of the application site, which dates to the early 19th century and forms part of a farmstead. A further locally listed farmhouse, Braggs Farmhouse (**DSI598**) which also dates to the early 19th century is located c.910m south-west of the application site. Also, within the study area is the locally listed Three Ways Cottage (**DSI605**), which dates to the mid-19th century. This is located c.760m south of the application site. There are also further features in the surrounding area associated with typical Victorian/modern activities within the area, including a smithy (**1293**) and a coppice (**4520**), neither of which will be affected.
- 4.39 Within the application site historic maps show that there has been construction and removal of buildings associated with Jerrings Hall Farm during the modern period, although the majority of the open space in the application site to the east and south remained undeveloped. An archaeological watching brief undertaken to the south of Jerrings Hall Farmhouse (see below) recorded evidence of a 19th century rubble infill, along with evidence of the demolition of the 1980s barn previously sited within that area (Rann, 2006).
- 4.40 Further afield, there is evidence for Cold War activity in the form of an Observer post (**1243**) c.800m to the north-east. This will not be affected by the proposals.
- 4.41 It is possible that further remains of this nature may survive within the application site given the known agricultural use, and prolonged occupation of the application site. Any such remains would be of negligible archaeological significance.

Previous Archaeological Investigation

- 4.42 The HER records a watching brief (**Plan EDP 3 - ESI685**) which was undertaken within the application site in 2006 (Rann, 2006). This entailed monitoring the excavation of foundation trenches for a garden room to the south of the main house. The works were required as part of a planning condition, as the proposed site was thought to lie within the bounds of the probable medieval moat.

- 4.43 The 0.58m wide foundation trenches were excavated to a depth of 0.6m. The natural ground was located at a depth of 0.47m in the northern end and at 0.25m on the south end. In the north-western part of the application site a layer of black sandy loam was found overlying the natural. This layer contained medium sized cobbles and brick fragments, along with several sherds of 19th century pottery. This was interpreted as rubble layer likely deposited to raise the ground level as the water table was high in this area.
- 4.44 In the north-eastern corner of the trenches the layer covering the natural was made up of a silty sand layer with frequent rounded pebbles and brick fragments. This was interpreted as being related to the demolition of the modern farm buildings.
- 4.45 These works revealed no finds or features relating to medieval occupation of the application site, and only 19th century pottery was recorded. The lack of a subsoil suggests that there is some potential that any earlier remains, if present, were truncated by the construction and demolition of previous 20th century buildings in the area.
- 4.46 Within the wider area an evaluation located c.330m south-east of the application site (**ESI783**) identified remains of ridge and furrow along with land drain cuts (Buttery, 2015). A watching brief (**ESI750**) located c.700m south-west of the application site recorded no archaeological finds or features (Squires *et al*, 2013).
- 4.47 Located c.855m north of the application site trial trenches (**ESI681**) recorded no archaeological finds or features (Foundations Archaeology, 2005). A watching brief (**ESI603**) located c.930m west of the application site recorded late medieval finds (CBA West Midlands, 1998). Further evidence of ridge and furrow was recorded during an evaluation (**ESI699**) located c.965m north-east of the house (S Carlyle, 2006).
- 4.48 From these archaeological works it can be seen that within the wider area the medieval period is relatively well represented through the presence of ridge and furrow. Within the application site the archaeological record relates only to the modern use of the site.

Cartographic Sources

- 4.49 The 1839 Tanworth-In-Arden tithe map shows Jerrings Farm in relation to the wider associated farmland (**Plan EDP 4, Map a**). There is no definitive boundary or garden space to the house on this map. The main house is shown as a north-south range, along with the barn to the east of the hall. The map also shows outbuildings to the south of the main house, and further to the east. The buildings depicted on the map may not be represented accurately as the 1730 wing is not shown. However, the location of the buildings is consistent with the 1st edition OS map even though the shape of them is slightly different.
- 4.50 One of the more obvious features shown on this map is that of the large pond to the south of the house. This appears twice the size of the current pond and extending beyond the barn to the east. As previously set out, the pond has been interpreted by the HER to potentially represent the remnants of the historic medieval moat. The tithe map shows this

pond with a small arm on the west, which may potentially indicate the continuation of the former moat to the north.

- 4.51 The tithe map shows a different northern boundary to the current boundary, with the north-eastern part of the application site, currently a paddock, seemingly part of a larger field. This historic arrangement is shown on later mapping into the late 20th century.
- 4.52 The 1886 Ordnance Survey (OS) map (**Plan EDP 4, Map b**) shows the application site in more accurate detail. The map shows Jerrings Hall and its associated buildings, along with the pond to the south and tree lined boundaries and areas. The pond had shrunk in size relative to the pond on the tithe map, although is still larger than the current pond and the western corner continued to reflect the shape shown on the earlier map. This detail on the shape and size of the pond relative to the tithe map would suggest the tithe map is accurate in its depiction of the pond. The boundaries within and surrounding the application site appear to have become more formalised by this time.
- 4.53 From this map the layout of the buildings can be more accurately seen. The Hall, with extra northern wing is clearly shown, along with the long barn to the east. These larger buildings still survive within the application site as part of the current residential complex.
- 4.54 This map also shows an additional large pond further to the south of the building complex. This pond, not shown on the tithe map is not joined to the larger pond and would appear to be a newer addition.
- 4.55 The 1970 Ordnance Survey map (**Plan EDP 4, Map c**) shows relatively little change within the farm complex. The main change is the reduction in size of the pond directly to the south of the house. The smaller pond to the south was retained. In terms of the buildings, there is some change, with the removal of a small out house to the south of the main house, and the construction of an outhouse to the south of the cottages on the southern edge of the trackway access from the east. This map also shows the new location of a barn building to the east of the pond.
- 4.56 The most significant change to the application site is noted on the 1980 Ordnance Survey map (**Plan EDP 4, Map d**). A large building had been constructed to the south-south-east of the main house, abutting the existing and a new smaller building, an outhouse, had also been attached to the main barn. Located along the north-western boundary within the application site a new outbuilding and green house is shown. The pond had also shrunk, no doubt through backfilling, to allow for the construction of the new barn.
- 4.57 By the late 20th century the current application site boundaries had been established, and the complex no longer used as a farm. Some of the farm buildings, such as the barn and building attached to the cottages shown on the 1970 map, and the large barn shown on the 1980 map, had been removed by the late 20th century. The green houses and associated building in the north-west portion of the application site had also been removed by this time.

- 4.58 These maps show shifting internal boundaries, along with the evolution of the farmstead from a farmhouse with associated outbuildings, to residential use. The maps also illustrate successive alterations to the large pond which had steadily shrunk from the mid-19th century onwards to accommodate the expansion of the building complex.
- 4.59 During the late 20th century, large agricultural buildings, as well as outbuildings and green houses were constructed around the farm complex, and subsequently demolished. As such, it is highly likely that below ground features relating to these structures exist. However, these are not considered to be of archaeological significance.
- 4.60 The pond is shown to have extended east and to have been twice its current size. However, it is difficult to ascertain from these limited sources whether it extended north or south. Based on the apparent 'corner' on the south-western edge of the pond it is more likely that, if it does form part of a moat, then the moat extended north towards the extant buildings, but has long since been backfilled, leaving no above ground trace, with the suggestion that any earlier buildings would have roughly been in the location of the current buildings. Any apparent eastern extension has also been backfilled leaving no above ground trace.
- 4.61 Even so, the existence of the later pond to the south, first shown on the 1886 OS map, demonstrates how the construction of ponds is a common feature on farmsteads across this landscape, meaning there can be little certainty regarding the exact origin and purpose of the larger pond.

Aerial Photographs

- 4.62 Warwickshire HER provided aerial imagery for the application site dating from 1946 to 1980, and Google Earth imagery dates from 1999 to present day. These have not been reproduced within this report due to copyright licences on the images.
- 4.63 The photographs demonstrate that, in the mid-1940s, the application site layout remained largely as it was in the late 19th century. Subsequent photographs demonstrate the construction and demolition of buildings, as shown on the historic mapping. An aerial photograph from 1948 shows a substantial barn like building aligned north-south to the south-east of the current barn, roughly in location of the building shown in this location on the 1970 map, this is also shown in a 1977 aerial photograph with an area of hardstanding and general ground disturbance to its west, in between it and the pond. The 1977 photograph also shows additional buildings attached to the extant barn on its southern and western sides. This arrangement is also in place on photographs from 1980
- 4.64 No cropmark or earthwork features, suggesting the presence of any form of archaeological activity including any evidence for a former moated site, were identified on aerial photographs within the application site. No earthwork or cropmark evidence was shown in the 'undeveloped' parts of the application site to the east and north-east.

Historic Landscape Characterisation

- 4.65 The Warwickshire Historic Landscape Characterisation (HLC) lists the majority of the application site as 'Jerrings Hall Farm' with a designation type of 'post 1955 farm complex'. The summary for Jerrings Hall Farm is as follows "*Marked on the OS 1st edition as Jerrings Hall. Marked on modern OS maps as Jerrings Hall Farm. Possible site of medieval moated settlement. The 2nd edition shows a LCL3 plan type*". HSI1804 SET-81
- 4.66 The farmstead survival of Jerrings Hall Farm is recorded as partial loss with less than 50% change, with the majority of those buildings shown on the tithe map surviving within the application site.
- 4.67 The farm complex is set within a 're-organised piecemeal enclosure' designation type, which partially extends into the application site. The summary for this area is as follows "*Large irregular fields with curvilinear boundaries. Marked on the OS 1st edition as smaller irregular fields with curvilinear boundaries, possibly piecemeal enclosure*". It is also noted that in some cases this designation type over lays medieval to post-medieval open fields.
- 4.68 The HLC also notes that there is a 60% loss of fields lost since 1880s and a 50% loss of boundaries.

Site Walkover

- 4.69 The application site was visited in March 2019 to assess the current ground conditions and topography within it, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains of significance.
- 4.70 Aside from acknowledging the existence of the large pond, which has been tentatively ascribed a medieval origin by the HER, there was no above ground evidence of any features or earthworks suggesting the presence of remains associated with the possible historic moat within the application site. The pond was fenced off for safety reasons during the site visit (**Image EDP 1**). It is located some distance from the buildings, and during the modern period it has been separated from the main garden area by a wooden fence.
- 4.71 No evidence of above ground earthworks suggestive of a former moat were visible within the areas of the putative moat (**Images EDP 2 and 3**), or to the south of the buildings in the location of one of the modular buildings (**Image EDP 4**). There is also no evidence for earthworks in the location of the second modular building (**Image EDP 5**)
- 4.72 There was also no evidence of the building foundations to the south of the house as mentioned in the HER (**Image EDP 6**). In the eastern area of the application site, where the proposed parking area is located, there were no earthwork features identified (**Image EDP 7**).
- 4.73 The whole site is now well manicured and levelled – no above ground trace was identified of the mid-late 20th century barn located to the south-east of the current barn, nor those

attached to it. Also, no trace of the rather 'messy' farm site identified on 1977 and 1980 aerial photographs remain, indicating a high degree of landscaping to form the current domesticated garden appearance.

- 4.74 Multiple manhole and sewer covers were noted within the application site. These, and the associated services would have likely truncated any surviving below ground remains relating to the historic moat.
- 4.75 No evidence of significant archaeological remains, which would preclude development within the application site were observed.

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Section 5 Impact Assessment and Conclusions

- 5.1 This Archaeological Assessment concludes that the application site does not contain any world heritage sites, scheduled monuments, registered parks and gardens or registered battlefields where there would be a presumption in favour of their physical preservation *in situ*.
- 5.2 The proposed development includes internal changes to the Grade II listed Jerrings Hall and associated curtilage listed buildings; however, these aspects of the development proposals, in addition to the assessment of the effects of the proposals in respect of potential changes to the settings of designated heritage assets, are addressed in a separate heritage assessment report.
- 5.3 With regard to archaeology, which is the focus of this assessment, the HER records the likely location of a medieval moated site associated with the former *Gerins Hall* within the application site. The extant large pond located south-west of the building complex is tentatively interpreted by the HER as the remains of a larger moat associated with the medieval hall. Although not proven or tested 'archaeologically', based on the current evidence from historical mapping, the potential other 'arms' are most likely to have extended to the east and north. If they were present, they have subsequently been infilled to the extent of leaving no above-ground trace, and, in the case of the eastern end, subsequently built over and re-landscaped in the latter part of the 20th century.
- 5.4 It is considered that any surviving remains of the medieval moat that do survive within the application site would be of at least local significance given the context of the known surrounding moated sites associated with the medieval tenant farmers in the Tanworth-in-Arden area.
- 5.5 There are no apparent above-ground remains, or any indication of earthworks suggesting remains immediately below the ground surface. It is therefore likely that any archaeological deposits associated with the former medieval moated site have experienced significant disturbance and/or truncation since the medieval period through successive episodes of development associated with the evolution of the extant building complex.
- 5.6 Indeed, an archaeological watching brief undertaken during the construction of an extension to the main house has previously established the presence of modern disturbance as well as deposits of 19th century rubble interpreted as an effort to raise the ground levels. Furthermore, analysis of historic maps, which evidence the evolution of the Jerrings Hall complex over recent centuries, indicates successive episodes of expansion and demolition of buildings around the main house, as well as the progressive backfilling of the large pond to reclaim land for construction.

- 5.7 In terms of the specific impacts of the scheme, these can be split into three main aspects:
- a. The two new modular buildings;
 - b. The proposed car park in the eastern part of the application site; and
 - c. The drainage works, including associated drainage mound in the north-eastern part of the application site.

Modular Buildings

- 5.8 Two modular buildings are proposed, one to the south of the former barn, and the other on the north-eastern edge of the building complex.
- 5.9 In terms of the one to the south of the former barn, historic maps show that there was a 20th century barn, which was subsequently demolished before this area was landscaped as part of the gardens of the main house. This is supported by aerial photographs, which also suggest an area of hardstanding adjacent to the barn. Prior to this, the historic mapping, notably the Tithes map, would suggest this area was the location of the former larger pond, and is along the line of the putative 'moat'. It is highly likely that this area, if archaeological remains were present, would represent post-medieval infill material of the pond at best, but is more likely to represent more recent layers of landscaping associated with removal of the barn here.
- 5.10 The proposed construction of the modular building within this part of the application site (**Appendix EDP 1**), which is currently occupied by landscaped gardens (**Image EDP 4**) is anticipated to require some strip foundations and minimal ground reduction work to existing levels. As such, it is considered that this development would be unlikely to result in any extensive adverse impact on significant archaeological remains. Any remains of the potential moated site that survive in this location are likely to be overlain by significant deposits of later material associated with infill and levelling deposits and construction activities recorded in this area since the post-medieval period.
- 5.11 The second modular building is located to the north-east of the main building complex (**Image EDP 5**). Historic mapping indicates that this was located outside the farm complex, within part of a former field. Aerial photography does not indicate the former presence of earthworks within this area and it is likely that, if the moated site does exist, it lies beyond its limits.
- 5.12 Likewise, it is anticipated that the proposed construction of the modular building within this part of the application site (**Appendix EDP 1**), will require some strip foundations and some ground reduction of existing levels within its footprint.
- 5.13 In light of the above, and in consideration of the limited below-ground impact associated with the construction of the modular buildings, it is considered that it is unlikely that the

development proposals will have any adverse impacts on any significant archaeological remains that survive within the application site.

Car Park

- 5.14 The proposed construction of an area of parking in the eastern part of the application site has been designed specifically to require minimal construction impact on existing ground levels, through its use of grasscrete or similar construction method with a sand sub-base, involving minimal ground disturbance. There is no indication, based on the current information, that this area was any focus of medieval activity; indeed, this area lies outside the area identified in the HER. As such, it is anticipated that, due to the very low-impact nature of the construction for this element of the proposals, the construction of the parking area has little potential to impact on any below-ground archaeological remains of significance, should any survive in this location.

Drainage

- 5.15 A number of drainage runs are proposed to lead from the modular buildings eastwards, including a shallow (0.25m deep) swale across the south-eastern paddock. A drainage mound and pump will be located to the north of the access track, within an area beyond the putative medieval complex. In terms of the drainage mound, it is understood that the existing topsoil will be replaced with permeable soil with a minimum depth of 250mm, and the mound constructed above.
- 5.16 Given the low archaeological potential in these areas, and the low impact of the main drainage features, it is considered that the construction of the parking area has little potential to impact on any below-ground archaeological remains of significance, should any survive in this location.

Conclusions

- 5.17 Taking into account the potential for buried medieval remains within the western part of the application site, there is still no reason to believe or expect that the application site will contain archaeology of such significance that it would require preservation *in situ*. In light of the limited below-ground impact associated with the construction of the proposed modular buildings, drainage and car parking within the application site it is anticipated that the potential for adverse impacts on any surviving archaeological features or deposits is limited. However, given the latent archaeological potential, this could be mitigated through the mechanism of a watching brief secured by a condition attached to planning permission.
- 5.18 It is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and the policies of the Local Plan.

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Section 6 References

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Images



Image EDP 1 View of the pond and Jerrings Hall, taken from the southern banks of the pond, facing north. The pond is separated somewhat from the buildings.



Image EDP 2 View of area to the north of the pond, illustrating the lack of above-ground features suggestive of moat earthworks.



Image EDP 3 View of area for to the north of the pond, facing north-west, illustrating the lack of above-ground features suggestive of moat earthworks.



Image EDP 4 View of the pond and southern elevation of the barn, facing north, illustrating the lack of above-ground features suggestive of moat earthworks. One of the proposed modular buildings will be located on the right of this picture. There is also no evidence for the former 20th century barns here, suggesting a substantial amount of later landscaping to remove such features.



Image EDP 5 View of the area of the second modular building, facing north-west, illustrating the lack of above-ground features suggestive of earlier earthworks.



Image EDP 6 View of the area to the south of the main house where the HER suggested foundations of a former building was present. No evidenced of these foundations were observed during the site visit.



Image EDP 7 View of the south-eastern area of the application site where the proposed car parking area will be located, facing south-west, illustrating the lack of above-ground features.

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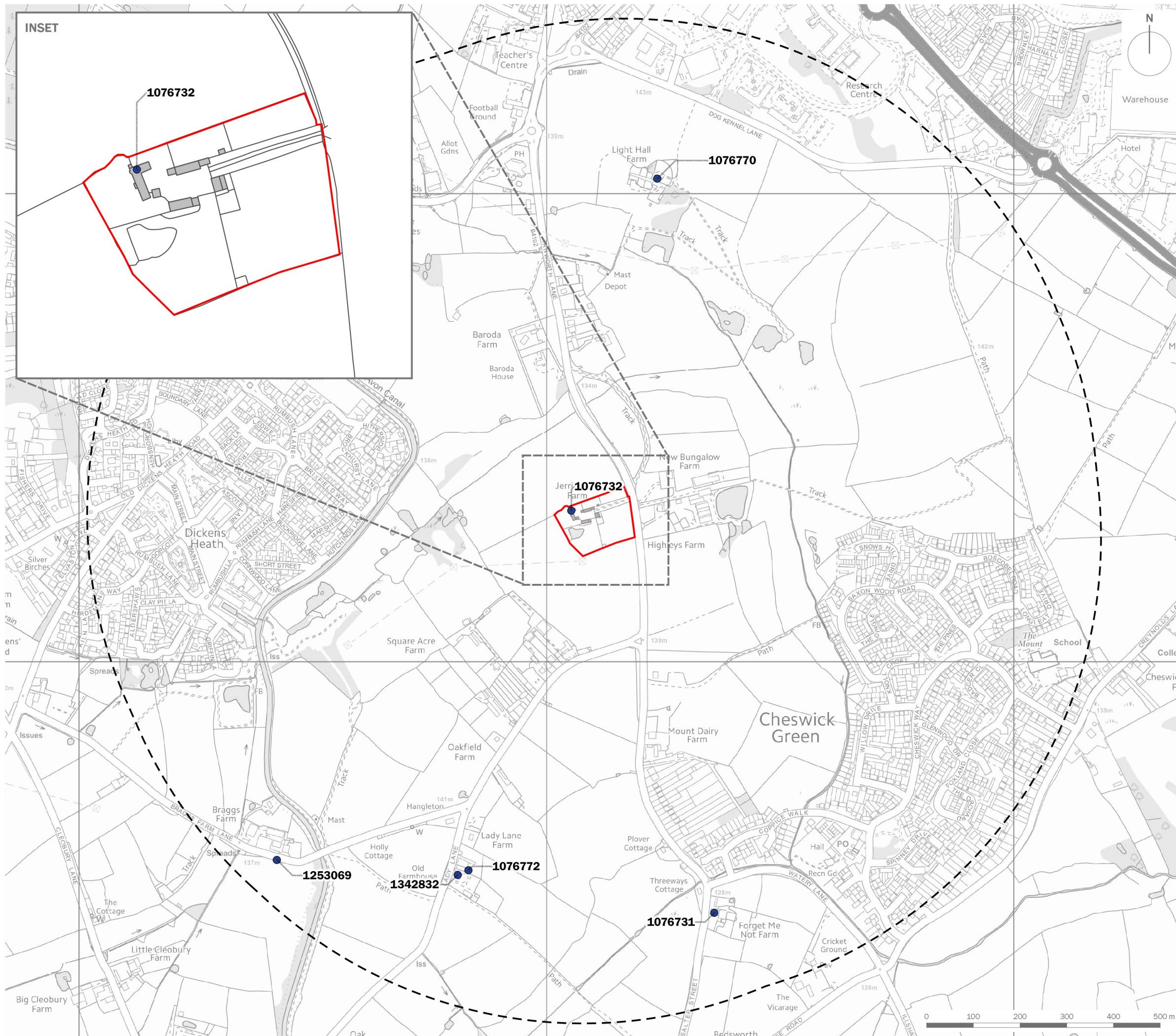
Appendix EDP 1
Proposed Site Plan
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Plans

- Plan EDP 1** Designated Heritage Assets
(edp5137_d005a 19 May 2020 AG/LB)
- Plan EDP 2** Non-designated Heritage Assets
(edp5137_d006a 19 May 2020 AG/LB)
- Plan EDP 3** Previous Archaeological Works
(edp5137_d007a 19 May 2020 AG/LB)
- Plan EDP 4** Historic Maps
(edp5137_d008a 19 May 2020 AG/LB)

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- Site Boundary
- 1km Study Area
- Grade II Listed Building

client
The Island Project

project title
Jerrings Hall Farm

drawing title
Plan EDP 1: Designated Heritage Assets

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drawing number	edp5137_d005a	checked	LB
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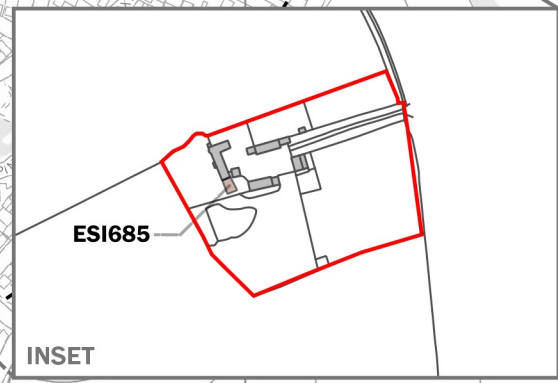


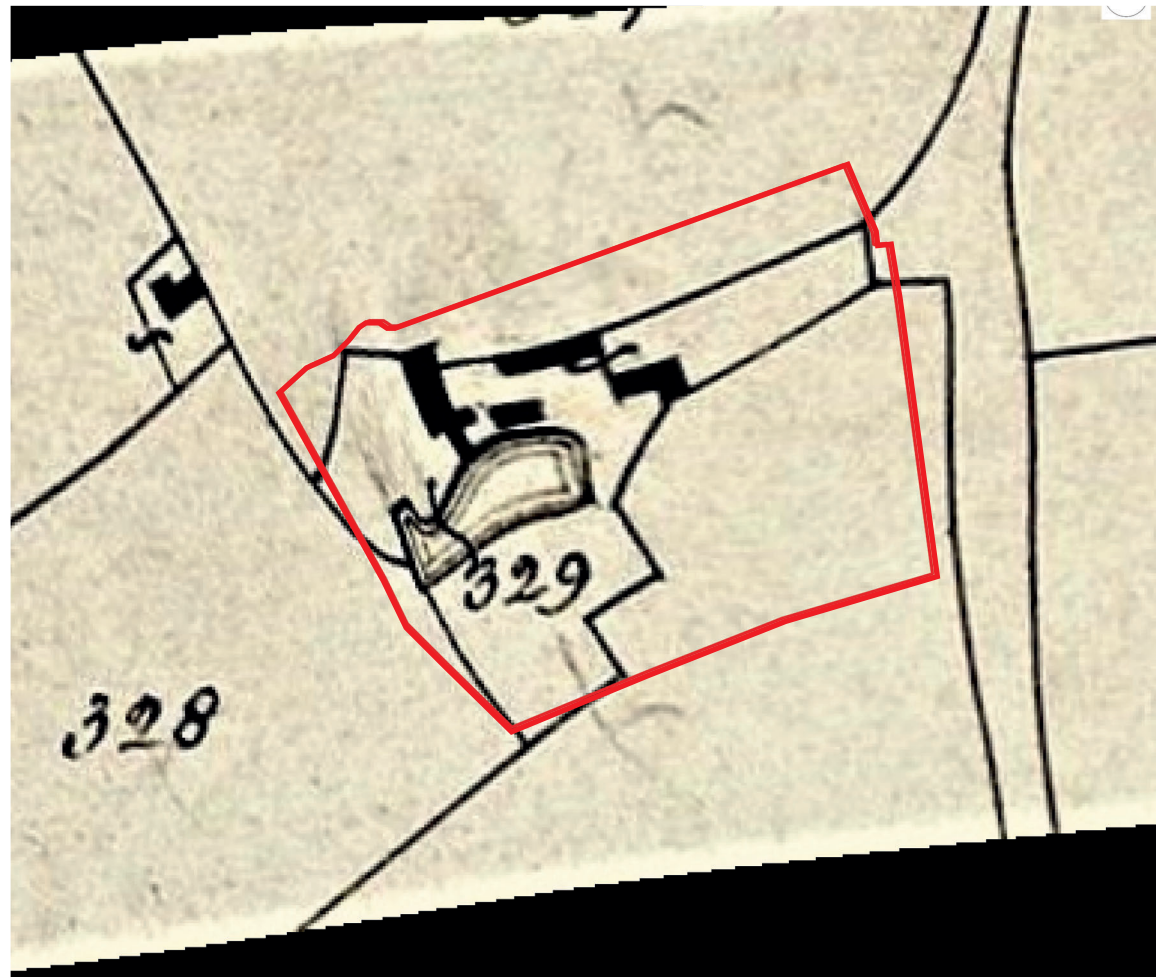
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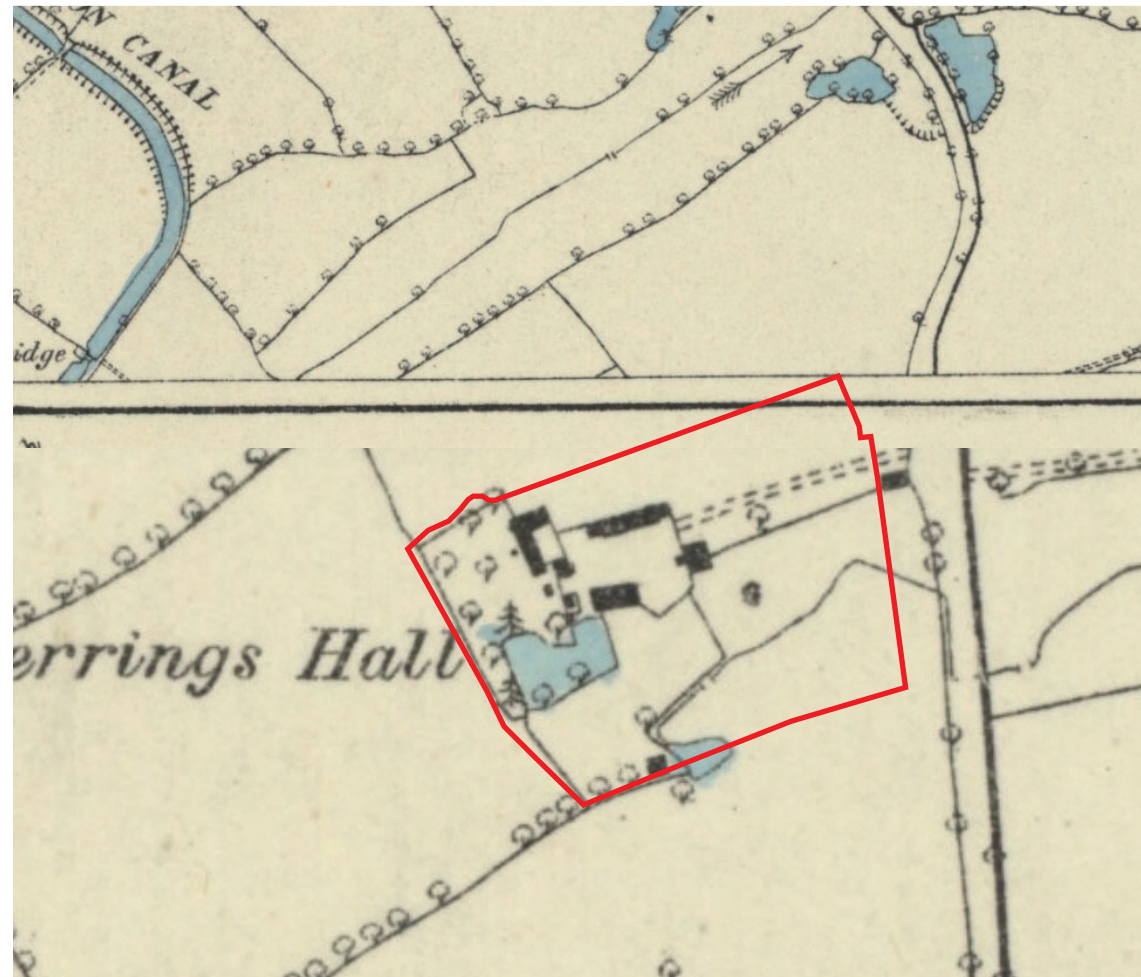
Site Boundary
 1km Study Area
 HER Event Data

client
The Island Project
 project title
Jerrings Hall Farm
 drawing title
Plan EDP 3: Previous Archaeological Works
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 drawing number **edp5137_d007a** checked **LB**
 scale **1:8,000 @ A3** QA **JTF**

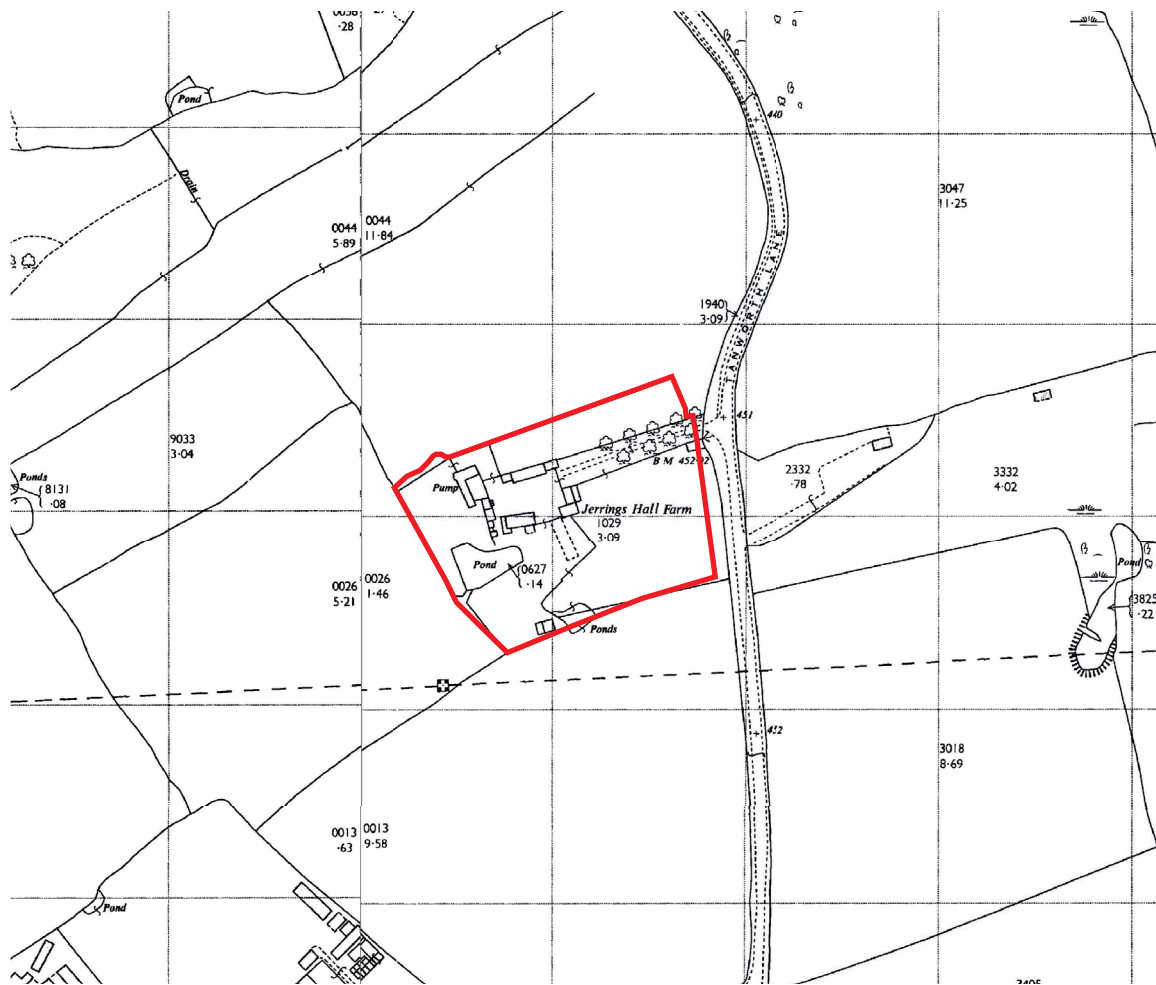




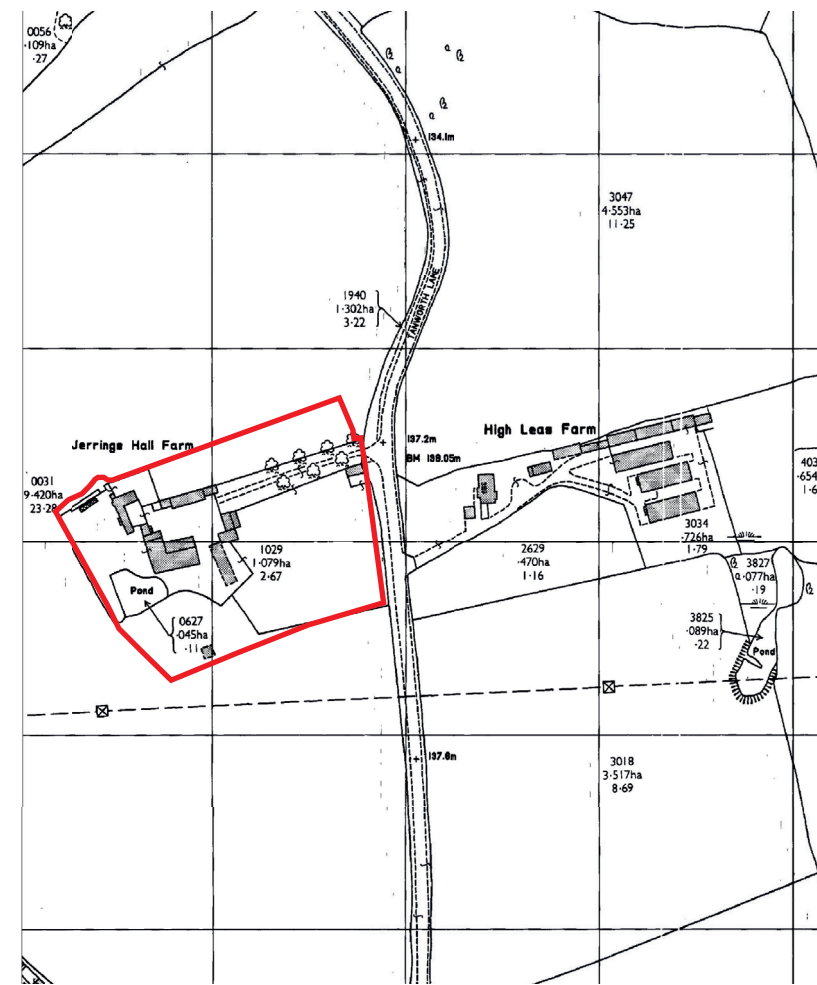
a) 1839 Tanworth Tithe Map




b) 1886 Ordnance Survey Map

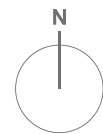


c) 1970 Ordnance Survey Map



d) 1980 Ordnance Survey Map

 Approximate Boundary



client

The Island Project

project title

Jerrings Hall Farm

drawing title

Plan EDP 4: Historic Maps

date	19 MAY 2020	drawn by	AG
drawing number	edp5137_d008a	checked	LB
scale	Not to scale	QA	JTF



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