

Warwick District Council

## Local Plan Site Allocations

### Historic Environment Assessment Statement



December 2015

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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## Report for

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# 1. Introduction

## 1.1 Purpose of this report

This document presents the assessment of seventeen sites proposed for submission as part of Warwick District Councils Strategic Housing Land Availability Assessment (SHLAA).

Warwick District Council (WDC) is in the process of modifying its new Local Plan, which will cover the period from 2011 to 2029 ("the plan period"). As part of this process, a public examination was opened (and adjourned) in May 2015; the first stage of this examination included consideration of the strategic levels of housing provision.

The local plan examination has been temporarily suspended, as the Examination's Inspector has raised concerns about the level of housing it proposes. As a result, WDC have looked to allocate additional housing sites to meet an identified shortfall. In part, this shortfall relates to the inability of Coventry City Council to meet its own housing need within its boundaries. Authorities in the same Housing Market Area, including WDC, are being asked to help meet this overspill housing need through their emerging local plans.

As a result, there will be an increase in housing numbers over the plan period of around 3,900 dwellings on top of the extant 13,000 already allocated in the current submission plan. WDC is now re-examining aspects of its evidence base in light of this potential uplift.

WDC will also need to identify sites to make up a further shortfall related to the windfall allowance, which the Inspector felt was excessive and unjustified as expressed in the submission Local Plan. This would require additional sites to be allocated to account for around 1,100 further dwellings across the plan period (to also include an additional element of flexibility across the plan period).

This project has therefore involved a review of potential additional housing allocation sites, listed below. Implications for the historic environment as a result of development of the sites will be considered to help identify whether the sites may be suitable for development.

## 1.2 Proposed allocation sites

Warwick District Council supplied boundaries for the following proposed allocation sites. These are listed below in Table 1.1 and shown in Figure 1

Table 1.1 List of additional proposed allocation sites

Site Name	SHLAA ref	Area (ha)
Westwood Heath, edge of Coventry (SHLAA C02, C03, C13, C23)	C13	51
King's Hill Lane, edge of Coventry	C06	269
Southcrest Farm, east of Kenilworth	K17	18
Crewe Gardens, Crewe Lane, east of Kenilworth	K18	20
Woodside Training Centre, east of Kenilworth	K19	15
Kenilworth Golf Club	K07	51
Land east of Kenilworth Road, (south of Kenilworth)	K25	6
Land East of Warwick Road, Kenilworth (Expanded)	R064	5
Land South of Sandy Lane, Blackdown	L48	15
Whitnash East (south of Sydenham)	L39	21
Intensification of Harbury Lane	n/a	9
South of Bishops Tachbrook	R179	10
South of Southam Road, east of Radford Semele	R129	13
South of Stratford Rd and Campbell House, Warwick	W06	6
Tournament Fields, Warwick (emp. lost provided at to s. of Stratford Road)	n/a	14
Longbridge, Stratford Rd, Warwick	n/a	
Land North of Milverton, Leamington	L07	24
Hurst Farm	C18	99

## 2. Legislation and policy context

Warwick District Council (WDC) is in the process of modifying its new Local Plan, which will cover the period from 2011 to 2029 ("the plan period"). As part of this process, a public examination was opened (and adjourned) in May 2015; the first stage of this examination included consideration of the strategic levels of housing provision.

### 2.1 National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27 March 2012, replacing all the previous Planning Policy Statements (PPS), including 'PPS 5 Planning for the Historic Environment'; but not the accompanying Planning Practice Guide, as well as other various planning policy guidance. Its central theme is the 'presumption in favour of sustainable development', set out in twelve core planning principles that underpin both plan making and decision taking.

Therefore when allocating land for housing or employment, the local planning authority will have to demonstrate, in line with para 182 of the NPPF, that in order for them to be found sound, the proposed sites must be justified, effective and consistent with national policy.

Recent Historic England guidance on site allocations in local plans has been published (Historic England, Oct 2015) and provides a cohesive and systematic base methodology for the assessment of site allocations in relation to the historic environment, and this report aims to form part of the evidence base required.

### 2.2 Legislation

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

The Act places a statutory duty on local planning authorities, in the exercise of their planning function, to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (HMSO 1990, Sections 16 and 66), also to preserve or enhance the character or appearance of conservation areas (HMSO 1990, Section 72).

#### **Ancient Monuments and Archaeological Areas Act 1979**

The importance of the historic environment is recognised in legislation as well as national and local policy. Certain features that are deemed to be of particular importance are given legal protection through legislation. The Ancient Monuments and Archaeological Areas Act 1979 provides for a schedule of monuments which are protected.

## 3. Methodology

### 3.1 Scope

The assessments for SHLAA aim to identify any archaeological, built historic environment or historic landscape character constraints on the proposed allocation sites. The assessments will allow Warwick District Council to understand the potential constraints of each proposed allocation site so that an informed judgment can be reached on the appropriateness (or otherwise) of development and an accurate potential capacity figure can be reached. The evidence and information generated by the historic environment assessments will help the evaluation of individual proposed allocation sites and ultimately ensure that the Local Plan will be robust and defensible at later stages of the strategic planning process.

### 3.2 Assessment stages

Baseline data gathering has involved:

- ▶ An initial desk top survey to gather basic information on the proposed allocation sites, including a current map, 1st Edition Ordnance Survey (OS), National Heritage List for England (NHLE) and the Warwickshire Historic Environment Record (HER). This was compiled on a GIS map system to allow rapid filtering of data.
- ▶ Site visit. Each proposed allocation site was visited in order to identify any significant constraints regarding the historic environment. General site photographs were taken of key assets and general views. Where a designated asset fell within a SHLAA site a rapid built heritage assessment (based upon EH 2006) based on a pro-forma recording form was completed.
- ▶ The information from the desk based study and site visit was combined to produce a report of the results of the above stages including analysis, maps and photographs of each proposed allocation site, constraints, size of site remaining and recommendations and requirements for mitigation. Each site is assessed against the Impact Assessment Criteria illustrated in section 3.3.

The assessment for each proposed allocation site includes the following elements:

- ▶ Description of the proposed allocation site and its boundaries.
- ▶ A list of all know designated heritage assets within the proposed allocation site and at 500m and 2 km distances.
- ▶ A description of the asset setting and the contribution of the proposed allocation site to that significance.
- ▶ Designated Assets in the wider vicinity.
- ▶ Current historic environment evidence and archaeological potential.
- ▶ Potential for unrecorded assets.
- ▶ Significance of proposed allocation site.
- ▶ Potential impact of development within the proposed allocation site.
- ▶ Recommendations and Mitigation.

This report also includes an appendix of heritage assets associated with each proposed allocation site as well as site plans for each proposed allocation site with currently known heritage assets.

### 3.3 Impact assessment criteria

In each case, the assessments will consider the impact of development for the proposed allocation sites and will use the criteria cited in Table 3.1. This is consistent with other local planning authority studies in the region, for example Worcestershire and Gloucester City.

Table 3.1 Impact assessment criteria table

Effect	Explanation
Major Beneficial	Demonstrable improvement to a designated heritage asset of the highest value (or its setting), or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. Designated assets will include scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Beneficial	Demonstrable improvement to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of improvement will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level. Improvement may be in the asset's management, its amenity value, setting, or documentation (for instance enhancing its research value).
Not Significant	Impacts that have no long-term effect on any heritage asset.
Minor Adverse	Minor harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably have a minor effect on the area and its heritage resource, either at a local or regional level. For instance, minor harm to grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Moderate Adverse	Minor harm to a designated heritage asset (or its setting) of the highest significance or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks or World Heritage Sites. Harm to a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Major Adverse	Harm to a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or harm to a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole. Substantial harm to, or loss of, a designated heritage asset (or its setting), or non-designated asset (or its setting) of interest such that the level of harm or loss will demonstrably affect the area and its heritage resource, either at a local or regional level. For instance grade II listed buildings, Conservation Areas and undesignated heritage assets important at a sub-national level.
Severe Adverse	Substantial harm to, or loss of, a designated heritage asset (or its setting) of the highest significance, or non-designated asset (or its setting) of interest of demonstrable significance equal to that of a scheduled monument. For instance scheduled monuments, grade I/II* listed buildings, grade I/II* registered parks and gardens, registered battlefields, protected wrecks, World Heritage Sites or the loss of a building or other element that makes a positive contribution to the significance of a Conservation Area as a whole
Unknown	Where there is insufficient information to determine either significance or impact for any heritage asset, or where a heritage asset is likely to exist but this has not been established, or where there is insufficient evidence for the absence of a heritage asset. For instance where further information will enable the planning authority to make an informed decision.

### 3.4 Site visits

Each proposed allocation site was visited by two members of the Amec Foster Wheeler Historic Environment Team in order to directly assess site context and to define the setting criteria of any designated assets within or adjacent each proposed allocation site. These site visits were undertaken on 25<sup>th</sup> and 26<sup>th</sup> November 2015.

### 3.5 Allocation assessment

The rapid assessment of the potential for effects on the setting of heritage assets within and adjacent to the proposed allocation sites has been undertaken in accordance with Historic England guidance<sup>1</sup>. This sets out a five step process to identify which assets may be affected, consider the contribution of setting to the heritage significance of these assets, assess effects and then consider how any identified effects may be minimised. These steps are as follows:

- ▶ Step 1 – identify which heritage assets and their settings could be affected: The scope of this assessment has been to identify, through desk-based appraisal and site visits, those assets with settings which might be sensitive to change arising from development and visits to off-site heritage assets.
- ▶ Step 2 – assess whether, how and to what degree these settings make a contribution to the heritage significance of the heritage asset(s):
- ▶ Step 3 – assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- ▶ Step 4 – explore the way maximising [sic.] enhancement and avoiding or minimising harm: In the assessment of effects on the setting of heritage assets, the nature of the effect of development is a subjective matter, usually taken to constitute a negative effect where development will constitute incongruous elements to the setting of designated features that impact on heritage significance, insofar as it has a bearing on an experience of the asset. Development can, however, be seen as giving rise to neutral or beneficial effects, depending on the receptor under consideration and its context. Mitigation measures such as screening planting or change to detailed design layouts are considered at this stage.
- ▶ Step 5 – make and document the decision and monitor outcomes concerns the decision making by the local planning authority and is not included in this assessment.

Archaeological remains, which are most often unseen due to their buried state, require a different approach in determining harm and impact. The significance of buried archaeological remains is based on the information they hold on past cultures, their rarity, (either through age or monument type) and can be of local, regional, national or international importance.

Archaeological interest is defined in Annex 2 of the National Planning Policy Framework as:

*“There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.”*

While some assets have been identified as being of national significance, and are designated as scheduled monuments, the majority of known archaeological sites are of local or regional interest. They are documented as sites and find spots in the local historic environment record. Details on each asset is highly variable as many are not identified and recorded in a controlled archaeological manner, and are identified from a wide range of sources. Therefore when assessing heritage assets on the HER a degree of professional judgement is required to identify which assets or areas are of greater or lesser significance.

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<sup>1</sup> Historic England 2015 The Setting of Heritage Assets



In each case, a review of HER and other data has been undertaken in combination with a site visit in order to determine the known archaeological interest of the proposed allocation site and to assess the potential for the presence of further remains. This has been used to assess the potential level of impact which may arise on archaeological interest in the event of development.

## 4. Westwood Heath, edge of Coventry (SHLAA C02, C03, C13, C23)

### 4.1 Introduction

The proposed allocation site lies on the southwestern boundary of Coventry city between Westwood Heath and Burton Green. Figure 2 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25<sup>th</sup> November 2015. Each designated heritage asset that was either within a proposed allocation site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 4.2 Current Baseline

#### Site description

Westwood Heath comprises an area of open mixed farmland covering 51 ha. Landform is gently sloping northwest to southeast which drains to a small water course beyond the proposed allocation site boundary. The northern and western views are constrained by urban development along Westward Heath Lane and Cromwell Lane, the latter forming the skyline due to its more elevated position. Views to the south are general open, punctuated by woodland. The historic landscape character is predominantly planned enclosure, large fields, settlement and woodland, and is typical of this area.

#### Designated heritage assets

Table 4.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 4.1 Number of designated heritage assets within 2 km of the proposed allocation site

Designated Heritage Assets	Within proposed allocation site	Adjacent allocation site 500m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	0	2
Grade II Listed Building	0	4	7
Scheduled Monument	0	0	0
Conservation Area	0	0	0
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

## Designated assets in the wider vicinity

There are no designated heritage assets with the immediate vicinity whose setting would be affected by development of this proposed allocation site. The closest listed buildings are located on the west side of Cromwell lane and will be screened from the proposed allocation site by existing buildings and topography.

## Asset setting and contribution of the proposed allocation site to the significance of the asset

The proposed allocation site does not contribute to the setting of any currently designated heritage assets.

## Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE).

The historic landscape character is predominantly planned enclosure, large fields, settlement and woodland, and is typical of this area.

### Prehistoric Period

A number of Iron Age coins (MWA6636 and MWA10083) have been collected from the eastern end of the proposed allocation site. This may indicate the presence of an unrecorded settlement or they may reflect casual loss on a former route way. Field walking undertaken on Warwick University land c.1 km to the east removed a small scatter of prehistoric flints (MWA8345).

A cropmark of an undated oval shaped enclosure (MWA2936) lies just outside the proposed allocation site boundary, south of Lodge Farm. The HER record suggests that the enclosure may be part of a conjoined group. With no dating evidence such enclosures are generally believed to be prehistoric to Romano British, however post Roman dates cannot be excluded.

### Romano British Period

A fragment of bronze strap (MWA9931) was recovered from the central area of the proposed allocation site, and has been attributed to the Romano British period. This may have been from a wide range of fittings, from horse harness, to domestic clothing. As mentioned above, the undated enclosure (MWA2936) on the southern boundary of the proposed allocation site could be of Romano British date. It is of note that the name of the adjacent woodland is Black Waste Wood, the name black often have connotations regarding reference to dark soils that developed over ancient settlements. Further evidence of activity from this period comes from metal detector finds of a dispersed Roman coin hoard and brooch fragment, located to the south west of the proposed allocation site.

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

The southern boundary of the proposed allocation site borders a number of medieval monuments, including a fishpond (MWA2860), moated site (MWA2861), site of Bockidene Grange (MWA5355 & MWA12960). While the moated site has been affected by the construction of a modern bungalow within its platform, the earthworks associated with the Grange are clear. The fishponds are now wooded and it is not known if they are still waterlogged. These remains still sit within their rural and agricultural landscape and it may be expected that further remains of this period survive as archaeological deposits in the immediate vicinity.

### Post Medieval to Modern

The medieval grange site (MWA5355 & MWA12960) continued in use into the post medieval period, and this is reflected by the current buildings on the site.

Although not recorded on the WHER, Lodge Farm which is located near the centre of the proposed allocation site is present on the 1887 OS map and represents a traditional farmstead characteristic of the area.

On the northern boundary of the proposed allocation site stands an impressive early 20<sup>th</sup> century water tower, which has planning consent for conversion to residential use. (Appendix A, Photo 1)

### 4.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological potential within the proposed allocation site.

### 4.4 Potential benefits of development

Any development proposals could include provision for interpretation regarding the range of medieval sites that bound the southern side of the proposed allocation site, though as these are outside of the proposed allocation site this would be subject to any land ownership issues.

### 4.5 Heritage significance of proposed allocation site

#### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known medieval remains. The potential for unrecorded remains from the prehistoric and Romano British period is also high.

#### Significance of the proposed allocation site

There are no designated heritage assets within or in the vicinity of the proposed allocation site. It does not contribute to the significance of any designated assets. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

### 4.6 Potential effects of development

#### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 850 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

#### Designated Heritage Assets

There are no designated heritage assets within or beyond the proposed allocation site boundary that would be affected by development. Therefore the impact is **Not Significant**.

#### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. The rural and agricultural setting of the non-designated medieval remains that bound the southern edge of the proposed allocation site would be affected. This would be a **Moderate Adverse impact**.

## 4.7 Recommendations and mitigation

The proposed allocation site at Westwood Heath, edge of Coventry (SHLAA REF C02, C03, C13 and C23) has been demonstrated to have a **Moderate Adverse Impact** on the historic environment, based on the setting of the non-designated medieval remains and the overall archaeological potential of the proposed allocation site.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of investigation and mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 5. King's Hill Lane, edge of Coventry (SHLAA C06)

### 5.1 Introduction

The proposed allocation site lies on the southern boundary of Coventry city between Finham and Kenilworth. Figure 3 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25<sup>th</sup> November 2015. Each designated heritage asset that was either within a proposed allocation site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site

### 5.2 Current Baseline

#### Site description

This proposed allocation site comprises a broadly rectangular area of open mixed farmland and woodland covering 269ha. Landform is generally gently rolling with more prominent high ground at King's Hill, which slopes down to the A46 dual carriageway and drains to the Finham Brook in the SE corner of the proposed allocation site. The north east edge is formed by Green Lane which is in turn bound and screened by the urban development of Finham in Coventry City. The south eastern boundary is defined by the A46, which is predominantly screened by hedgerow trees. The south western boundary is formed by Stoneleigh Road down to Gibbet Hill and the north western side by the railway line. King's Hill Lane divides the southern third of the area.

#### Designated heritage assets

Table 5.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There is one scheduled monument and three listed buildings. There are no conservation areas, registered parks or battlefields within the proposed allocation site.**

Table 5.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	2
Grade II* Listed Building	0	0	1
Grade II Listed Building	3	2	50
Scheduled Monument	1	1	3
Conservation Area	0	0	2
Registered Parks and Gardens	0	0	2
Registered Battlefield	0	0	0

### Designated heritage assets within proposed allocation site

The proposed allocation site contains four designated heritage assets, three grade II listed buildings and a scheduled monument. The scheduled monument is protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance, whilst the listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest.

Detailed descriptions of the assets are included in Appendix B.

The designated heritage assets within the proposed allocation site boundary are:

- ▶ Scheduled Monument 1005724: Deserted medieval village at King's Hill;
- ▶ Grade II Listed Building 1106225 Hill Farmhouse;
- ▶ Grade II Listed Building 1106255 Wainbody Wood Farmhouse;
- ▶ Grade II Listed Building 1035165 Barn 16 Yards to East of Wainbody Wood Farmhouse.

### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography of substantial woods, tree lines and hedgerows are not discussed.

- ▶ Grade II Listed Building 1364951: Pypes Mill House;
- ▶ Scheduled Monument 1014047: Moated site at Bishop Ullathorne School;
- ▶ Scheduled Monument 1011193: Baginton Castle and associated settlement remains;
- ▶ Baginton and Stoneleigh Conservation areas;
- ▶ Grade II\* Park 1000377: Stoneleigh Abbey.

### Asset setting and contribution of the proposed allocation site to the significance of the asset

These assets have been broadly assessed following Historic England's Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets.

#### Scheduled Monument 1005724: Deserted medieval village at King's Hill

The monument comprises a series of earthwork remains of a medieval settlement and associated ridge and furrow. The definition of these earthworks is variable and in some areas there is little surface evidence surviving. It is located either side of King's Hill Lane, with the majority of the designated area being on the south side of the lane. (Appendix A, Photo 2) Aerial photographic evidence (Google Earth, Bing Maps) indicates that the plan of the village extends southwards.

There is very little extant ridge and furrow earthworks to define the hinterland of the settlement, and that which survives is incorporated into the scheduled monument boundary. The settlement is situated on a prominent low hill in an agricultural landscape, which is clearly visible from the east. While the earthworks are relatively slight and generally imperceptible from a distance, the existing buildings that make up King's Hill Farm are prominent, being on the skyline. Cumulative development in terms of urban expansion to the northeast and the construction of the dual carriageway to the south have had an impact on the setting, although the dual carriage way is partially screened by high hedgerows, but traffic movement is noticeable.

The proposed allocation site does contribute to the overall rural landscape in which the former settlement of King's Hill would have sat.

### Grade II Listed Building 1106225 Hill Farmhouse

Within the extant settlement of King's Hill, the Grade II listed Hill Farmhouse (1106225), which dates from the sixteenth or seventeenth century may represent a vestige of the original medieval settlement along with a small number of other roadside dwellings, some of which are timber framed and of post medieval date. It forms part of a former traditional farmstead, with the associated nineteenth century farm buildings which are now converted to residential dwellings. From its elevated position the principal views are from the front of the building looking out over the King's Hill deserted medieval village (DMV) and open countryside to the east. Views to the buildings are mainly from the east, being visible from up to 1.5 km. The general arrangement is that the existing settlement within which the listed farmhouse sits forms an enclosed block set within the wider open landscape.

### Grade II Listed Buildings 1106255 Wainbody Wood Farmhouse and 1035165 Barn 16 Yards to East of Wainbody Wood Farmhouse

The Grade II listed Wainbody Wood Farmhouse (1106255) and adjacent barn (1035165) are part of a farmstead that sits in a dip in the topography which almost hides the buildings when viewed from the east. (Appendix A, Photo 3). Views to and from the buildings are restricted by relatively close woodland and wooded hedgerows on all sides other than the south west. The proposed allocation site does contribute to the rural setting of the listed farmhouse.

### Designated assets outside the proposed allocation site

Within 200 m of the proposed allocation site boundary are the scheduled remains of a medieval moat (SM1014047). This now forms a green within Bishop Ullathorne School and is enclosed by modern school buildings on all sides. Its significance derives from its archaeological deposits and not from its setting. The proposed allocation site does not influence the significance of this scheduled monument.

Within 500m to the south the Grade II listed Pypes Mill House (1364951) sits in a rural landscape, it is closely screened by riverside and hedgerow trees, and local topography. Development on the south side of King's Hill would be visible and may affect the setting of the building.

The scheduled remains of Baginton Castle 1 km to the east are unlikely to be affected by the development of this proposed allocation site due to the degree of natural screening given by the tree cover along the River Sowe and the landscaped golf course which lay between the monument and the proposed allocation site.

Baginton and Stoneleigh Conservation areas are both within 2 km of the proposed allocation site. There will be negligible impact on the setting and significance of either conservation area due to the distance and amount of natural screening between them and the proposed allocation site.

The edge of the Grade II\* park at Stoneleigh Abbey (1000337), located c.2 km to the south and east, will not be significantly affected due to the extent of existing woodland and hedgerow screening.

### Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE).

The county historic landscape characterisation defines the area as being predominantly a fieldscape of very large post war fields, with surviving elements of earlier large fields and woodland. The current landscape has evolved from medieval piecemeal and planned enclosure.

### Prehistoric Period

There is some indication of prehistoric activity within this proposed allocation site. The earliest evidence is the discovery of a Palaeolithic hand axe on the bed of the River Sowe 400 m to the east of the proposed allocation site. A cropmark indicating a possible ring ditch or round barrow (MWA2908) is recorded just to the north of the scheduled King's Hill DMV and there are find spots of Neolithic and Bronze Age lithics just outside the boundary of the proposed allocation site (MWA2880, MWA2894) indicating that the area was farmed and utilised during this period.



### Romano British Period

There is some evidence for Romano British activity with a possible settlement on the east bank of the Finham Brook on the edge of the proposed allocation site. It is possible that the further remains of this settlement extends into the proposed allocation site. Pottery from a Roman bowl was recorded between King's Land and the Finham Brook further indication potential settlement. In the wider landscape the nationally important Lunt Roman Fort lies 1.3 km to the east and a scheduled settlement 2 km to the south.

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

The scheduled remains of the of King's Hill DMV are located within the proposed allocation site (MWA2918; scheduled monument 1005724) and a possible moated site (MWA2909) is documented on an estate map form 1766, located just south of a property known as The Leasowes in the north of the proposed allocation site. LiDAR data records a possible oval ditched enclosure which may represent this feature.

In the wider setting there are further medieval settlements, both extant and deserted, including possible locations for Finham DMV (MWA2917) and Miburn DMV (MWA2923) to the east and southwest of the proposed allocation site. The current settlements of Gryfield Grange, Stoneleigh, and Baginton all sit in the wider landscape surrounding the proposed allocation site.

### Post Medieval to Modern

The WHER records two former post medieval quarries (MWA2877 & MWA2938) within the proposed allocation site. Documentary evidence suggests that a post windmill was located on land to the south of Stoneleigh Road.

King's Hill farmhouse located at the west end of the settlement of King's Hill, being neither listed nor on the WHER, is a visually dominant red brick building dating from *at least* the nineteenth century. It is represented on the 1886 OS map, although most of the associated farm buildings have been demolished and replaced by modern barns.

500m to the east of the proposed allocation site there is Baginton Hall Park (MWA12726), in which a 17th century formal garden was replaced in 18th century by landscape gardens.

A WW2 anti-aircraft battery was located 500m southwest of Finham Bridge. The remains include the control building, and earthworks of three battery structures.

Post medieval finds were recovered during a watching brief (EWA10056) on a series of pipe trenches north of Hill Farm Barns in 1994.

## 5.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological interest within the proposed allocation site. It is likely that the DMV extends beyond the scheduled monument boundary and the possible moated site (MWA2909) in the north of the proposed allocation site has not been fully defined. Therefore based upon our existing knowledge of the proposed allocation site and surrounding area, Prehistoric and Romano British and medieval remains are likely to occur with this proposed allocation site.

## 5.4 Potential benefits

There would be an opportunity to increase the awareness and understanding of the scheduled DMV within any development's green infrastructure provision. This could provide long term preservation and increased interpretation and understanding of the former settlement.

## 5.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the presence of the scheduled monument of a DMV and grade II listed buildings of Hill and Wainbody Wood Farms. The DMV is important as it will contain relatively undisturbed archaeological deposits that have not been significantly disturbed by modern agricultural practices. The potential for unrecorded remains from the prehistoric and Romano British period is high, based on known sites within and surrounding the proposed allocation site.

### Significance of the proposed allocation site

The importance of this proposed allocation site is recognised by the presence of the designated assets (scheduled monument and listed buildings).

### Physical extent of significant assets

While the extent of the scheduled monument is defined in its designation, it is likely that remains extend beyond the designation boundary. Soil and cropmarks visible on aerial imagery (google earth and Bing Maps) suggest the settlement extends further to the west. The earthworks are only interpretable from a relatively close distance, as they naturally become less well defined the further away the viewer is.

Visually the settlement of King's Hill, including the listed and non-listed farmhouses presents a dominant skyline when viewed from the other side of the A46 (Appendix A, Photo 4). However this becomes less significant the further east you go. When viewed from rising ground the edge of the Grade II\* Stoneleigh Park (near to Weir Stoneleigh Grange), King's Hill is far less obvious, blending in to the backdrop of woodland and roadside trees that characterise the land within and beyond the far western side of the proposed allocations site (Appendix A, Photo 5).

## 5.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 4000 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

Within the proposed allocation site, development could cause harm to the scheduled monument, both in terms of impact on the monument and to its setting. This would be mitigated in part due to the protected nature of the asset however given the potential scale of the development, impact would be **Major Adverse**. The setting of the three listed buildings will be effected by the urbanisation of what is currently an agricultural landscape, all be it on the urban fringe. There would consequently be a **Major Adverse Impact** on the setting of the buildings.

**Minor Adverse Impact** is likely as a result of non-mitigated effects on the setting of Grade II Pypes Mill (to the south of the proposed allocation site).

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Major Adverse impact**.

## 5.7 Recommendations and mitigation

Development of the proposed allocation site at King's Hill Lane, edge of Coventry (SHLAA REF C06) has been demonstrated to have a potential to result in a **Major Adverse Impact** on the historic environment, based upon the presence within the proposed allocation site of four designated heritage assets and the high archaeological potential.

Consultation with Historic England regarding the scheduled DMV of King's Hill would be required to establish detailed site constraints to ensure the preservation of the monument and its setting. It would be appropriate to ensure that a suitable buffer around the DMV be retained. This would not only ensure the preservation of the scheduled monument, but would also preserve any associated remains not currently covered by the designation. It would also reduce the visual impact of any development when viewed from the east. In addition by retaining it within the proposed allocation site boundary, the site may be better managed in the short and long term.

Given the restrictions on development of this monument, it may be taken out of the allocation boundary all together, or retained and incorporated into the site's green infrastructure provision. Either will result in a reduction of housing capacity. As a broad indication, this may result in a **reduction in area of c.30ha** in the eastern corner of the proposed allocation site (based upon an area from the A46, up the slope, around King's Hill Farm, and round behind the settlement of King's Hill).

The impact on the listed buildings could be mitigated by sympathetic development layout and screening.

In addition to the above, any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary. A detailed visual impact assessment of the listed buildings would also be required in order to establish and preserve key views and setting where possible.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 6. Southcrest Farm, east of Kenilworth (SHLAA K17)

### 6.1 Introduction

The proposed allocation site lies on the eastern side of Kenilworth around Southcrest Farm. Figure 4 shows the proposed site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 6.2 Current baseline

#### Proposed allocation site description

The proposed allocation site comprises a broadly rectangular area of open mixed farmland covering 18ha. Landform is generally flat and drains to the River Avon 1 km to the east. It is defined by hedged boundaries on all four sides, with further fragmented hedge boundaries within. An early twentieth century farm is located on the western boundary and a late twentieth century dwelling at the northeast corner.

#### Designated heritage assets

Table 6.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 6.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500m Buffer	Wider landscape 2Km buffer
Grade I Listed Building	0	0	5
Grade II* Listed Building	0	0	16
Grade II Listed Building	0	1	115
Scheduled monument	0	1	0
Conservation Area	0	0	2
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets are included in Appendix B.

- ▶ Scheduled Monument 1007523: Glasshouse Wood Roman Settlement;
- ▶ Grade II\* Park 1000377: Stoneleigh Abbey;
- ▶ Grade II Listed Building 1364921: Grecian Lodges.

The 2 km search area covers the central and eastern side of Kenilworth. Given the distance and the intervening urban development, there will be no physical or setting impact with any of these assets within the town.

## **Asset setting and contribution of the proposed allocation site to the significance of the asset**

### **Scheduled Monument 1007523: Glasshouse Wood Roman Settlement**

The scheduled remains of a Romano British settlement (1007523) lie c.300 m, to the southeast of the proposed allocation site. There is little visible evidence for the settlement as it is located beneath Glasshouse Wood and bisected by the A46 dual carriageway.

### **Grade II\* Park 1000377: Stoneleigh Abbey**

Behind Glasshouse wood is a pair of Grade II listed single storey Grecian Lodges (1364921) associated with Stoneleigh Park. The screening of the woodland separates the listed buildings from the proposed allocation site.

### **Grade II Listed Building 1364921: Grecian Lodges**

The Grade II\* registered park of Stoneleigh Abbey, containing a number of Grade I and Grade II\* buildings is located on the east side of the A46. Due to existing woodland and roadside screening none of the listed buildings are visible from the proposed allocation site. The edge of the Grade II\* listed park is visible but hard to discern from other bands and blocks of trees etc. that separate the park from the proposed allocation site.

The proposed allocation site therefore does not contribute significantly to the setting of any currently designated heritage assets.

## **Current historic environment evidence and archaeological potential**

The historic landscape character is predominantly large fields of planned enclosure, and is typical of this area.

There are two recorded heritage assets within the proposed allocation site.

### **Prehistoric Period**

There is no evidence of prehistoric activity within the proposed allocation site.

### **Romano British Period**

There are no evidence of Romano British activity within the proposed allocation site. However there is significant activity in the vicinity. This includes the scheduled remains of a Romano British settlement which is located c.300 m to the south (SM1005723). In 1971, excavations 800 m northeast of Glasshouse, in advance of construction of the Kenilworth bypass (A46), revealed a Romano British rectilinear enclosure and associated features (MWA1887). There is also an unsubstantiated reference to a Roman building being within the golf course adjacent to the proposed allocation site (MWA4532).

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

The important medieval town of Kenilworth, with its imposing castle is located to the west and this development lies on the edge of its C20th urban expansion. Within the proposed allocation site the only evidence of possible medieval activity is an area of weak ridge and furrow earthworks. The form of these, as seen on LiDAR data is relatively straight and could therefore be of post medieval origin.

### Post Medieval to Modern

On the eastern boundary of the proposed allocation site there was a brick and tile works (MWA3287), which is indicated on an estate map of 1886. No surface evidence survives, but there may be subsurface remains of kilns and other structures.

500m to the south of the site a glass works which was in use during the Post Medieval period has been recorded (MWA2593). Trial trenches were dug and the remains of walls and fragments of fused glass were uncovered.

Whilst not designated nor recorded on the WHER, The farmstead of Crewe Gardens is shown on the 1<sup>st</sup> Edition OS map, which shows the surviving farmhouse, barns and a number of glass houses. Only the farmhouse survives today.

## 6.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site.

## 6.4 Potential benefits of development

There are no specific benefits relating to the historic environment.

## 6.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known Romano British remains. The potential for unrecorded remains from the prehistoric and Romano British period is moderate, given the relatively small scale of the proposed allocation site.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity of the proposed allocation site. It does not contribute to the significance of any designated assets, including the Grade II\* Stoneleigh Park. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

## 6.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 50 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site. This would be a **Moderate Adverse impact**.

## 6.7 Recommendations and mitigation

The proposed allocation site at east of Kenilworth (SHLAA REF K17) has been demonstrated to have a **Moderate Adverse Impact** on the historic environment, based on the proposed allocation sites archaeological potential.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 7. Crewe Gardens, Crewe Lane, east of Kenilworth (SHLAA K18)

### 7.1 Site location

The proposed allocation site lies on the eastern side of Kenilworth, centred on Crewe Gardens. Figure 5 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 7.2 Current Baseline

#### Site description

Crewe Gardens comprises a broadly trapezoidal area of open mixed farmland covering 20 ha. The landform is generally flat and drains to the River Avon 1 km to the east and the Finham Brook to the north. The land is defined and subdivided by hedged boundaries on all sides. Agricultural buildings including the 19<sup>th</sup> century house is located at the centre of the proposed allocation site (Appendix A, Photo 6).

#### Designated heritage assets

Table 7.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 7.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	4
Grade II* Listed Building	0	0	6
Grade II Listed Building	0	1	115
Scheduled Monument	0	1	0
Conservation Area	0	0	2
Registered Parks and Gardens	0	1	0
Registered Battlefield	0	0	0



## Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets are included in Appendix B.

- ▶ Scheduled Monument 1007523: Glasshouse Wood Roman Settlement
- ▶ Grade II\* Park 1000377: Stoneleigh Abbey
- ▶ Grade II Listed Building 1364921: Grecian Lodges

The 2 km search area covers the central and eastern side of Kenilworth. Given the distance and the intervening urban development, there will be no physical or setting impact with any of these assets within the town.

## Asset setting and contribution of the proposed allocation site to the significance of the asset

### Scheduled Monument 1007523: Glasshouse Wood Roman Settlement

The boundary of the scheduled remains of a Romano British settlement (SM1007523) lie just outside the proposed allocation sites southern boundary.

There is little visible evidence for the settlement as it is located beneath Glasshouse Wood and bisected by the A46 dual carriageway. Its significance lies primarily in the evidential value of the archaeological remains, and it may be assumed that further remains associated with settlement will occur in the immediate vicinity.

Whilst the proposed allocation site does not contribute to the visual setting of the scheduled monument it does form part of the potential archaeological setting.

### Grade II\* Park 1000377: Stoneleigh Abbey

Behind Glasshouse wood is a pair of Grade II listed single storey Grecian Lodges (1364921) associated with Stoneleigh Park. The screening of the woodland separates the listed buildings from the proposed allocation site.

### Grade II Listed Building 1364921: Grecian Lodges

The Grade II\* registered park of Stoneleigh Abbey, containing a number of Grade I and Grade II\* buildings is located on the east side of the A46. Due to existing woodland and roadside screening none of the listed buildings are visible from the proposed allocation site. The edge of the Grade II\* listed park is visible but hard to discern from other bands and blocks of trees etc. that separate the park from the proposed allocation site.

## Current historic environment evidence and archaeological potential

The historic landscape character is predominantly large fields of planned enclosure, and is typical of this area.

There are two recorded heritage assets within the proposed allocation site.

### Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. The only known possible area of activity is 500m to the east of the proposed allocation site where the WHER records documentary evidence from the 14<sup>th</sup> century that refers to an earthwork fort that was destroyed in the 11<sup>th</sup> century. Whether this relates to an Iron Age enclosure or later fortification is not known.

### Romano British Period

There is no evidence of Romano British activity within the proposed allocation site. However there is significant activity in the vicinity. This includes the scheduled remains of a Romano British settlement which is located c.300m to the south (SM1005723). In 1971, excavations 800m northeast of Glasshouse, in advance of the Kenilworth bypass (A46) and entering the southern corner of the proposed allocation site, revealed a Romano British rectilinear enclosure and associated features (MWA1887). There is also an unsubstantiated reference to a Roman building being with the golf course adjacent to the sit (MWA4532).

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

The important medieval town of Kenilworth, with its imposing castle is located 3 km to the west and this development lies on the edge of its C20th urban expansion. Within the proposed allocation site the only evidence of possible medieval activity is an area of weak ridge and furrow earthworks. The form of these, as seen on LiDAR data is relatively straight and could therefore be of post medieval origin.

Approximately 500m to the east of the proposed allocation site is the potential site of an early castle or Iron Age Fort as discussed above (MWA4817). This is based on documentary evidence and from earthworks, though there is some uncertainty as to whether these relate to a medieval castle or an Iron Age fort.

### Post Medieval to Modern

In the south western corner of the proposed allocation site there was a brick and tile works (MWA3287), which are indicated on an estate map of 1886. No surface evidence survives, but there may be subsurface remains of kilns and other structures.

500m to the south of the proposed allocation site a glass works which was in use during the Post Medieval period has been recorded (MWA2593). Trial trenches were dug and the remains of walls and fragments of fused glass were uncovered.

Whilst not designated nor recorded on the WHER, The farmstead of Crewe Gardens is shown on the 1<sup>st</sup> Edition OS map, which shows the surviving farmhouse, barns and a number of glass houses. Only the farmhouse survives today.

## 7.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological potential within the proposed allocation site. The enclosure site revealed in during the 1971 Excavations is believed to have extended into the eastern corner of the proposed allocation site. Further remains are therefore possible.

## 7.4 Potential benefits of development

There are no specific benefits relating to the historic environment.

## 7.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known Romano British remains. The potential for unrecorded remains from the prehistoric and Romano British period is also high.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity of the proposed allocation site. It does not contribute to the significance of any designated assets, including the Grade II\* Stoneleigh Park. The site does however, have the potential to contain previously unrecorded archaeological remains.

## 7.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 300 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. The scheduled remains of a Romano British settlement lies just outside the southern boundary of the proposed allocation site. Development within the very southern area of the proposed allocation site could therefore cause harm to the scheduled ancient monuments archaeological setting. Consequently any unmitigated harm will be **Moderate Adverse Impact**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological potential within the proposed allocation site. This would be a **Moderate Adverse impact**.

## 7.7 Recommendations and mitigation

The proposed allocation site at Crewe Gardens, edge of Coventry (SHLAA K18) has been demonstrated to have a **Moderate Adverse Impact** on the historic environment based on the archaeological potential of the proposed allocation site.

Consultation with Historic England regarding the scheduled Romano-British settlement would be required to establish detailed site constraints to ensure the preservation of the monument and its setting. As the proposed allocation site would only affect a relatively small areas of the monuments archaeological setting it would be anticipated that a suitable development buffer would be required. This could be accommodated in the schemes green infrastructure provision.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 8. Woodside Training Centre, Crewe Lane, east of Kenilworth (SHLAA K19)

### 8.1 Introduction

The proposed allocation site lies on the eastern side of Kenilworth, centred on Woodside Training Centre. Figure 6 shows the proposed site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 8.2 Current baseline

#### Site description

The Woodside Training Centre site comprises a broadly trapezoidal area of grazed farmland covering 15 ha. The landform is generally flat and drains to the River Avon 0.5 km to the east. The land is defined and subdivided by hedged boundaries on all sides with the eastern boundary being formed by the A46 dual carriageway. The Woodside Training Centre occupies the middle of the proposed allocation site which comprises buildings, car parks and gardens

#### Designated heritage assets

Table 8.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There is one scheduled monument and no listed buildings, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 8.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	3
Grade II* Listed Building	0	0	7
Grade II Listed Building	0	1	117
Scheduled Monument	1	0	1
Conservation Area	0	0	5
Registered Parks and Gardens	0	1	0
Registered Battlefield	0	0	0

### Designated heritage assets within proposed allocation site

The proposed allocation site contains one designated heritage asset, a scheduled monument. This is protected under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance.

Detailed descriptions of the assets are included in Appendix B.

- ▶ Scheduled Monument 1005723: Glasshouse Wood Roman Settlement.

### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

- ▶ Grade II\* Park 1000377: Stoneleigh Abbey;
- ▶ Grade II Listed Building 1364921: Grecian Lodges.

The 2 km search area covers the central and eastern side of Kenilworth. Given the distance and the intervening urban development, there will be no physical or setting impact with any of these assets within the town.

### Asset setting and contribution of the proposed allocation site to the significance of the asset

#### Scheduled Monument 1005723: Glasshouse Wood Roman Settlement

The proposed allocation site contains part of the scheduled remains of a Romano British settlement (SM1005723), which runs along the eastern and southern boundary of the proposed allocation site.

There is little visible evidence for the settlement as it is located beneath Glasshouse Wood and bisected by the A46 dual carriageway. Its significance lies primarily in the evidential value of the archaeological remains, and it may be assumed that further remains associated with settlement will occur in the immediate vicinity. Whilst the proposed allocation site does not contribute to the visual setting of the scheduled monument it does form part of the potential archaeological setting.

#### Grade II\* Park 1000377: Stoneleigh Abbey

Behind Glasshouse wood area is a pair of Grade II listed single storey Grecian Lodges (1364921) associated with Stoneleigh Park. The screening of the woodland separates the listed buildings from the proposed allocation site.

#### Grade II Listed Building 1364921: Grecian Lodges

The Grade II\* registered park of Stoneleigh Abbey, containing a number of Grade 1 and Grade II\* buildings is located on the east side of the A46. Due existing woodland and roadside screening none of the listed buildings are visible from the proposed allocation site. The edge of the Grade II\* listed park is visible but hard to discern from other bands and blocks of trees etc. that separate the park from the proposed allocation site.

### Current historic environment evidence and archaeological potential

The historic landscape character is predominantly large fields of planned enclosure, and is typical of this area.

### Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. The only known possible area of activity is 500m to the east of the proposed allocation site where the WHER records documentary evidence from the 14<sup>th</sup> century that refers to an earthwork fort that was destroyed in the 11<sup>th</sup> century. Whether this relates to an Iron Age enclosure or later fortification is not known. Find spots of stone tools have been found in the wider vicinity (MWA2885, MWA5867).

### Romano British Period

The proposed allocation site includes part of the scheduled remains of a Romano British settlement is located c.300m to the south (SM1005723), as detailed above.

In addition to the scheduled monument, in 1971, excavations 800m north east of Glasshouse, in advance of the Kenilworth bypass (A46), revealed a Romano British rectilinear enclosure and associated features (MWA1887). There is also an unsubstantiated reference to a Roman building being with the golf course adjacent to the proposed allocation site (MWA4532).

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

The important medieval town of Kenilworth, with its imposing castle is located 3 km to the west and this development lies on the edge of its C20th urban expansion. Within the proposed allocation site the only evidence of possible medieval activity is an area of weak ridge and furrow earthworks. The form of these, as seen on LiDAR data is relatively straight and could therefore be of post medieval origin.

Approximately 500 m to the east of the proposed allocation site is the potential site of an early castle or Iron Age Fort as discussed above (MWA4817). This is based on documentary evidence and from earthworks, though there is some uncertainty as to whether these relate to a medieval castle or an Iron Age fort.

### Post Medieval to Modern

In the south western corner of the proposed allocation site there was a brick and tile works (MWA3287), which are indicated on an estate map of 1886. No surface evidence survives, but there may be subsurface remains of kilns and other structures.

500 m to the south of the site a glass works which was in use during the Post Medieval period has been recorded (MWA2593). Trial trenches were dug and the remains of walls and fragments of fused glass were uncovered.

While not designated nor recorded on the WHER, The earliest buildings at Woodside are shown on the 1<sup>st</sup> Edition OS map of 1886, and appear to show a house set in gardens rather than a farmstead.

## 8.3 Potential for unrecorded assets.

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological potential within the proposed allocation site, principally related to the Romano British settlement..

## 8.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 8.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the occurrence of known Romano British remains. The potential for unrecorded remains from the prehistoric period is also moderate to high.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is recognised as there is a designated heritage asset (scheduled monument) within and adjacent to the proposed allocation site. Whilst the proposed allocation site does not contribute visually to the setting of the monument due to the fact that remains are buried and beneath a woodland, it does contribute to its archaeological setting in the fact that contemporary and equally significant remains are likely to extend beyond the designation boundary.

The proposed allocation site does not contribute to the significance of any other designated assets, including the Grade II\* Stoneleigh Park. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

### Physical extent of significant assets

While the extent of the scheduled monument is defined in its designation, it is likely that remains extend beyond the designation boundary.

## 8.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 100 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

Within the proposed allocation site, development would cause harm to the scheduled monument (SM1005723), both in terms of impact on the monument and to its archaeological setting. This would be mitigated in part due to the protected nature of the asset however given the potential scale of the development impact would be **Major Adverse Impact**.

### Archaeological interest

The impact upon the known and unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. Given that the significance of the designated heritage asset is based on its archaeological interest there would be at least a **Major Adverse impact**.

## 8.7 Recommendations and mitigation

The proposed allocation site at Woodside training Centre, east of Kenilworth (SHLAA K19) has been demonstrated to have a **Major Adverse Impact** on the historic environment, based on the presence within the site of designated scheduled monument

Consultation with Historic England regarding the scheduled Romano-British settlement would be required to establish detailed site constraints to ensure the preservation of the monument and its setting. However, given the restrictions on development of this monument, it may be taken out of the allocation boundary all together. This combined with the likely development buffer around the scheduled monument edge means that the relatively small allocation site will be significantly reduced in capacity by nearly 50%.

However, should this proposed allocation site be accepted, and in addition to the restrictions detailed above, any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.



## 9. Kenilworth Golf Club (SHLAA K07)

### 9.1 Introduction

The proposed allocation site lies on the eastern side of Kenilworth on the site of a private golf course between Dale house Lane and Crewe Lane. Figure 7 shows the proposed allocation site boundary.

The proposed allocation site lies on the eastern side of Kenilworth around Southcrest Farm. Figure 4 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 9.2 Current Baseline

The proposed allocation site comprises a broadly irregularly area containing a golf course covering 51 ha. The landform comprises a plateau with steeply sloping ground to the north, with the proposed allocation site occupying a relatively elevated position.

#### Designated heritage assets

Table 9.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site**

Table 9.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	5
Grade II* Listed Building	0	0	7
Grade II Listed Building	0	1	148
Scheduled Monument	0	1	1
Conservation Area	0	0	2
Registered Parks and Gardens	0	1	0
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity.

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets are included in Appendix B.

- Grade II\* Park 1000377: Stoneleigh Abbey;

► Grade II Listed Building 1325994: Dale House Farmhouse.

The 2 km search area covers the western side of Kenilworth, where the historic core of the town, including the impressive castle are located. Given the distance and the intervening urban development, there will be no physical or setting impact with any of these assets

### **Asset setting and contribution of the proposed allocation site to the significance of the asset.**

#### **Grade II Listed Building 1325994: Dale House Farmhouse**

The Grade II listed Dale House Farmhouse (1325994) is located just north of the proposed allocation site. This 18th century red brick farmhouse forms part of a traditional farmstead with a detached courtyard of farm buildings. The farmstead is substantially screened to the south by linear bands of mature trees and hedgerows, with more open views to the north. The proposed allocation site being landscaped golf course does not contribute to its historical setting

#### **Grade II\* Park 1000377: Stoneleigh Abbey**

The Grade II\* registered park of Stoneleigh Abbey, containing a number of Grade I and Grade II\* buildings is located on the east side of the A46. Due existing woodland and roadside screening none of the listed buildings are visible from the proposed allocation site. The edge of the Grade II\* listed park is visible but hard to discern from other belts and blocks of trees that separate the park from the proposed allocation site.

The proposed allocation site does not contribute significantly to the setting of any currently designated heritage assets.

### **Current historic environment evidence and archaeological potential**

The historic landscape character is predominantly a modern designed landscape (golf course) and was previously planned enclosure.

There are two recorded heritage assets within the proposed allocation site.

#### **Prehistoric Period**

There is no evidence of prehistoric activity within the proposed allocation site. Find spots of prehistoric flints from Mesolithic through to the Bronze Age have been recovered sparsely in the vicinity (WMA3267, WMA8275).

#### **Romano British Period**

The Warwickshire HER records that a Romano British building (MWA4532) was identified at the eastern end of the proposed allocation site, but there little further reference to substantiate the record. However there is significant activity in the vicinity. This includes the scheduled remains of a Romano British settlement located c.500m to the south (SM1005723). In 1971, excavations 800m north east of Glasshouse, in advance of the Kenilworth bypass (A46), revealed a Romano British rectilinear enclosure and associated features (MWA1887).

#### **Post Roman**

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

#### **Medieval**

There is no evidence for medieval activity within the proposed allocation site. The important medieval town of Kenilworth, with its imposing castle is located 3 km to the west and this development lies on the edge of its C20th urban expansion.

### Post Medieval to Modern

Within the golf course a WWII Royal Observer Corps Post (MWA9628) was established to monitor and track the movement of German aircraft. There are no details of its precise location or whether any structural elements survive.

## 9.3 Potential for unrecorded assets.

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site. However the landscaping of the area as golf course will have had some effect on any deposits present, this may be positive in that remains have been protected under grass, or detrimental due to landscaping groundworks.

## 9.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 9.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of unknown historic and archaeological interest due to the possibility of unrecorded Romano British remains.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity off the proposed allocation site. It does not contribute to the significance of any designated assets, including the Grade II\* Stoneleigh Park. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

## 9.6 Potential Impact of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 875 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be at most a **Moderate Adverse impact**.

## 9.7 Recommendations and mitigation

The proposed allocation site of Kenilworth Golf Club (SHLAA REF K07) has been demonstrated to have a **Moderate Adverse Impact** on the historic environment based upon the potential for unrecorded archaeological remains.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 10. Land east of Kenilworth Road, (south of Kenilworth) and Land east of Kenilworth Road (expanded) (SHLAA K25 & R064)

### 10.1 Introduction

The proposed allocation site lies on the south side of Kenilworth on the east side of Kenilworth Road. Figures 8 and 9 shows the proposed allocation site boundaries.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 10.2 Current Baseline

The Kenilworth Road site comprises an L-shaped plot of land, bounded on the east side by a railway line, farmland to the south, and a cricket ground and Kenilworth Road to the west. It is made up of two agricultural fields divided by an east–west hedgerow. A single additional field to the south represents the expanded proposed allocation site.

#### Designated heritage assets

Table 10.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 10.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent allocation site 500 m Buffer	Wider landscape 2 km buffer
Grade I Listed Building	0	0	1
Grade II* Listed Building	0	0	1
Grade II Listed Building	0	1	68
Scheduled Monument	0	0	0
Conservation Area	0	0	4
Registered Parks and Gardens	0	0	1
Registered Battlefield	0	0	0

### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets can be found in Appendix B.

- ▶ Grade II Listed Building 1035185: Wootton Grange farmhouse;
- ▶ St Johns Kenilworth Conservation Area;
- ▶ Leek Wootton Conservation Area.

The 2 km search area covers the western side of Kenilworth, where the historic core of the town, including the impressive castle are located. Given the distance and the intervening urban development, there will be no physical or setting impact with any of these assets

### Asset setting and contribution of the proposed allocation site to the significance of the asset

#### Grade II Listed Building 1035185: Wootton Grange farmhouse

The farmhouse is set back from the road and is partially screened by fencing, thick hedgerows and tree planting.

#### St Johns Kenilworth Conservation Area

St Johns Kenilworth Conservation Area is situated c700m to the north, but is screened by suburban development that sits between the conservation area and the proposed allocation site.

#### Leek Wootton Conservation Area

Leek Wootton Conservation Area is located c.1 km to the south and mostly screened by modern development on its outskirts.

The proposed allocation site does not contribute significantly to the setting of Wootton Grange as existing screening around the building limits views to and from the building.

### Current historic environment evidence and archaeological potential

The historic landscape character is predominantly large fields post war of previously planned enclosure, and is typical of this area.

There are no recorded heritage assets within the proposed allocation site.

#### Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. Small quantities of prehistoric worked flint (MWA7187, MWA7182, and MWA7183) has been recovered c600m to the south east.

#### Romano British Period

There are no evidence of Romano British activity within the proposed allocation site or in the immediate vicinity.

#### Post Roman

There are no evidence of post Roman activity within the proposed allocation site or in the immediate vicinity.

### Medieval

The important medieval town of Kenilworth, with its imposing castle is located 3 km to the north and this development lies on the edge of its southern 20th century urban expansion. Approximately 1.2 km to the southwest of the proposed allocation site are the possible locations of Heath DMV (MWA2552).

### Post Medieval to Modern

Approximately 300m to the north of the proposed allocation site was the location of a now demolished Vicarage, the site being redeveloped for housing during the 20th century. A number of post medieval gardens are recorded on the HER, but little information on their significance is provided in the records (MWA12864, MWA12973, and MWA12899).

## 10.3 Potential for unrecorded assets

Given the general paucity of recorded heritage assets within and adjacent to the proposed allocation site, there is an unknown potential for unrecorded archaeological remains.

## 10.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 10.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

There is no specific historic environment interest with regards to this proposed allocation site.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity of the proposed allocation site. It does not contribute to the significance of any designated assets, the proposed allocation site does however, have an unknown potential to contain previously unrecorded archaeological remains.

## 10.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 100 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

The setting of the Grade II Wootton Grange farmhouse would be affected by development within the proposed allocation site. However current screening of the property boundary in the form of a thick tall hedgerow and trees limits views to the asset. The conversion of the associated buildings to the south of the listed buildings to dwellings has also had an impact in reducing the rural character around the building. Views to the listed building from the road will remain unaltered. Therefore any impact will be limited and any harm would be **Minor Adverse Impact**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. The lack of existing records for archaeological remains from pre post medieval periods does not indicate lack of potential, only lack of evidence. Such remains are known to be widespread across the district and it may be assumed that there is potential within this proposed allocation site. This would be a **Minor Adverse impact**.

## 10.7 Recommendations and mitigation

The proposed allocation site at land east of Kenilworth Road (SHLAA REF K25 & RO64) has been demonstrated to have a **Minor Adverse Impact** on the historic environment, based principally on the potential un-mitigated harm to the setting of a Grade II listed building and to previously unrecorded archaeological remains.

The impact on the listed buildings could be mitigated by sympathetic development layout and screening.

In addition to the above, any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.



# 11. Land North of Milverton (SHLAA L07)

## 11.1 Introduction

The proposed allocation site lies on agricultural land to the North of Milverton. Figure 17 shows the proposed site boundary.

A visit to the site and the surrounding area was made on the 27th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

## 11.2 Current Baseline

The proposed allocation site is situated within an area of large irregular shaped fields covering 24 ha on the north side of Leamington Spa, on the west side of Kenilworth Road. The landform is generally flat, but also sloping downwards towards the south east of the site. The site is made up of six large fields, and is bounded by hedgerows.

### Designated heritage assets

Table 11.1 below records the number of designated heritage assets of each category which are within 2 km of the allocation site. **There are no listed buildings, scheduled ancient monuments, conservation area, registered parks or battlefields within the site**

Table 11.1 Number of designated heritage assets within 2 km of site

Designated Heritage Assets	Within proposed allocation area	Adjacent allocation Area 500m Buffer	Wider landscape 2Km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	0	19
Grade II Listed Building	0	5	388
Scheduled Monument	0	0	1
Conservation Area	0	1	4
Registered Parks and Gardens	0	0	2
Registered Battlefield	0	0	0

### Designated assets in the wider vicinity

The following designated assets are within either line of site or in a proximity that may be influenced by the development of this site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

Detailed descriptions of the assets can be found in Appendix B.

- ▶ Leamington Spa Conservation Area;

## Asset setting and contribution of the proposed allocation site to the significance of the asset

The southern boundary of the proposed allocation site does lie adjacent to a small part of the northern edge of the Leamington Spa conservation area. The majority of the proposed allocation site is separated from the conservation area by a block of modern development.

## Current historic environment evidence and archaeological potential

The historic landscape character is predominantly large fields post war of previously planned enclosure, and is typical of this area.

There are no recorded heritage assets within the proposed allocation site.

### Prehistoric Period

There are no recorded prehistoric heritage assets within the proposed allocation site. To the north and south prehistoric flints have been recorded (MWA4593, MWA1485, and MWA2884).

### Romano British Period

There are no evidence of Romano British activity within the site or in the immediate vicinity.

### Post Roman

There are no evidence of post Roman activity within the site. Roman potter has been recorded c.750m to the west (MWA2240).

### Medieval

The only known medieval remains within the site is an area of ridge and furrow earthworks. The nearest evidence of medieval settlement to the proposed allocation site is the medieval settlement of Old Milverton, which is recorded in the Domesday survey. The Domesday entry describes the village as a small settlement of eight household, consisting of one villager five small holders and 2 slaves, the tenant in chief in 1086AD was the Count of Meulan.

### Post Medieval to Modern

There is no known evidence of post medieval or modern activity within the proposed allocation site boundary. In the wider vicinity of the proposed allocation site, is the site of the Leamington Brewery (MWA1896), which was in operation between 1861 and 1928AD. In 1986 part of the original structure was demolished the surviving element has been converted into flats. An 18th century gold coin (MWA5937) was found in the village of Milverton to the south of the proposed allocation site.

### Undated

There are no known undated monuments within the site boundary. Approximately 800 m to the northwest there is an undated enclosure (MWA4927), which is likely to be of prehistoric or Romano British date.

## 11.3 Potential for unrecorded assets.

Given the known prehistoric and Romano British find spots in the wider vicinity, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site.

## 11.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 11.5 Heritage significance of allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due the potential for previously unrecorded remains to be present.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity. It does not contribute to the significance of any designated assets, the site does however, have a moderate potential to contain previously unrecorded archaeological remains.

## 11.6 Potential effects of development

### Assumptions

Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the site that would be affected by development. However part of the southern boundary of the proposed allocation site is adjacent to the Leamington Spa conservation area. Therefor any un-mitigated impact will have a **Moderate Adverse impact**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

## 11.7 Recommendations and mitigation

The proposed allocation site south of Land North of Milverton (SHLAA REF L07) has been demonstrated to have a **Moderate Adverse Impact** on the historic environment due to potential un-mitigated effects on the setting of the northern extent of the Leamington Spa conservation and the sites potential for unrecorded archaeological remains.

In addition to the above, any policy to include this site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 12. Land at Sandy Lane Blackdown (SHLAA L48)

### 12.1 Introduction

The proposed allocation site lies on agricultural land to the south of the village of Blackdown, north of Leamington Spa. Figure 10 shows the proposed site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 27th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 12.2 Current Baseline

The proposed allocation site is situated within an area of large irregular shaped fields covering 15 ha on agricultural land to the south of the village of Blackdown. The landform is flat, draining in towards the River Avon to the west. The site is made up of two large irregular fields, and is bounded by hedgerows.

#### Designated heritage assets

Table 12.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the site**

Table 12.1 Number of designated heritage assets within 2 km of site

Designate Heritage Assets	Within proposed allocation area	Adjacent allocation Area 500m Buffer	Wider landscape 2Km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	0	1
Grade II Listed Building	0	5	43
Scheduled Ancient Monument	0	0	4
Conservation Area	0	1	7
Registered Parks and Gardens	0	0	2
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity.

There are no designated assets that are within either line of site or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

#### Asset setting and contribution of the proposed allocation site to the significance of the asset

The proposed allocation site does not contribute to the setting of any currently designated heritage assets.

## Current historic environment evidence and archaeological potential

The historic landscape character is predominantly large fields post war of previously planned enclosure, and is typical of this area.

There are no recorded heritage assets within the proposed allocation site.

### Prehistoric Period

There are no recorded prehistoric heritage assets within the proposed allocation site. In the wider vicinity there are two prehistoric find spots which have been recorded; a scatter of prehistoric flint (MWA1485), including 37 flakes, two cores, three end scrapers, two rolled flints and three blades; and a flint core (MWA4593) dated to the early Mesolithic period.

### Romano British Period

There is no evidence of Romano British activity within the site or in the immediate vicinity

### Post Roman

There is no evidence of post Roman activity within the site. Roman pottery has been recorded c.750 m to the west (MWA2240).

### Medieval

There is no known medieval activity within the proposed site allocation or within the vicinity.

### Post Medieval to Modern

There is no known evidence of post medieval or modern activity within the proposed site allocation boundary. The 19th century villa of Blackdown Hill garden (MWA12736) lies directly to the east and overlooks the proposed allocation site. The garden has a late 19th century character, although much of the planting immediately adjacent to the house has been lost.

Three modern gardens are also recorded in the vicinity of the proposed allocation site, Lillington Road Villa (MWA12907); Wallercote House Garden (MWA12977) and Bericote House and Garden (MWA12734). Other modern heritage assets recorded within the vicinity of the proposed allocation site include the site of Walter Ritchie Statue at North Leamington School (MWA12463) and the site of a nursery garden (MWA12926).

## 12.3 Potential for unrecorded assets.

Given the known prehistoric and Romano British find spots in the wider vicinity of the proposed allocation site, there is a moderate potential for there to be further remains of archaeological interest to be present.

## 12.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 12.5 Heritage significance of allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due the potential for previously unrecorded remains to be present.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity. It does not contribute to the significance of any designated assets, the proposed allocation site does however, have a moderate potential to contain previously unrecorded archaeological remains.

## 12.6 Potential effects of development

### Assumptions

Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

## 12.7 Recommendations and mitigation

The proposed allocation site south of Land at Sandy Lane, Blackdown (SHLAA REF L48) has been demonstrated to have a **Moderate Adverse Impact** on the historic environment due to potential un-mitigated effects on the setting of the northern extent of the Leamington Spa conservation and the sites potential for unrecorded archaeological remains.

In addition to the above, any policy to include this site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 13. Whitnash East (south of Sydenham) (SHLAA L39)

### 13.1 Introduction

The proposed allocation site lies on agricultural land to the south of Sydenham and the east of Whitnash. Figure 11 shows the proposed allocation site boundary.

A visit to the site and the surrounding area was made on the 27th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 13.2 Current Baseline

The proposed allocation site is situated within a large area of arable farmland covering 21 ha, with the landform generally being flat but sloping slightly towards the small stream that borders the south and east of the proposed allocation site. The proposed allocation site is partially bound by hedge boundaries running alongside, Green Lane to the north, a railway line to the south west, and a small stream to the east. The northwest boundary of the proposed allocation site is currently undefined. A small derelict farm building is located on the eastern boundary, separated from the proposed allocation site by the stream and associated vegetation growth.

#### Designated Heritage assets

Table 13.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 13.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	0	1
Grade II Listed Building	0	5	78
Scheduled Monument	0	0	0
Conservation Area	0	2	1
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity

There are no scheduled monuments, or Registered Parks and Gardens within the wider area. There are 84 Grade II Listed Buildings within 2 km of the proposed allocation site. These are located within the historic

core of Whitnash and Radford Semele. Screening from the modern settlements means that none of these buildings are visible from within the proposed allocation site.

### **Asset setting and contribution of the proposed allocation site to the significance of the asset**

The proposed allocation site does not contribute to the setting of any currently designated heritage assets.

### **Current historic environment evidence and archaeological potential**

The historic landscape character is a combination of large post war fields and planned enclosure, this is typical of this area.

There is one recorded heritage asset within the proposed allocation site.

#### **Prehistoric Period**

There is no evidence of prehistoric activity within the proposed allocation site. In the wider vicinity of the proposed allocation site a possible prehistoric settlement (MWA1917) has been identified. The settlement lies 250 m to the east of the proposed allocation site boundary. It was identified as cropmarks visible on aerial photographs, and has been attributed a prehistoric date range based on its morphology and location.

#### **Romano British Period**

There is no evidence of Romano British activity within the proposed allocation site, although a Roman coin (MWA 2747) has been found within 500 m of the proposed allocation site.

#### **Post Roman**

There is no evidence for post Roman activity within the proposed allocation site nor within the vicinity of this proposed allocation site.

#### **Medieval**

Within the proposed allocation site the only evidence of medieval activity is an area of medieval ridge and furrow. This was identified during a programme of aerial photographic analysis carried out as part of the Historic England National Mapping Programme. The site of Whitnash Medieval settlement lies 300m to the west of the proposed allocation site. Witnash is listed in the Domesday survey in the Stoneleigh Hundred, and appears to have been a substantial settlement consisting of eleven villagers, eight smallholders with six ploughs, and 10 acres of meadows. By the 19th century the village had significantly decreased in size and is depicted on the 1<sup>st</sup> Edition OS map as a dispersed settlement, with most buildings located near the church or around South Farm.

Earthworks relating to the medieval Whitnash/ Radford Semele Watermill are located c.450 m to the north east of the proposed allocation site. The mill was first recorded in 1086, it is mentioned again in 1325 AD in association with Kenilworth Priory. The mill appears to have continued in use into the post medieval period and survives as earthworks adjacent to a small brook.

In the wider area three additional areas of ridge and furrow earthworks have been identified (MWA10251, MWA19492, MWA 19493).

#### **Post Medieval to Modern**

The only recorded post-medieval or modern heritage asset in the proposed allocation site or surrounding area is a Great Western Railway boundary marker (MWA 19887). The feature is constructed of two components an upright former section which is surmounted by a cast Iron drum bearing the wording "Great Western Railway C'os Boundary 1880". This is located 130m to the south of the proposed allocation site.



### Undated

Two undated heritage assets have been recorded in the vicinity of the proposed allocation site, an undated burial (MWA1482) located 100 m south of the site and the site of Whitnash Rectory Garden (MWA9577) located c.300 m west of the proposed allocation site.

## 13.3 Potential for unrecorded assets.

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site.

## 13.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 13.5 Significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known medieval and possible prehistoric remains. The potential for unrecorded remains from medieval and prehistoric period is medium.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity of the proposed allocation site. It does not contribute to the significance of any designated assets. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

### Physical extent of significant assets

There are no known heritage assets with definable extent within the proposed allocation site.

## 13.6 Potential effect of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 200 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of

modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Minor Adverse impact**.

### 13.7 Recommendations and mitigation

The proposed allocation site Whitnash East (SHLAA REF L39) has been demonstrated to have a **Minor Adverse Impact** on the historic environment, based upon the un-mitigated loss of a known prehistoric or Romano British settlement.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 14. Intensification of Harbury Lane (no SHLAA REF)

### 14.1 Introduction

The proposed allocation site lies on agricultural land to the south of Heathcote, Leamington Spa. Figure 12 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 27th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 14.2 Current Baseline

The proposed allocation site comprises an area of arable farmland covering 9 ha and is enclosed by hedge boundaries. The landform is generally flat sloping slightly towards Tach Brook to the southwest of the proposed allocation site.

#### Designated heritage assets

Table 14.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 14.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	1
Grade II* Listed Building	0	0	0
Grade II Listed Building	0	0	29
Scheduled Monument	0	0	0
Conservation Area	0	0	3
Registered Parks and Gardens	0	0	2
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity

There are no designated assets that are within either line of sight or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

In addition the proposed allocation site is an additional allocation to an area that has already received planning consent for development. Therefore the precedent for development has been set.

The Grade I Warwick Castle Park has been the subject of numerous studies and accounts and further detailed analysis is beyond the scope of this work. The important issue is to determine the setting of the park and whether the proposed allocation site contributes to that setting. One of the principle defining

character of Warwick Park is its encirclement of boundary planting. The density and thickness of this planting acts as a substantial visual screen. Observers within the park experience a ritualised rural environment, separated from the normal world outside. This boundary also serves as a method of maintaining exclusivity those fortunate enough to be on the inside by excluding views into the park, the castle itself being the principal focus. There are no eye catches that were to be observed through the park and allocation site.

The proposed allocation site does not contribute to the setting of designated park.

### **Current historic environment evidence and archaeological potential**

The proposed allocation site has a historic landscape character of large post war fields, this is typical of this area.

There is one recorded heritage asset within the proposed allocation site.

#### **Prehistoric Period**

There is no evidence of prehistoric activity within the proposed allocation site. A Bronze Age Adze (MWA5939) and two flint artefacts (MWA7902; MWA5991) have been found within the wider vicinity of the proposed allocation site.

#### **Romano British Period**

There is no evidence of Romano British activity within the proposed allocation site or within the vicinity of this proposed allocation site.

#### **Post Roman**

There is no evidence for post Roman activity within the proposed allocation site. An Anglo-Saxon brooch (MWA9903) has been found in the vicinity of the proposed allocation site allocation.

#### **Medieval**

The possible site of Heathcote DMV (MWA1979) has been identified within the proposed allocation site. The settlement is depicted on a map of 1696 as 'the Township', and cropmarks relating to the possible settlement, alongside ploughed out ridge and furrow were observed on google earth imagery from 2006.

Several artefacts and a field boundary (MWA4563) dating to this period have been identified within the vicinity of the proposed allocation site allocation. The finds include a medieval coin (MWA9271), and a medieval metal find (MWA5943).

#### **Post Medieval to Modern**

Several finds dating from the 16th to 18th century have been identified in the wider vicinity of the proposed allocation site allocation. These comprise two clay pipes, lead weight, lead seal and a coin from the 16th century reported by metal detectorists (MWA5944).

#### **Undated**

There are no recorded undated features within the proposed allocation site allocation, an undated trackway (MWA4564), is recorded 400m to the south east of the proposed allocation site.

## **14.3 Potential for unrecorded assets**

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site.

## 14.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 14.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the presence of known medieval remains. The potential for unrecorded remains from medieval period is high.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity of the proposed allocation site. It does not contribute to the significance of any designated assets. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

### Physical extent of significant assets

The possible site of Heathcote DMV has been identified within the proposed allocation site allocation, the extent has been mapped based on cropmark remains,

## 14.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 150 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Major Adverse impact**.

## 14.7 Recommendations and mitigation

The proposed allocation site Land intensification at Harbury Lane has been demonstrated to have a **Major Adverse Impact** on the historic environment, based upon the un-mitigated loss of the known medieval settlement remains.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.



The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 15. South of Bishops Tachbrook (SHLAA R179)

### 15.1 Introduction

The proposed allocation site lies on agricultural land to the south of Bishops Tachbrook. Figure 13 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 15.2 Current baseline

The proposed allocation site comprises an area of arable farmland covering 10 ha, with a generally flat landform, sloping slightly downwards towards the east of the proposed allocation site. The proposed allocation site is partially bound by hedge boundaries, the eastern proposed allocation site boundary is defined by hedgerow plantation alongside Oakley Wood Road. The north and south proposed allocation site boundaries are not currently marked.

#### Designated heritage assets

Table 15.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 15.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	1
Grade II* Listed Building	0	0	0
Grade II Listed Building	0	5	24
Scheduled Monument	0	0	2
Conservation Area	0	1	1
Registered Parks and Gardens	0	0	1
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity

There are no designated assets that are within either line of sight or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

#### Asset setting and contribution of the proposed allocation site to the significance of the asset

The proposed allocation site does not contribute to the setting of any currently designated heritage assets.

## Current historic environment evidence and archaeological potential

The site has a historic landscape character of large post war fields, this is typical of this area. There are no recorded heritage asset within the proposed allocation site.

### Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site or in the vicinity of the proposed allocation site allocation.

### Romano British Period

There is no evidence of prehistoric activity within the proposed allocation site or in the vicinity of the proposed allocation site allocation.

### Post Roman

There is no evidence of Post Roman activity within the proposed allocation site or in the vicinity of the proposed allocation site allocation.

### Medieval

There is no evidence of medieval activity within the proposed allocation site, in the wider area the only medieval activity is surviving ridge and furrow earthworks (MWA19497, MWA19498).

### Post Medieval to Modern

There is no evidence of post medieval to modern activity within the proposed allocation site or in the vicinity of the proposed allocation site allocation.

### Undated

There are no recorded undated features within the proposed allocation site or in the vicinity of the proposed allocation site allocation.

## 15.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate potential for there to be further remains of archaeological potential within the proposed allocation site.

## 15.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 15.5 Significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due the potential for previously unknown heritage assets to be present within the proposed allocation site.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity off the proposed allocation site. It does not



contribute to the significance of any designated assets. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

## 15.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 100 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

## 15.7 Recommendations and mitigation

The proposed allocation site South of Bishops Tachbrook (SHLAA REF R179) has been demonstrated to have a **Moderate Adverse Impact** on the historic environment, based upon the potential for unrecorded archaeological remains.

Any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 16. South of Southam Road, East of Radford Semele (SHLAA REF R129)

### 16.1 Introduction

The proposed allocation site lies on agricultural land to the east of Radford Semele and to the south of Southam Road. Figure 14 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 16.2 Current baseline

The proposed allocation site comprises an area of arable farmland covering 13 ha and located on the eastern side of the village of Radford Semele. The landform slopes gently to the south and the northern, eastern and western boundaries of the proposed allocation site are bounded by hedgerows. The village of Radford Semele lies directly to the west of the proposed allocation site and Southam Road lies directly to the north. The southern proposed allocation site boundary is marked by a small watercourse.

#### Designated heritage assets

Table 16.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 16.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	0	2
Grade II Listed Building	0	6	25
Scheduled Monument	0	0	0
Conservation Area	0	0	4
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity.

There are no designated assets that are within either line of sight or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

### **Asset setting and contribution of the proposed allocation site to the significance of the asset.**

The proposed allocation site does not contribute to the setting of any currently designated heritage assets.

### **Current historic environment evidence and archaeological potential**

The proposed allocation site has a historic landscape character of large post war fields, this is typical of this area. There are two recorded heritage asset within the proposed allocation site.

#### **Prehistoric Period**

Cropmarks interpreted as a prehistoric or Romano British settlement enclosures (MWA19528) have been identified within the proposed allocation site. In the wider vicinity of the proposed allocation site, a Palaeolithic flint hand axe (MWA1919), has been found.

#### **Romano British Period**

A cropmark enclosure (MWA19528), discussed above is present within the proposed allocation site allocation. This may date to the prehistoric or Romano British Period. An additional cropmark enclosure has been identified in the wider vicinity of the proposed allocation site, this feature was identified by a programme of aerial photograph analysis carried out by Warwickshire County Council. The cropmarks have been interpreted as a Romano British rectilinear enclosure (MWA19529).

#### **Post Roman**

There is no evidence of Post Roman activity within the proposed allocation site or in the vicinity of the proposed allocation site allocation.

#### **Medieval**

There is no evidence for medieval activity within the proposed allocation site boundary. The medieval settlement of Radford Semele (MWA9575) has been identified in the wider vicinity of the proposed allocation site, the location for this settlement is based on its depiction on the 1<sup>st</sup> Edition OS map 1887AD. Radford Semele in the Stoneleigh hundred is recorded in the Domesday survey as a settlement of 3 ploughs, 8 slaves, 19 villagers and 8 small holds. The Domesday survey indicates that this settlement was large and thriving in 1086. An area of settlement shrinkage has been identified to the south east of the church (MWA1906). Other medieval activity in the vicinity of the proposed allocation site includes; a possible medieval building (MWA1913), and extant ridge and furrow earthworks (MWA19483).

#### **Post Medieval to Modern**

The 1<sup>st</sup> Edition OS map depicts a gravel pit (MWA7083) within the proposed allocation site boundary, situated 200m to the east of Lewis Road. In the wider vicinity of the proposed allocation site allocation is the site of post medieval stocks (MWA1911), located at the junction of Church Lane and Southam Road.

#### **Undated**

There are no recorded undated features within the proposed allocation site, in the wider area, undated linear cropmarks (MWA4634) and the remains of an undated building demolished in the late 20<sup>th</sup> century (MWA10250) have been recorded.

## **16.3 Potential for unrecorded assets.**

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological potential within the proposed allocation site.

## 16.4 Potential benefits

There are no specific benefits relating to the historic environment.

## 16.5 Significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the presence of known prehistoric and Romano British remains and proximity of medieval remains. The potential for unrecorded further unrecorded remains of these periods is high.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within or in the immediate vicinity of the proposed allocation site. It does not contribute to the significance of any designated assets. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

## 16.6 Impact of development proposed allocation site

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 310 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. Therefore the impact is **Not Significant**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Major Adverse impact**.

## 16.7 Recommendations and mitigation

The proposed allocation site south of Southam Road, east of Radford Semele (SHLAA REF R129) has been demonstrated to have a **Major Adverse Impact** on the historic environment, based principally on the potential un-mitigated harm to known archaeological remains.

In addition to the above, any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 17. South of Stratford Rd and Campbell House, Warwick (SHLAA REF W06)

### 17.1 Introduction

The proposed allocation site lies on agricultural land to the east of Radford Semele and to the south of Southam Road. Figure 15 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 17.2 Current baseline

The proposed allocation site is principally an urban infill area of 6 ha, comprising a flat sub-rectangular plot of land located between a water treatment works to the south and the edge of a suburban development that extends along Stratford Road from the historic core of the town. The west side is enclosed by a hedged boundary along Stratford Road, with a school on the opposite side. The eastern boundary follows the line of the Fishers Brook with Leafield Farm, Ashbeds Wood, and the designated park beyond. It is currently in use as agricultural land comprising principally one large field, with a smaller field, small commercial units and compounds on the southern side. (Appendix A, Photo 7)

#### Designated heritage assets

Table 17.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 17.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	12
Grade II* Listed Building	0	1	34
Grade II Listed Building	0	1	318
Scheduled Monument	0	0	5
Conservation Area	0	1	4
Registered Parks and Gardens	0	1	0
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that *may* be influenced by the development of this proposed allocation site. *Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.*

Detailed descriptions of the assets can be found in Appendix B.

- ▶ Grade I Park 100386 Warwick Castle Park;
- ▶ Grade II Listed Building 1035509 Leafield Bridge.

The 2 km search area covers the southern side of Warwick, where the historic core of the town, including the castle are located. Given the distance and the intervening urban development, there will be no physical or setting impact with any of these assets

## **Asset setting and contribution of the proposed allocation site to the significance of the asset**

### **Grade I Park 100386 Warwick Castle Park**

The Grade I Warwick Castle Park has been the subject of numerous studies and accounts and further detailed analysis is beyond the scope of this work. The important issue is to determine the setting of the park and whether the proposed allocation site contributes to that setting.

The text of the registered park description is included within Appendix B and provides a detailed description of the park. The registered park is an integral part of group of heritage assets (which includes scheduled monuments, listed buildings and numerous non-designated heritage assets) that make up the Warwick Castle complex. The castle itself is of eleventh century origin, though with considerable additions and alterations during the fourteenth, fifteenth and sixteenth centuries as it was an important royal castle. The registered park extends to the south of the castle and extends to approximately 280 ha, with around 23 ha of gardens and pleasure grounds and 257 ha of parkland. The parkland was largely laid out during the eighteenth century and is characterised by strong boundary planting and a complex series of vistas within the park, such as views of the castle from Spiers Lodge and Temple Hill as well as views between the castle and the town. The River Avon follows a curving course through the park, with much of the parkland lying to the south and east of the river.

The proposed allocation site is on the western side of the park, near to the area of Leafield Farm, which is within a limited area of the registered park which lies on the western side of the River Avon. The registered park description records that Leafield was incorporated into the park at around 1746 with the western boundary then screened by plantations known as Ashbeds Wood and The Lilacs. Both of these plantations are recorded as being shown on a plan of 1791.

The registered park description notes that western boundary of the park adjoins agricultural land as well as industrial premises and mid twentieth century residential to the east of the A429. The proposed allocation site is within this area, with the residential development to the north and sewage works to the south. Whilst it is close to the edge of the park is partially screened from the inside of the park by the existing parkland boundary, including Leafield Farm, Ashbeds Wood and fragments of the tree belt that forms the western park boundary. As previously noted, historic mapping clearly shows that a thick band of screening woodland extended from Ashbeds Wood all along the western boundary of the park.

The proposed allocation therefore makes some limited contribution to the setting of the asset as a relatively open area within a more generally developed area on the western boundary of the park. It does not contribute to any key views or vistas which are identified in the registered park description and historic mapping indicates that eighteenth century plantations would have clearly screened land within the proposed allocation site from the interior of the park, though the level of screening is now more limited.

### **Grade II Listed Building 1035509 Leafield Bridge**

On the eastern side of the proposed allocation site, within the Grade I Warwick Castle Park, the Grade II listed Leafield Bridge spans the river Avon. Again this is bounded and screened on both sides by woodland and individual trees. Views downstream from the bridge look out through a rare break in the curtain planting around the park. However, views between the proposed allocation site and the bridge are fully screened by Ashbeds Wood. Overall therefore, the proposed allocation site does not contribute to the setting of this asset.

## Current historic environment evidence and archaeological potential

There are two recorded heritage asset within the proposed allocation site.

### Prehistoric Period

There is no evidence of prehistoric activity within the proposed allocation site. Some evidence in the form of unstratified flint flakes has been found during archaeological investigations on land c. 800 m to the southwest (MWA8871 & MWA10269).

### Romano British Period

There is no evidence of Romano British activity within the proposed allocation site. Find spots of Roman coins and artefacts have been recorded from within Warwick Park to the northwest (WMA4069, MWA6640 and MWA7124).

### Post Roman

The proposed allocation site may contain remnants of an Anglo Saxon cemetery (WMA1982) discovered in 1872 during small scale gravel working. In the late 1960s further investigation of the area was carried out in advance of redevelopment of the Longbridge sewage farm. Nothing was found and the exact position of the cemetery remains therefore uncertain.

### Medieval

Warwick is an important medieval town, as reflected by the surviving castle (MWA5657), planned urban components (MWA7050, MWA8316) and associated structures. It is beyond the scope of this report to provide a detailed account of the development of the town, as this information is readily available from other sources.

With regards to the proposed allocation site, no remains of medieval date have been recorded within the proposed allocation site boundary, however significant quantities of find spots relating to casual finds of coinage and artefacts have been recorded widely in the area (MWA10154, MWA10156, MWA10157, MWA10160), to name but a few.

### Post Medieval to Modern

The only recorded asset from within the proposed allocation site is a post medieval metal penny token (MWA4068). To the east, is the Grade I 18th century park and river landscape (MWA6956) based around and to the south of the medieval castle. Within the park there are a range of Grade I, II\* and II buildings and structures.

To the west of the proposed allocation site, was the Second World War airfield (RAF Warwick) which was demolished during the late 20<sup>th</sup> century and little or trace survives, as much of the land has been, or is being redeveloped.

### Undated

There are no recorded undated features within the proposed allocation site, in the wider area, undated linear cropmarks (MWA4634) and the remains of an undated building demolished in the late 20<sup>th</sup> century (MWA10250) have been recorded

## 17.3 Potential for unrecorded assets.

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a moderate to high potential for there to be further remains of archaeological potential within the proposed allocation site. Any burial associated with an Anglo Saxon cemetery would be of particular interest, but there is also a potential for the presence of unrecorded remains from the prehistoric and Romano British periods.

## 17.4 Potential benefits

From historic mapping it is clear that the park screening belt once extended fully across the western side of the proposed allocation site. Any development proposal should seek to reinstate this weakened area of planting and restore the park boundary.

## 17.5 Significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known archaeological remains from a variety of periods, and to its location adjacent to the Grade I Park. There is a moderate potential for unrecorded remains associated with an Anglo Saxon cemetery and from the prehistoric and Romano British periods.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within the proposed allocation site. It does lay immediately adjacent the Grade I Warwick Castle Park, however the proposed allocation site does not significantly contribute to the significance of the park or any other designated assets. The proposed allocation site does however, have the potential to contain previously unrecorded archaeological remains.

## 17.6 Impact of development proposed allocation site

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 150 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

The proposed allocation therefore makes some limited contribution to the setting of the Grade I Warwick Castle Park therefore any un-mitigated impact on the asset is likely to result in a **Moderate Adverse impact**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

## 17.7 Recommendations and mitigation

The proposed allocation site at land South of Stratford Rd and Campbell House, Warwick (SHLAA REF W06) has been demonstrated to have no more than a **Moderate Adverse Impact** on the historic environment, due to the progressive development along the western side of the Grade I designated park, and the potential for unrecorded archaeological remains with the proposed allocation site.

The nature of the designed woodland screening around the park is a clear attempt to limit views into and out of the park, and therefore the asset would be enhanced by restoring the area of weakened boundary planting north from Ashbeds Wood.





In addition to the above, any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 18. Tournament Fields, Stratford Rd, Warwick (no SHLAA REF)

### 18.1 Introduction

The proposed allocation site lies on the western side of Stratford Road on the southern side of the town of Warwick between existing developments. Figure 16 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 18.2 Current baseline

#### Site description

The proposed allocation site is brownfield land that has undergone extensive groundworks in recent times. It is bounded to the west by the A46 dual carriageway, a hotel complex to the south, Stratford Road to the east and development land to the north.

#### Designated heritage assets

Table 18.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 18.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	2
Grade II* Listed Building	0	1	7
Grade II Listed Building	0	5	101
Scheduled Monument	0	1	3
Conservation Area	0	0	4
Registered Parks and Gardens	0	0	1
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

Detailed descriptions of the assets can be found in Appendix B.

- ▶ Grade II listed Building 1035416 The Old House;
- ▶ Grade II listed Building 1184689 Barn West of The Old House;
- ▶ Grade I Park 100386 Warwick Castle Park.

## **Asset setting and contribution of the proposed allocation site to the significance of the asset**

### **Grade II Listed Building The Old House and the Barn West of the Old House**

The Old house and its Barn, both Grade II listed are located immediately opposite the proposed allocation site. The house is a timber framed 16th century dwelling with gabled cross wings which faces onto Stratford Road. Whilst there is some screening of the building from Stratford Road in the form of high fencing and planting, the rear of the properties does look out over the proposed allocation site. Landscape bunding has been created along the eastern and southern proposed allocation site boundary, therefore to some degree the setting of the asset has already been degraded by changes as a result of surrounding development.

### **Grade I Park Warwick Castle Park**

The Grade I Warwick Castle Park has been the subject of numerous studies and accounts and further detailed analysis is beyond the scope of this work. The important issue is to determine the setting of the park and whether the proposed allocation site contributes to that setting.

The text of the registered park description is included within Appendix B and provides a detailed description of the park.

The registered park is an integral part of group of heritage assets (which includes scheduled monuments, listed buildings and numerous non-designated heritage assets) that make up the Warwick Castle complex. The castle itself is of eleventh century origin, though with considerable additions and alterations during the fourteenth, fifteenth and sixteenth centuries as it was an important royal castle. The registered park extends to the south of the castle and extends to approximately 280 ha, with around 23 ha of gardens and pleasure grounds and 257 ha of parkland. The parkland was largely laid out during the eighteenth century and is characterised by strong boundary planting and a complex series of vistas within the park, such as views of the castle from Spiers Lodge and Temple Hill as well as views between the castle and the town. The River Avon follows a curving course through the park, with much of the parkland lying to the south and east of the river.

The registered park description notes that western boundary of the park adjoins agricultural land as well as industrial premises and mid twentieth century residential to the east of the A429. The proposed allocation site is located beyond this, being c.600m to the west of the edge of the park and on the western side of the A429. It is therefore screened and separated from the inside of the park by the existing parkland boundary, including Ashbeds Wood and fragments of the tree belt that forms the western park boundary, as well as the light industrial development on the eastern side of the A429.

The proposed allocation therefore makes little contribution to the setting of the asset. It is an area which appears to have been disturbed in the past and is separated from the park by distance and intervening development. It does not contribute to any key views or vistas which are identified in the registered park description and historic mapping indicates that eighteenth century plantations would have clearly screened land within the proposed allocation site from the interior of the park, though the level of screening is now more limited.

## **Current historic environment evidence and archaeological potential**

There are few recorded heritage assets within the proposed allocation site. An archaeological evaluation of the proposed allocation site has been carried out prior to an application for gravel extraction and mixed development, which involved the excavation of 17 trial trenches (EWA6917).

### Prehistoric Period

There is little evidence of prehistoric activity within the proposed allocation site. A single flint flake was identified during the evaluation (MWA8871), and two flint tools recorded immediately to the north (MWA8871 and MWA10269).

### Romano British Period

There is possible evidence of Romano British activity within the proposed allocation site. A V-shaped ditch was recorded during the evaluation, which while undated, has been tentatively ascribed a Romano British to Medieval date (MWA8870). Find spots of Roman coins and artefacts have been recorded from within Warwick Park to the northwest (WMA4069, MWA6640 and MWA7124). Cropmarks of part of an enclosure (MWA6424) have been recorded near the centre of the proposed allocation site. While undated, these are typically of prehistoric or Romano British date.

To the south, on the other side of the M40 motorway is the nationally important prehistoric settlement and ceremonial complex of Barford (SM1005710) defined as “... a *cursus* and an enclosed Iron Age or Romano-British farmstead situated on level ground between the Longbridge Brook and one of its tributaries on the western floodplain of the River Avon. The *cursus* and farmstead survive as entirely buried structures, layers and deposits visible as a series of crop and soil marks on aerial photographs with only the slightest of visible surface indications.”

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

Warwick is an important medieval town, as reflected by the surviving castle (MWA5657), planned urban components (MWA7050, MWA8316) and associated structures. It is beyond the scope of this report to provide a detailed account of the development of the town, as this information is readily available from other sources.

With regards to the proposed allocation site, no remains of medieval date other than faint traces of ridge and furrow (MWA8869) just to the north of the proposed allocation site and a V shaped ditch was recorded during the evaluation. The ditch, while undated, has been tentatively ascribed a Romano British to Medieval date (MWA8870).

However, significant quantities of find spots relating to casual finds of coinage and artefacts have been recorded widely in the area MWA10154, MWA10156, MWA10157, MWA10160), to name but a few, a full record is provided in the appendix.

### Post Medieval to Modern

The whole proposed allocation site is located within the bounds of the Second World War airfield (RAF Warwick) which was demolished during the late 20<sup>th</sup> century and little or trace survives, as much of the land has, or is, being redeveloped.

## 18.3 Potential for unrecorded assets.

Previous field evaluation has not identified significant remains on the proposed allocation site, other than a single V shaped ditch which may date from the Romano British through to the medieval period. The assessment therefore indicates a relatively low potential for archaeological remains.

## 18.4 Potential benefits

There are currently no significant benefits to the historic environment that would be an outcome of the development of this proposed allocation site beyond ensuring the design for the proposed allocation site is of the highest standards.

## 18.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of relatively low historic and archaeological interest following the results of the previous field evaluation and the level of recent groundworks across the proposed allocation site.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within the proposed allocation site.

## 18.6 Potential effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation of up to 360 units. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

Immediately to the south east of the proposed allocation site, the Grade II Old House and Barn may be affected by further changes to its setting. Given that the proposed allocation site was and remains brownfield any un-mitigated impact will be **Moderate Adverse**.

### Archaeological interest

Previous field evaluation has determined a low potential for significant archaeological remains. The presence of an undated V shaped ditch does illustrate that some deposits do survive on site and it may be expected that further remains will be present. Therefore in determining the harm to the archaeological record as it is currently known, the impact is **Minor Adverse**.

## 18.7 Recommendations and mitigation

The proposed allocation site Tournament Fields, Stratford Rd Warwick has been demonstrated to have an un-mitigated **Moderate Adverse Impact** on the historic environment, due to potential setting impacts on the Grade II Old House and the presence of a low level of archaeological features identified during the field evaluation.

Any policy to include this proposed allocation site would be required to highlight the need for a potential staged programme of mitigation, to record any further archaeological remains within the proposed allocation site boundary.

## 19. Longbridge, Stratford Rd, Warwick

### 19.1 Introduction

This site is proposed as employment land and has been subject to a detailed desk based assessment (Morris, R, 2014) and submitted as part of the evidence base for the sites proposed allocation. Email comments from Historic England,<sup>2</sup> suggested that assessment needs to “*explicitly consider the contribution of the setting of the park to its significance and thus the impact of the development on that significance. It needs to do this in the language of NPPF - impact on the significance of the asset/the degree of harm and any potential mitigation to offset.*”

Therefore this assessment should be read in conjunction with Mercian Heritage report.

The proposed allocation site lies on the eastern side of Stratford Road on the southern side of the town of Warwick between existing residential development and the M40 motorway. Figure 19 shows the proposed allocation site boundary.

A visit to the proposed allocation site and the surrounding area was made on the 25th November 2015. Each designated heritage asset that was either within a proposed allocations site or was perceived as having the potential to be affected by it was viewed and its setting recorded in line with Historic England guidance. Assessment was made from public land both within and surrounding the proposed allocation site.

### 19.2 Current baseline

#### Proposed allocation site description

The proposed allocation site is a mixture of enclosed agricultural fields, commercial offices and depots. Its eastern edge is defined by the River Avon. The embanked M40 motorway forms the southern boundary with Stratford Road and the now National Cycle Route 41 to the west. To the north, the proposed allocation site is bounded by a water treatment works.

#### Designated heritage assets

Table 19.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 19.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	4
Grade II* Listed Building	0	1	6
Grade II Listed Building	0	6	98
Scheduled Monument	0	1	0
Conservation Area	0	1	4
Registered Parks and Gardens	0	1	0

<sup>2</sup> Email from Historic England (18/12/2014) forwarded by Warwick District Council (17/11/2015)

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Registered Battlefield	0	0	0

### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

Detailed descriptions of the assets can be found in Appendix B.

- ▶ Grade II listed Building 1035416 The Old House;
- ▶ Grade II listed Building 1184689 Barn West of The Old House;
- ▶ Grade I Park 100386 Warwick Castle Park;
- ▶ Grade II\* listed Building 1364837 Longbridge Manor;
- ▶ Grade II listed Building 1035415 Barn to Longbridge Manor;
- ▶ Grade II listed Building 1184688 Gate Pier to Longbridge Manor;
- ▶ Grade II Listed Building 1035509 Leafield Bridge.

### Asset setting and contribution of the proposed allocation site to the significance of the asset

#### Grade II Listed Building The Old House and the Barn West of the Old House

The Old house and its Barn, both Grade II listed are located immediately opposite the allocation site. The Old House is a timber frame 16th century dwelling with gabled cross wings which face onto Stratford Road. Whilst there is some screening of the building from the road in the form of high fencing and planting. However it does look out over the proposed allocation site. Therefore the western part of the site makes some contribution to the setting of the asset as it comprises an area of surviving agricultural land toward which the house faces, within an area which has seen gradual twentieth century development. This is shown in (Photo 8, Appendix A)

#### Grade I Park Warwick Castle Park

The Grade I Warwick Castle Park has been the subject of numerous studies and accounts and further detailed analysis is beyond the scope of this work. The important issue is to determine the setting of the park and whether the proposed allocation site contributes to that setting.

The text of the registered park description is included within Appendix B and provides a detailed description of the park.

The registered park is an integral part of group of heritage assets (which includes scheduled monuments, listed buildings and numerous non-designated heritage assets) that make up the Warwick Castle complex. The castle itself is of eleventh century origin, though with considerable additions and alterations during the fourteenth, fifteenth and sixteenth centuries as it was an important royal castle. The registered park extends to the south of the castle and extends to approximately 280 ha, with around 23 ha of gardens and pleasure grounds and 257 ha of parkland. The parkland was largely laid out during the eighteenth century and is characterised by strong boundary planting and a complex series of vistas within the park, such as views of the castle from Spiers Lodge and Temple Hill as well as views between the castle and the town. The River Avon follows a curving course through the park, with much of the parkland lying to the south and east of the river.

The registered park description notes that western boundary of the park adjoins agricultural land as well as industrial premises and mid twentieth century residential to the east of the A429, with agricultural land to the southwest. The proposed allocation site is located beyond this, being c.4-500 m to the west of the edge of the park. It is well screened and separated from the inside of the park to the east by the existing parkland boundary, including a substantial tree belt that forms the southern part of the western park boundary. Part of the eastern side of the proposed allocation site, where it borders the River Avon is also already occupied by light industrial development.

The proposed allocation therefore makes some limited contribution to the setting of the asset as a relatively open area within a more generally developed area to the west of the park. It does not contribute to any key views or vistas which are identified in the registered park description and a substantial plantation clearly screens land within the proposed allocation site from the interior of the park, with historic mapping indicating that this formed part of the eighteenth century design of the park.

#### Grade II Listed Building 1035509 Leafield Bridge

On the eastern side of the proposed allocation site, within the Grade I Warwick Castle Park, the Grade II listed Leafield Bridge spans the river Avon. Again this is bounded and screened on both sides by woodland and individual trees. Views downstream from the bridge look out through a rare break in the curtain planting around the park. However, views between the proposed allocation site and the bridge are fully screened by Ashbeds Wood. Overall therefore, the proposed allocation site does not contribute to the setting of this asset.

#### Grade II\* listed Building 1364837 Longbridge Manor

The grade II\* listed Longbridge Manor is contained within a well screened garden to the south and east of the Manor house itself, with car parks and commercial development to the west. Views into and out the proposed allocation site, from the eastern side of the house are confined to the driveway and the setting of the house is generally confined by surrounding residential and commercial developments as well as mature tree belts. The Grade II listed Gate pier is a small structure adorned with modern ironwork and its setting is principally confined to the drive entrance and approach to Longbridge Manor. The confined nature of the setting of the Manor, combined with urbanised setting, means that the proposed allocation site does not contribute to the setting of these assets.

#### Grade II listed Building 1035415 Barn to Longbridge Manor

The Grade II listed barn adjacent to Longbridge Manor has been converted to residential use and faces directly onto the busy Stratford Road and the rear of the Manor House. The proposed allocation site is located to the east and will be completely screened from view and therefore does not contribute to the setting of this asset.

### Current historic environment evidence and archaeological potential

There are two recorded heritage assets within the proposed allocation site.

#### Prehistoric Period

There is possible evidence of prehistoric activity within the proposed allocation site. Part of an undated enclosure has been recorded as a cropmark in the northern area of the proposed allocation site. While undated, such enclosures are normally of prehistoric or Romano British date. Further evidence from this period has been recorded in the form of unstratified flint flakes found during archaeological investigations on land c. 500 m to the west (MWA8871 & MWA10269).

To the south of the proposed allocation site on the south side of the M40 is a scheduled prehistoric settlement and ceremonial complex (SM1005710).



### Romano British Period

There is no evidence of Romano British activity within the proposed allocation site. Find spots of Roman coins and artefacts have been recorded from within Warwick Park to the northwest (WMA4069, MWA6640 and MWA7124). Cropmarks of part of an enclosure (MWA6424) have been recorded near the centre of the site. While undated, these are typically of prehistoric or Romano British date.

To the south of the proposed allocation site on the south side of the M40 is a scheduled prehistoric settlement and ceremonial complex (SM1005710). It is likely that the chronology of this site extends into the Romano British period.

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

Warwick is an important medieval town, as reflected by the surviving castle (MWA5657), planned urban components (MWA7050, MWA8316) and associated structures. It is beyond the scope of this report to provide a detailed account of the development of the town, as this information is readily available from other sources.

No remains of medieval date have been recorded within the proposed allocation site boundary, however significant quantities of find spots relating to casual finds of coinage and artefacts have been recorded widely in the area (MWA10154, MWA10156, MWA10157, MWA10160).

### Post Medieval to Modern

Although not listed nor recorded on the WHER, cartographic evidence shows Longbridge Farm to be of at least early 19<sup>th</sup> century origin, possibly 18<sup>th</sup> century. Due to the private nature of the access to the farm, a detailed view was not obtained.

To the west of the proposed allocation site, was the Second World War airfield (RAF Warwick) which was demolished during the late 20<sup>th</sup> century and little or trace survives, as much of the land has, or is, being redeveloped.

## 19.3 Potential for unrecorded assets

Given the variety of known heritage assets within and adjacent to the proposed allocation site, there is a high potential for there to be further remains of archaeological significance within the proposed allocation site.

## 19.4 Potential benefits

There are currently no significant benefits to the historic environment that would be an outcome of the development of this proposed allocation site beyond ensuring the design for the proposed allocation site is of the highest standards.

## 19.5 Significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known archaeological remains from a variety of periods. The potential for unrecorded remains from the prehistoric and Romano British period is also high.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within the proposed allocation site. It does lay immediately adjacent the Grade I Warwick Castle Park, however it does not significantly contribute to the significance of the park or any other designated assets. The proposed allocation site does have the potential to contain previously unrecorded archaeological remains.

## 19.6 Impact of development proposed allocation site

### Assumptions

It is understood that the proposed allocation site is under consideration as employment land. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

Development of the site would have a potential to result in a **Moderate Adverse impact** on the un-mitigated setting of the Grade I Warwick Castle Park and on the Grade II Listed Building The Old House.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

## 19.7 Recommendations and mitigation

The proposed allocation site of Longbridge, Stratford Rd Warwick has been demonstrated to have no more than a **Moderate Adverse Impact** on the historic environment, due to the progressive development along the western side of the Grade I designated park, and the potential for unrecorded archaeological remains with the proposed allocation site.

In addition to the above, any policy to include this proposed allocation site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 20. Hurst Farm, edge of Coventry (SHLAA C18)

### 20.1 Introduction

The proposed allocation site lies on the southwestern boundary of Coventry city between Westwood Heath and Crackley Wood. Figure 18 shows the proposed allocation site boundary.

### 20.2 Current baseline

The proposed allocation site comprises an area of open mixed farmland covering 99 ha with a gently undulating landform which drains to a small water course within the proposed allocation site boundary. There is suburban development along Westward Heath Lane and the Warwick University Campus close to northern and northeastern boundaries of the site. Land to the west and south is more open, with agricultural land punctuated by woodland. The historic landscape character is predominantly planned enclosure, with large fields, settlement and woodland, and is typical of this area.

#### Designated heritage assets

Table 20.1 below records the number of designated heritage assets of each category which are within 2 km of the proposed allocation site. **There are no listed buildings, scheduled monuments, conservation area, registered parks or battlefields within the proposed allocation site.**

Table 20.1 Number of designated heritage assets within 2 km of proposed allocation site

Designate Heritage Assets	Within proposed allocation site	Adjacent Allocation site 500 m Buffer	Wider Landscape 2 km buffer
Grade I Listed Building	0	0	0
Grade II* Listed Building	0	0	1
Grade II Listed Building	0	3	18
Scheduled Monument	0	0	0
Conservation Area	0	0	0
Registered Parks and Gardens	0	0	0
Registered Battlefield	0	0	0

#### Designated assets in the wider vicinity

The following designated assets are within either line of sight or in a proximity that may be influenced by the development of this proposed allocation site. Assets that are fully or significantly screened by the current built environment, topography or substantial woods, tree lines and hedgerows are not discussed.

Detailed descriptions of the assets can be found in Appendix B.

- Grade II Listed Building 1326283 South Hurst Farm Cottages.

#### Grade II listed Building 1326283 South Hurst Farm Cottages

The cottages are located 200m to the west of the proposed allocation site boundary. The building are closely screened by trees and vegetation, but beyond this it sits within a generally open agricultural landscape.

## Asset setting and contribution of the proposed allocation site to the significance of the asset

The open agricultural landscape of the western part of the site makes some contribution to the setting of South Hurst Farm Cottages, but this is limited by the trees and other vegetation which currently screen the asset.

## Current historic environment evidence and archaeological potential

Evidence was collated and interpreted from the Warwickshire Historic Environment Record (WHER) and the National Heritage List for England (NHLE).

The historic landscape character is predominantly planned enclosure, large fields, settlement and woodland, and is typical of this area.

### Prehistoric Period

The only recorded evidence of prehistoric activity within the proposed allocation site is a find spot of an Iron Age coin (MWA6922) near the bank of the stream that crosses the proposed allocation site. Further coins from this period have been found on land to the north (MWA6636 and MWA10083). Worked flints have also been recorded on land to the south (MWA8359, MWA8353, MWA2890, MWA8363 and MWA8354), indicating widespread activity during the prehistoric period.

### Romano British Period

A dispersed Roman coin hoard (MWA9856) was found within the northern end of the proposed allocation site. A fragment of bronze strap (MWA9931) was also recovered from the central area of the proposed allocation site, and has been attributed to the Romano British period. This may have been from a wide range of fittings, from horse harness, to domestic clothing. As mentioned above, the undated enclosure (MWA2936) on the southern boundary of the proposed allocation site could be of Romano British date. It is of note that the name of the adjacent woodland is Black Waste Wood, the name black often have connotations regarding reference to dark soils that developed over ancient settlements. Further evidence of activity from this period comes from finds recovered during a fieldwork on the Warwick University campus (MWA8362).

### Post Roman

There is no evidence for post Roman activity within nor within the vicinity of this proposed allocation site.

### Medieval

There are no recorded medieval assets within the proposed allocation site.

On the northern edge of the site there are a number of medieval monuments, including a fishpond (MWA2860), which forms part of the northern proposed allocation site boundary, a moated site (MWA2861), and the site of Bockidene Grange (MWA5355 & MWA12960). To the east on the Warwick University campus there is a possible Cistercian monastery near Cryfield House Farm (MWA8351).

### Post Medieval to Modern

The HER records the presence of post medieval marl pit (MWA2921) and the southern end of the proposed allocation site. Hurst Farm is a traditional farmstead that appears on the 1<sup>st</sup> Edition OS map of 1886. Whilst not listed on the HER, it retains many of its original buildings

## 20.3 Potential for unrecorded assets.

There has been no previous field evaluation of the proposed allocation site, and given the known records for prehistoric, Romano British and medieval remains within and in the vicinity of the proposed allocation site there is a high potential for unrecorded assets.

## 20.4 Potential benefits

There are no specific benefits identifiable at this time.

## 20.5 Heritage significance of proposed allocation site

### Specific interest of the proposed allocation site

The proposed allocation site is of historic and archaeological interest due to the proximity of known multi period remains. The potential for unrecorded remains from the prehistoric and Romano British period is also high.

### Significance of the proposed allocation site

The importance of this proposed allocation site at a National level is not recognised as there are no designated heritage assets within the proposed allocation site. It does however contribute to the setting of one designated asset, the Grade II South Hurst Farm Cottages. The proposed allocation site also has the potential to contain previously unrecorded archaeological remains.

## 20.6 Possible effects of development

### Assumptions

It is understood that the proposed allocation site is under consideration as a residential allocation. Given that at this stage there are no detailed design proposals it is assumed that development will be of the highest quality and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as plans and proposals evolve. This is the expected level detailed by English Heritage, 2008. Conservation Principles, Policies and Guidance chapter 3 impacts.

### Designated Heritage Assets

There are no designated heritage assets within the proposed allocation site that would be affected by development. One Grade II listed building is located 200m to the west of the proposed allocation site boundary and there will be to some degree of harm to the setting of that asset. Therefore the impact is **Moderate Adverse impact**.

### Archaeological interest

The impact upon the unknown archaeological remains suspected to survive within the proposed allocation site cannot be quantified in detail as there are no proposals for comparison. However, given the nature of modern development, the depth of foundations and infrastructure, it is likely that any archaeology would be removed as a result of the development. This would be a **Moderate Adverse impact**.

## 20.7 Recommendations and mitigation

The proposed allocation site at Hurst Farm, edge of Coventry has been demonstrated to have a **Moderate Adverse Impact** on the historic environment. This is principally due to the visual impact on the setting of a Grade II listed building. Harm to the setting may be limited by appropriate screening and masterplan design.



In addition to the above, any policy to include this site would be required to highlight the need for a staged programme of mitigation, including pre determination field evaluation to establish the presence, extent and significance of any unrecorded archaeological remains within the proposed allocation site boundary.

The results should influence the design and layout of any development proposals, including contributing to the sites green infrastructure provision.

## 21. Conclusions and Recommendations

The rapid assessment of the 18 proposed SHLAA sites for Warwick District Council has identified two proposed allocation sites where heritage assets will have a Major Adverse Impact, the remaining having a Moderate Adverse Impact. This does not necessarily negate the proposed allocation sites from development, but highlights constraints to the extent, layout and design of the scheme to ensure minimum impact and where possible improvement to the historic environment.

The majority have a moderate adverse impact. This is principally due to the potential for previously unrecorded archaeological remains and setting of Grade II listed buildings within view of the proposed allocation sites.

Table 21.1 Summary of SHLAA proposed allocation site impacts

Proposed allocation site Name	SHLAA Ref	Designated Asset Impact	Archaeological interest
Westwood Heath, edge of Coventry (SHLAA C02, C03, C13, C23)	C13	Not Significant	Moderate Adverse
King's Hill Lane, edge of Coventry	C06	Major Adverse	Major Adverse
Southcrest Farm, east of Kenilworth	K17	Not Significant	Moderate Adverse
Crewe Gardens, Crewe Lane, east of Kenilworth	K18	Moderate Adverse	Moderate Adverse
Woodside Training Centre, east of Kenilworth	K19	Major Adverse	Major Adverse
Kenilworth Golf Club	K07	Not Significant	Moderate Adverse
Land east of Kenilworth Road, (south of Kenilworth)	K25	Minor Adverse	Minor Adverse
Land East of Warwick Road, Kenilworth (Expanded)	R064	Minor Adverse	Minor Adverse
Land South of Sandy Lane, Blackdown	L48	Not Significant	Moderate Adverse
Whitnash East (south of Sydenham)	L39	Not Significant	Minor Adverse
Intensification of Harbury Lane		Not Significant	Major Adverse
South of Bishops Tachbrook	R179	Not Significant	Moderate Adverse
South of Southam Road, east of Radford Semele	R129	Not Significant	Major Adverse
South of Stratford Rd and Campbell House, Warwick	W06	Moderate Adverse	Moderate Adverse
Tournament Fields, Warwick (emp. lost provided at to s. of Stratford Road)		Moderate Adverse	Minor Adverse
Longbridge, Stratford Rd, Warwick		Moderate Adverse	Moderate Adverse
Land North of Milverton, Leamington	L07	Moderate Adverse	Moderate Adverse
Hurst Farm	C18	Moderate Adverse	Moderate Adverse

The two proposed allocation sites with the greatest identified historic environment constraints are King's Hill Lane, edge of Coventry (C06) and Woodside Training Centre, east of Kenilworth (K19).

King's Hill Lane may result in a reduction in area of c.30 ha to ensure the setting of the scheduled DMV, King's Hill Farmhouse and King's Hill settlement remain a cohesive unit. This will also reduce visual impact when the proposed allocation site is viewed from the east.

Woodside Training Centre contains part of the scheduled remains of Glasshouse Wood Roman settlement. While the visual setting of this monument is not an overriding constraint, the archaeological setting in terms of potential for remains of equal significance to extend beyond the scheduled monument boundary is high. Development on the scheduled monument would not be allowed as the benefits of the scheme are unlikely to outweigh the significance of this nationally recognised heritage asset and would result in further fragmentation of the heritage asset. A buffer would most likely be required between any development and the scheduled monument further reducing capacity of this relatively small allocation site. Exclusion of the scheduled monument and a 100 m buffer would reduce the available development area by c8 ha, resulting in a nearly 50% reduction in development area.

The remaining proposed allocation sites all have potential to affect the historic environment. All will result in the potential disturbance to known and previously unrecorded archaeological remains of all periods, while development of some proposed allocation sites may affect the setting of listed buildings. Effects on archaeological remains may be mitigated by a combination of detailed site investigations to establish the presence and significance of buried remains, followed by measures to preserve identified remains within detailed scheme layouts or provision for recording in advance of development where this is not justified. Effects on the setting of listed buildings may be further addressed by detailed assessments of the setting of the listed buildings. This would be carried out prior to any outline or full applications being determined. The results would inform the design process of any development scheme ensuring that any harm is minimised and potential for enhancement to known heritage assets identified.



## 22. References

Historic England 2015 'The Historic Environment in Local Plans. Historic Environment Good Practice Advice in Planning: 1.'

Historic England 2015 'Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.'

Historic England 2015 'The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3.'

Historic England 2015 'The Historic Environment and Site Allocation in Local Plans. Historic England Advice Note 3'

Morris, R, 2014 'A Heritage Assessment, Archaeological Baseline Study and Heritage Impact Statement' Mercian Heritage, unpublished report no,787



## 23. Figures