

Warwick District Council

# Local Plan Site Allocations

Historic Environment Assessment Statement



December 2015

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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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 20<sup>th</sup> 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. Therefore 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 Blakedown. 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. Whitnash 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 Leaffield 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 Leaffield 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 Leaffield 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 Leaffield 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 Leaffield Bridge**

On the eastern side of the proposed allocation site, within the Grade I Warwick Castle Park, the Grade II listed Leafied 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 or 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



# Appendix A Site Photos



**Photo 1:** Early 20th century water tower on western boundary of (SHLAA C02, C03, C13; C23)



**Photo 2:** Earthworks within the Scheduled Deserted medieval village at King's Hill (SHLAA C02)



**Photo 3:** Photo panorama of SHLAA C02 from SW boundary looking N. The Grade II Listed Wainbody Wood Farmhouse is on the left and the undesignated King's Hill Farmhouse at centre horizon



**Photo 4:** View of SHLAA C02 from B4115 looking west illustrating King's Hill farmhouse (arrowed) on the skyline with the Scheduled Ancient Monument to the right.



**Photo 5:** View of SHLAA C02 from the edge of Stoneleigh Park, immediately east of Stoneleigh village illustrating King's Hill farmhouse (arrowed) now blended in with more distant topography and tree cover.



**Photo 6:** Photo panorama of SHLAA K18 from north boundary looking south. Crews Garden is in the centre with the scheduled Romano British settlement beneath the woods beyond.



**Photo 7:** Photo panorama of SHLAA W06 from the western boundary (Stratford Road) looking east across the site towards the Grade 1 Registered Park and Garden.



**Photo 8:** Photo panorama showing the Grade II Old House overlooking the additional Longbridge site on the left of the image.





# Appendix B

## Designated Heritage Assets



Designated Heritage Asset 1005724	Scheduled monument
<b>Deserted medieval village at King's Hill</b>	
<p>This monument, which falls into two areas, includes a deserted medieval village (DMV) situated on the upper south facing slopes and summit of a prominent hill overlooking the confluence of the Finham Brook and River Sowe. The village survives as a series of earthworks including up to eight rectangular building platforms which stand up to 0.6m high and are situated on both sides of the current road, with their associated gardens, track ways and surrounding paddocks and fields containing clearly visible ridge and furrow. Partial excavations in 1971 revealed that each furlong of the field system had been laid out with a line of posts spaced approximately 9m apart. Further watching briefs in 1994 and 1997 produced no additional information although in a field to the south west and outside the monument 13th, 14th and 15th century pottery was retrieved following ploughing although there were no house platforms. A monastic grange connected with Stoneleigh Abbey was known in this area which was sold to Richard Andrewes and Leonard Chamberlayne of Woodstock in 1542. The village was known in old documents as 'Hulle', 'King's Hulle' or 'Helen's Hulle'.</p>	

Designated Heritage Asset 1005723	Scheduled monument
<b>Roman settlement at Glasshouse Wood</b>	
<p>The Roman site at Glasshouse Woods was first identified during limited excavation in 1971 undertaken by members of the Coventry and District Archaeological Society on behalf of the Warwickshire Museum in advance of the construction of the Kenilworth bypass road which cuts through the site from north to south.</p> <p>A further Romano-British site formerly lay some 500m to the north was excavated in advance of the construction of the Kenilworth bypass. This consisted of timber buildings with tiled roofs located within rectangular multi-period enclosure. This site is believed to have been contemporary with and connected to the villa site at Glasshouse Wood.</p> <p>Glasshouse Wood is believed to take its name from glassworking in the area during the late medieval and post-medieval periods. A glass kiln, owned by John Timms, certainly operated in the late C17/early C18 and is recorded on the Map of Kenilworth Estate of 1692 and subsequently on the Leigh Map of 1766 and an estate map of 1777.</p>	



Designated Heritage Asset 1005710	Scheduled monument
<b>Cursus, enclosures and other cropmarks 900m NNW of Barford Church</b>	
<p>This monument includes 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. The crop marks are clear and include an elongated rectangular enclosure with precise right angled corners, an irregular shaped but largely curving enclosure and a second smaller enclosure together with several successive additional ancillary features of varying size and shape. The longer rectangular feature has been identified as a Neolithic cursus whilst the larger curving enclosure is the farmstead. Occupation of the area has clearly been prolonged.</p>	

Designated Heritage Asset 1106225	Listed Building Grade II
<b>HILL FARMHOUSE</b>	
<p>Circa C16/C17 timber-framed house with later wing to west. Rough cast rendered. On sandstone foundations. Steeply pitched plain tile roof with gabled ends. C19 barge-boards to gabled ends of cross wings. Half H shaped plan with two storey gabled end cross wings and one storey plus attic central section. Timber framing is exposed at rear of eastern cross wing. Central recessed section has a central plank door and gabled timber porch dated 1855 with initials AHG. To left and right of door are C19 metal square headed three-light casements with glazing bars. Two flush gabled dormers with C19 two-light casements with glazing bars. In cross wings at ground floor are C19 metal three-light casements with glazing bars and at first floor similar two-light casements. Three brick chimney stacks, one at ridge of central section, and to each of the cross wings. Red brick lean-to at east gable with cat-slide roof.</p>	

Designated Heritage Asset 1106255	Listed Building Grade II
<b>WAINBODY WOOD FARMHOUSE</b>	
<p>Circa C17 timber-framed cottage range faced in red brick in C18/C19, and eastern end partly rebuilt in red brick and sandstone ashlar in C19. Timber framing exposed in east gable and inside. Steeply pitched plain tile roof with gabled ends. Brick modillion eaves cornice to older portion. One storey and attic to older portion, two storeys to later eastern end, but with continuous eaves level. In the original portion two plank doors and three 2-light casements, all these openings are segmentally headed. Three flush gabled dormers with C18/C19 two-light casements with glazing bars. In the later portion a plank door and three-light stone mullion casement with glazing bars. At first floor a two-light casement with glazing bars, all these openings are square headed. Two brick chimney stacks, central one at ridge, other at west gable.</p>	

Designated Heritage Asset 1035165	Listed Building Grade II
<b>BARN 16 YARDS TO EAST OF WAINBODY WOOD FARMHOUSE, KING'S HILL LANE</b>	
<p>Circa C17 timber-framed three bay barn. On sandstone foundations. Steeply pitched plain tile roof with gabled ends. Square panelling with red brick infill. Braces from wall plate and cill beam. On both east and west elevations the central bay has been blocked with modern red brickwork and timber doors inserted.</p>	

Designated Heritage Asset 1364951	Listed Building Grade II
<b>PYPES MILL HOUSE</b>	
<p>Circa late C16 timber-framed mill house which has been modernised. Two storeys, ground floor refaced with red brick but with close set studding exposed on upper storey. Steeply pitched roof with gabled ends. Central recessed porch with oak plank door. To left and right modern tiled bay windows with leaded lights. At first floor four 2-light casements. Large projecting sandstone chimney stack at north-east gable. Modern two storey painted brick gabled addition at rear.</p>	



Designated Heritage Asset 1364921	Listed Building Grade II
<b>GRECIAN LODGES, GRECIAN LODGE DRIVE</b>	
<p>Pair of c.1814 sandstone ashlar lodges to Stoneleigh Abbey q.v. by C. S. Smith of Warwick. Low pitched slate roofs. Each building is square on plan with a projecting bay towards the driveway, each with a splayed front. Single storey. Panelled pilaster strips at angles to the square portions, continuous entablature, wide projecting cornice and low parapet around entire building. Sashes with glazing bars in moulded architraves with aprons below. Plain plinth. Each lodge has central sandstone ashlar chimney stack. From outer angle of each lodge there is a curved curtain wall terminating in a square pavilion, each with a niche facing Stoneleigh Road.</p>	

Designated Heritage Asset 1325994	Listed Building Grade II
<b>DALE HOUSE FARMHOUSE</b>	
<p>Circa late C18 red brick house on sandstone foundations. Steeply pitched plain tile roof with gabled ends. Brick modillion eaves cornice. String band between ground and first floors. Two storeys and attic. Three steps up to oak plank door with rectangular fanlight and wooden porch. To left of door one 3-light, and to right of door two 3-light casements. At first floor above door, one 2-light and to left one 3-light and to right two 3-light casements; all with glazing bars and in segmental arched openings. Home of the historian, Mary Dormer Harris.</p>	

Designated Heritage Asset 1035185	Listed Building Grade II
<b>WOOTTON GRANGE FARMHOUSE</b>	
<p>Circa mid C18 brick house in Gothick style. Roughcast front and side elevations, plaster quoins at angles. On sandstone foundations. Steeply pitched plain tile roof with gabled ends. Two storeys. Central gable with cinquefoil window in apex and at ground floor a six-panel door with four-centred arched fanlight with intersecting tracery. Gabled porch with polygonal pillars. To left and right of door are two and three-light casements in four-centred arched openings, leaded panes and intersecting tracery. Two brick ridge chimney stacks. At right angles, at rear, is an earlier timber-framed wing of C16 date. Close set studding with red brick nogging (that to south has been renewed). Steeply pitched plain tile roof with gabled ends. On sandstone foundations. Central oak plank door in moulded architrave. At ground and first floor are two 3-light casements with leaded panes, and two gabled dormers with two-light casements with glazing bars. Above door is a jettied gabled bay with a small two-light casement with glazing bars. Large central ridge chimney stack with 4 square brick shafts.</p>	

Designated Heritage Asset 1035509	Listed Building Grade II
<b>LEAFIELD BRIDGE</b>	
<p>1772-6 to a design by Robert Mylne. Stone, approach embankments. Segmental single arch, balustrade parapet with fluted balusters, piers with Coade stone medallions.</p>	

Designated Heritage Asset 1184689	Listed Building Grade II
<b>WEST BARN THE OLD HOUSE</b>	
<p>The Barn to left hand side of The Old House ties walls of C18 brickwork facing road and roof of machine tiles. Rear has square timber framing with red brick infilling and this slope is roofed with old tiles. Timber framed side elevations. Dates from circa 1600. VCH, viii, p.435.</p> <p>The old House, with the West Barn, form a group.</p>	



Designated Heritage Asset 1035416	Listed Building Grade II
<b>THE OLD HOUSE</b>	
1781 LONGEBRIDGE The Old House (formerly listed as Old Manor Farmhouse, Stratford Road, Longbridge) SP 26 SE 12/313 10.1.53. II GV	
Elevation facing main road has two identical, 2 storey plus attic, gabled cross wings of circa 1600, close set studding with colourwashed brick infilling. False framing in cement to lower storey painted to match. Sashes in cased frames, probably inserted circa 1830. Structure between end gables has been rebuilt at about the same time with large, slightly projecting gable of colourwashed brickwork which detracts from value of south elevation. The greater part of elevations to rear (facing farmyard) are of C17 square timber framing with red brick infilling. C19 brick chimneys. Machine tiles. VCH, viii, p.435.	
The Old House, with the West Barn, form a group.	

Designated Heritage Asset 1364837	Listed Building Grade II*
<b>LONGBRIDGE MANOR</b>	
C14-15 origin and former home of the Staunton family. Main portion of south elevation late C16 or early C17 date. 2 storeys high, 5 window wide. Recessed centre bay has good segmental pedimented doorcase with dentilled cornice and large enriched console brackets. Sashes in cased frames; nearly all walls are now covered with modern colourwashed roughcast. Modern extensions to east and west are in keeping with the character of the house. Good interior, including carved fireplaces and plasterwork. Rear wing of C15-16 timber-framed construction, has two bays of close set studding with geometrical framing over exposed, remainder is covered with modern roughcast. Hipped roof of old tiles. Staircase circa 1625.	

Designated Heritage Asset 1035415	Listed Building Grade II
<b>BARN TO LONGBRIDGE MANOR</b>	
C16 or early C17. Timber frame, red brick nogging, some cement rendering, tiled roof with 2 gabled lattice casement dormers. 4 bays long. Considerable modern restoration.	
Longbridge Manor, with Barn and Gate Pier, form a group.	

Designated Heritage Asset 1184688	Listed Building Grade II
<b>GATE PIER TO LONGBRIDGE MANOR</b>	
C17. Ashlar with cornice, blocking course finial.	
Longbridge Manor, with Barn and Gate Pier, form a group.	

Designated Heritage Asset 1326283	Listed Building Grade II
<b>SOUTH HURST FARM COTTAGES 90 YARDS NORTH EAST OF SOUTH HURST</b>	
Circa C17 timber-framed range of three cottages and stable, with red brick infill panels. Steeply pitched plain tile roofs with gabled ends, hipped at western end. T-shaped plan with two storey cross-wing at eastern end. One storey and attic range at right angles with lower one storey and attic cottage and stable at west. South gable wall of the cross wing rebuilt in red brick at ground and first floor. Two three-light casements, that to ground floor in segmental arched opening. Lower range to west - two plank doors to left and right, that to right with lean-to porch; three-light casement in segmental arched opening and single light casement. One gabled dormer at eaves level with two-light casement with glazing bars. Lower cottage and stable range to west - tall sandstone ashlar plinth on south and west elevations; plank door at right and two-light casement; one gabled dormer at eaves with two-light casement. In west gable elevation a split stable door. The north wall of this portion of the building has been rebuilt in sandstone rubble. Two diagonally placed square red brick ridge chimney stacks at centre of two storey cross wing, one brick ridge chimney stack to cottage/stable portion of building.	



Designated Heritage Asset 1000377	Park and Garden Grade II*
<b>STONELEIGH ABBEY</b>	
<p>Stoneleigh Abbey is situated c 5.5km north of Royal Leamington Spa and c 2.5km east of Kenilworth. The A444 road passes from south to north through the site separating the Deer Park from the Abbey and New Park to the west. The c 365ha site comprises some 7ha of gardens and pleasure grounds adjacent to the Abbey, c 213ha of parkland and ornamental plantations, and c 145ha in the Deer Park to the north-east of the A444 road. The New Park to the west of the A444 road is bounded to the north by the National Agricultural Centre and to the north-west by the B4115 road. The west boundary is formed by the late C20 A46 road, while to the south the New Park adjoins agricultural land and to the south-east the boundary is formed by the A444 road. The ornamental landscape formerly extended west to Glasshouse Spinney c 350m west of the mid C20 A46 road but this land (outside the site here registered) has been developed with late C20 playing fields. The Deer Park is bounded to the south by a minor road, Stareton Lane, and by domestic properties in the hamlet of Stareton, while to the east and north the boundary is formed by Coventry Road. This road is carried across the River Avon on the early C19 Cloud Bridge (listed grade II), which features in views from within the park. The west boundary is formed by the A444 Stoneleigh Road. The east, north and north-west boundaries of the Deer Park are marked by late C20 timber pales which replace earlier park paling and traces of boundary ditches also survive. The River Avon flows in an S-shaped course from east to south through the New Park, while the River Sowe enters the site from the north, joining the River Avon c 1.3km north-east of the Abbey. The New Park is generally level adjoining the Avon, but to the south of the river the ground rises steeply within woodland known as The Grove. There are significant views north from The Grove across the park to the Abbey, the bridge and the west or Grecian lodges which were refined by Repton in the early C19. There are also views to the south-east and south from a shrubbery at the south-east end of The Grove, which encompass agricultural land south of The Grove and ornamental woodland, Bericote Wood, to the south-east of the site. The River Avon flows from north-east to south-west through the Deer Park, with areas of level ground to the east and south-east, and wooded slopes to the north and south-west.</p>	
<p><b>ENTRANCES AND APPROACHES</b> Stoneleigh Abbey is approached from the B4115 road to the west. The entrance is marked by a pair of single-storey, stone, neo-classical lodges, known as the Grecian Lodges (listed grade II), which each comprise a square block surmounted by a shallow pitched roof, with an inner canted bay facing the drive. The architect of the lodges is unknown: Repton's plan (1809) which included a range of half-timbered cottages on the west side of the road opposite the entrance, was not implemented, and neo-classical designs by William Porden produced in 1813 do not correspond to the lodges as built. The entrance leads to an avenue of limes which lines a tarmac drive extending c 320m south-east across the park to cross the River Avon on a bridge (listed grade II*) comprising a wide central arch crossing the river, flanked by a pair of smaller arches which are in turn flanked by pairs of arched niches set in rusticated stonework. The bridge, known as the 'Grecian' or 'Rennie' Bridge, was designed in 1812 by John Rennie, and was completed c 1814. Repton's proposal for a triple-arched stone bridge modelled on that at Llanwrst (Red Book) was not implemented. Beyond the bridge, the drive continues south-east through an avenue of limes for c 350m to approach the Abbey from the north-west. The drive passes beneath the mid C14 Abbey Gatehouse (listed grade I) which comprises a gabled entrance arch to the west and a two-storey wing to the east, and sweeps c 80m south-east to the north-west corner of the west range. A late C20 drive leads north parallel to the north range, giving access to parking areas and garages c 50m north of the house. To the west of the Gatehouse late C20 car parks enclosed by hedges give access to a further late C20 drive which leads to the west facade of the house. East of the Gatehouse, the drive gives access to the Tudor-gothic stables and riding school (all listed grade II*) c 100m north-east of the Abbey which were built in 1815(20 to the design of C S Smith. The stables and riding school are now (2000) being converted to commercial use. The west approach was developed in the early C19, following Repton's advice in 1809. As implemented, the west drive follows a more direct route to the north of the serpentine course advocated by Repton. The drive assumed its final form in 1814 when a public road crossing the park from north to south c 600m west of the Abbey was diverted to the line of the B4115 road.</p>	
<p>The west drive continues west of the B4115 road, formerly leading c 1km south-west through Thickthorn Wood, a C19 ornamental plantation, to join the A452 road south-east of Kenilworth. The drive is today truncated by the late C20 A46 road which passes within the western boundary of the plantation, and survives in part as a track and in part as a footpath leading to Kenilworth. Some 1.3km south-west of the Abbey the drive is carried over a minor road, Rocky Lane, on an early C19 single-arched, rusticated stone</p>	

bridge (listed grade II). To the north of the bridge and on a level with the drive stands an early C19 single-storey lodge. This drive was developed by James Henry Leigh after 1813.

A further drive approaches the Abbey from the A444 road to the south-east, the entrance being marked by a single-storey early C19 stone lodge known as Mary Lodge (listed grade II). The tarmac drive extends c 800m north-west through an irregularly spaced avenue of mature oaks, and is separated by hedges from the National Agricultural Centre to the north, and meadows, some of which are used as occasional car parks, to the south. The C18 Kennels and associated cottage (all listed grade II) immediately south of Mary Lodge and the drive have been converted in the late C20 to residential use, and substantial detached late C20 houses have been constructed in the adjoining spinney. Planning permission for further residential development has been granted (2000) for The Cunnery, a meadow adjoining the south-east drive c 300m south-east of the Abbey. Some 250m south-east of the Abbey the drive passes north of the Home Farm, the buildings of which have recently been converted to residential use. The drive sweeps north and north-west round the north side of the stables, to reach the entrance to the stable court and the Abbey Gatehouse. Before the early C19, the south-east approach was the principal access to Stoneleigh Abbey.

The east or London Drive which formerly approached the Abbey through the Deer Park is now disused. The entrance to the Deer Park is marked by Tantara Lodge, also known as Bubbenhall or London Lodge (listed grade II), an early C19, stone, gabled, gothic structure built to the design of C S Smith in 1818. The lodge is today set in late C20 domestic gardens separated from the park by conifer hedges and fences. The drive, surviving partly as a track marked by the remains of an avenue of mature oaks, extends c 400m west-south-west through the park on a ridge of high ground, with views north across the River Avon to the Deer Keeper's Lodge. The course of the drive is interrupted by the buildings of the late C20 business centre. The drive formerly continued for c 1km south-west through the park before crossing the A444 road adjacent to East Lodge (listed grade II), a single-storey, early C19 stone lodge constructed in a Tudor-gothic style designed by C S Smith. From East Lodge the drive swept west for c 950m across New Park to reach the stables and Abbey. This latter section of drive, with the exception of a final c 80m, is today used as one of the principal avenues in the National Agricultural Centre show ground (outside the site here registered). The east drive was improved and extended from an existing route by James Henry Leigh in the early C19.

Two further early C19 lodges mark points of access to the Deer Park. North Lodge (listed grade II) stands adjacent to an entrance from Coventry Road to the north, opposite a minor road leading to Baginton. The stone lodge, designed c 1820 by C S Smith, comprises a single storey and attic and is built in a picturesque Tudor-gothic style with ornamental bargeboards and gabled facades. To the south, Stareton Lodge, also known as Park Lodge and The Beehive, stands immediately to the west of a gate which today leads into the grounds of the late C20 business centre, but which formerly led to a footpath (OS 1886). Stareton Lodge comprises a single storey and attic with a half-octagon bay to the south incorporating the front door and a small Diocletian window set in the roof; the lodge is constructed in brick which was originally limewashed (Parklands 1997). A lithograph of 1825 shows the lodge with a thatched roof and a rustic verandah supported on tree-trunk pillars; these do not survive, and the house has been re-roofed with C20 shingles. The design of Stareton Lodge has been attributed to Repton (Parklands 1997).

**PRINCIPAL BUILDING** Stoneleigh Abbey (listed grade I) stands on a terrace to the north and east of the River Avon. The mansion incorporates remains of a Cistercian abbey founded in 1154. The house comprises four ranges built around a central court, roughly corresponding to the monastic cloister; the north range of the house is built on the site of the south aisle of the abbey church. The north range, containing the long gallery, and the east range, formerly containing offices, were rebuilt in the early C17 and today (2000) retain gables and mullion and transom windows. The north range was originally entered by a double staircase leading to a door on the first floor. The staircase protected a small grotto which was praised by Repton (1809). The staircase was removed and replaced by the 'Gothic Porch' by C S Smith in 1836. The west range was rebuilt between 1714 and 1726 in a monumental Classical style by Francis Smith of Warwick. The west range returns to the north and south for four bays, which are of plainer construction. The west range contains early C18 state apartments with significant rococo interiors created between 1726 and c 1765. In 1809 Repton proposed the construction of a central portico but this was not adopted. The south range comprises the four-bay return of the west range, a recessed central section, and to the east a hip-roofed late C17 kitchen. Repton proposed (1809) the addition of a loggia, conservatory and first-floor colonnade but again these were not implemented. The west range was damaged by fire in 1960, but was subsequently restored. The house is currently the subject of a major

programme of works which includes the vertical division of the house into apartments, and the restoration of the state apartments.

**GARDENS AND PLEASURE GROUNDS** The formal terraces and informal pleasure grounds lie principally to the north, west and south of the Abbey. The central court of the Abbey is laid out with a late C20 knot garden. To the north of the house an approximately rectangular area is laid out with lawns planted with specimen trees. This area is bounded to the north by a stone wall screened by mature evergreen shrubbery; late C20 garages have been built adjacent to this wall. The garden is separated from the drive to the west by young yew hedges, while a drive, approximately following the course of a C19 drive (OS 1886), sweeps from south-west to north-east through the garden. The north garden was described by Repton as the Bowling Green Garden (1809), and corresponds to a walled enclosure shown on plans of 1749 and 1766, the garden occupying the site of the monastic church. To the north-east of the Bowling Green Garden a pair of elaborate early C18 wrought-iron gates surmounted by an overthrow containing a coronet and monogram (all listed grade II) lead to the drive west of the stables. The gates are supported on rebuilt square brick piers surmounted by C18 lead urns (all listed grade II). A drive leads south from the gates to the service quarters south-east of the Abbey. Some 50m south of the gates the drive passes through an early C19, stone, Tudor-gothic archway designed by C S Smith. To the east the arch connects with the Garden Lodge, while an arched opening to the west leads to gardens below the east facade comprising an area of lawn planted with mature specimen trees. The lawn has been divided into two unequal areas by a late C20 yew hedge running from west to east.

A partly stone-flagged and tarmac terrace and areas of lawn below the west facade extend c 30m to the remains of a mid C19 stone balustrade which separates the terrace from an area of level mown grass used in the C20 as a cricket ground. A mid C20 timber pavilion stands to the south. Repton advised the construction of a terrace below the west front in 1809, but the terrace as constructed in 1814 does not correspond to his proposal. The terrace was developed as a formal garden with geometric parterre beds designed by W A Nesfield in the mid C19; these were simplified by Percy Cane in the 1930s and do not visibly survive. The terrace replaced an early C18 walled bowling green which is shown in a view from the south-west (1749), and on surveys of 1749 and 1766. Farm buildings to the north-west and west of the Abbey were removed by the early C19 when the Home Lawn, an area for sheep grazing roughly corresponding to the cricket ground, was created (Red Book).

The slope descending from the south facade to the River Avon is terraced to provide a wide lawn and a riverside walk. Stone steps aligned on the axis of the west terrace descend to a gravelled upper walk. At the east and west ends of this walk further steps descend a grass slope to reach the wide central terrace, which is today (2000) laid to grass with the remains of late C19 pedestals standing adjacent to gravel walks to the west and east of the lawn. The west walk continues the axis of the west terrace to the riverside walk which is reached by further east and west flights of stone steps which descend a grass bank. The riverside walk is retained by a stone balustrade (restored 1999, listed grade II) which breaks forward to east and west in square bastions. A central flight of stone steps descends to the water. The south terraces were developed by W A Nesfield in the mid C19 with a scheme comprising geometric beds for seasonal planting and Irish yews which does not survive. To the south-east, a mid C19 conservatory (listed grade II\*) overlooks a similar lawn, where again the mid C19 formal scheme does not survive. The conservatory was built to the designs of William Burn in 1851 (Tyack 1994).

A gravel walk south of the conservatory sweeps south-east below a curved brick wall which screens the service yard, and continues east, parallel to the south wall of the kitchen garden (listed grade II) for c 80m, to reach the Rose Garden. Some 50m south-east of the orangery, a flight of stone steps ascends from the walk to a pair of ornate C18 wrought-iron gates with an armorial overthrow which are supported by a pair of square-section stone piers set in the kitchen garden wall (all listed grade II). A further pair of gates and piers (listed grade II) is set in the garden wall c 80m south-east of the orangery, at the north-west corner of the Rose Garden. The Rose Garden comprises a level rectangular terrace which is laid to lawn and planted with mid C20 specimen conifers. At the centre of the lawn an elaborate, early C19, four-tier Coade stone fountain is supported on a pedestal cast to resemble entwined branches. The fountain stands in a circular pool, the raised edge of which is also constructed in Coade stone cast to resemble rocks with planting pockets and images of a variety of animals. The Rose Garden is enclosed to the north and east by brick kitchen garden walls, near the angle of which stands an early C19 circular, thatched rustic summerhouse (listed grade II) supported by tree trunks.



From the Rose Garden a walk descends south-east through an area of informal shrubbery for c 30m to reach a timber footbridge with lattice balustrades which crosses a stone-lined water channel to reach an early C19 timber summerhouse (restored early C20). This is situated at the west end of a long narrow island, facing along an artificially widened stretch of the River Avon to the south of the Abbey. The summerhouse has arched openings to the north, south and west, and a panelled interior with a simple bench seat. The opening to the south leads to a further riverside shrubbery walk extending c 100m south-east along the island; the stone-lined water channel extends along the north side of the island and was formerly crossed by a footbridge at the north-east end of the island. The River Avon was widened in 1809 as part of Repton's improvements by laying together the river and an adjacent mill stream. Repton's lake was retained by a stone weir c 300m south-east of the house; this dam was raised during the C19 to obscure silting and was breached by floods in the mid C20. The lake to the south of the Abbey was partially reinstated in 1999(2000). The shrubbery walk continues to the south-east of the summerhouse on the north side of the stone-lined channel, leading c 160m to an approximately circular area enclosed to the north by a bank retained by rockwork and planted with evergreen shrubbery. A semicircular drystone-lined alcove is set into this bank, while a stone-kerbed octagonal shallow fountain basin occupies the centre of the level ground to the south. Above the alcove, among mature evergreen shrubs, a stone pedestal with a low pyramid cap dated 1839 commemorates three family dogs, while to the east a further group of late C19 and early C20 dogs' headstones stand within a low, green-painted timber pale fence. The early C19 sunken garden and dogs' cemetery terminate the pleasure grounds to the south-east; a gate c 30m east of the dogs' cemetery leads to the park, while a walk returns north-west to the Rose Garden. The pleasure grounds are separated from the Cunnery to the north by a mixed hedge and timber fence.

A walk leads south-west from the south terraces through an area of shrubbery and mature trees. Some 80m south-west of the house a C19 water engine is housed in an early C19, single-storey, Tudor-gothic stone pavilion attributed to C S Smith (Parklands 1997). The walk continues c 50m south-west to a two-arched stone bridge dated 1704 (datestone) which crosses a cascade. Beyond the bridge, the walk passes through a late C20 timber gate to enter the park. The cascade is associated with the site of a medieval mill which was demolished in 1812 as part of Repton's improvements. An early C19 stone weir in the park c 500m west-north-west of the Abbey allows water to flow into the lower river, while the former mill race is retained at a higher level by the mill island to the south. Repton used the mill cascade as a feature at the west end of the lake created to the south of the house in 1809.

**PARK** The park comprises two distinct areas: the New Park to the west and south of the Abbey, and the Deer Park to the north-east of the A444 road. The New Park remains pasture with scattered mature trees and significant areas of woodland on the north-facing slope to the south of the River Avon. The river and the watercourses associated with the medieval mill and the early C19 lake to the south of the Abbey flow in an S-shaped course from north-west to south-east through the New Park. An area of mid C20 plantation adjoins the river to the north-east of the Rennie Bridge, while to the south of the river, The Grove is an extensive area of mixed woodland which is shown on a survey of 1597. The Grove is approached by a walk which leads south-west from the mill bridge across the mill island to cross the River Avon on an early C19 footbridge with classically inspired cast-iron balustrades and hand rails (rails removed, 2000). The bridge is supported on a rectangular stone pier set in the centre of the river and has stone abutments to the north and south. In 1809 Repton proposed a bridge on a site to the east of the present footbridge, but the scheme was not implemented and the footbridge was built after 1813 to replace an earlier bridge serving a road to Ashow. Some 10m north-west of the bridge a culvert conveying water from the mill race discharges from a rusticated stone arch in a small cascade; these features formed part of Repton's early C19 alterations to the watercourses. South of the footbridge a series of walks extends north-west and south-east through The Grove. An early C19 icehouse of domed brick construction (dome partly collapsed, 2000) is built into the steep, north-facing hillside c 20m south of the bridge. Ascending the slope in a series of sweeping curves, the south-east walk passes a deep cutting c 450m south-west of the Abbey which survives from a road which formerly crossed the park from north to south, leading to the village of Ashow c 550m south of The Grove. Some 300m south-east of the footbridge the south-east walk passes through an open, north-facing glade, known as The View, which allows a panoramic vista from north-west to north-east encompassing the park, Grecian Lodges, Rennie Bridge, Abbey and the pleasure grounds, with a water meadow, How Meadow, in the foreground. The south-east walk continues for c 450m to reach the eastern boundary of the woodland; further walks pass through the woodland to reach a walk which follows its southern boundary. At the south-east corner an area of mature ornamental shrubbery adjoins a gate leading to adjacent meadows, from where there are views south-east across the River Avon to Bericote Wood, and west along the southern boundary of The

Grove. The south-east walk passes across the south-east end of How Meadow before crossing the river on a bridge of C20 timber construction but which stands on older stone abutments (Parklands 1997). Some 80m north of the bridge, two pools and a water channel to the east separate a triangular area of meadow from the park to the north. Known as Home Grange Green, this was the site of a medieval monastic grange and a fulling mill which ceased to operate in the early C17 (ibid).

A further area of the New Park lies to the north-east of the National Agricultural Centre c 1km north-east of the Abbey. This area, which remains pasture with scattered mature trees, is bounded to the west by the River Avon, and to the north by the River Sowe. It is separated from the Deer Park to the east by the A444 road. The road was diverted to the east at the southern end of the park in the mid C20, leaving the late C15 Stare Bridge (scheduled monument; listed grade II\*) isolated in the park. The park rises to the north of Stare Bridge with a group of earthworks at Motslow Hill, an ancient Hundred meeting place overlooking the River Sowe and Stoneleigh village. This area was taken into the park in the 1820s.

The Deer Park is today in divided use, with land to the south-west, adjacent to the A444 road, remaining as pasture with scattered mature trees and groups of trees on high ground. To the north and north-east the park has been developed in the late C20 as a golf course with a clubhouse and car park c 130m north-west of Cloud Bridge. Mature parkland oaks and other specimen trees remain on the mown grass fairways, together with areas of mixed woodland on the north- and south-facing slopes above the River Avon which flows in an S-shaped course from north-east to south-west through the park. To the south, a late C20 business park in part using mid C20, single-storey, pre-fabricated former hospital buildings occupies the south-east-facing slope above Stareton Lane. Mature parkland trees remain within the business park, together with mid and late C20 ornamental trees and shrubs. Mature trees, including picturesque early C19 groups of pines, remain adjacent to the boundaries of the Deer Park. Within the park remnants of a circuit of carriage drives survive; further, late C20 hard-surfaced paths have been created to serve the golf course and business park. Some 700m north-west of Tantara Lodge a two-arched stone bridge, known as the Coach Bridge (listed grade II), crosses the River Avon to allow access from the former London Drive to the area of the park on the north side of the river. The bridge was constructed in 1679 (datestone) and was subsequently altered in the C18 (listed building description). The early C19 Deer Keeper's Lodge (listed grade II) stands in an area of mixed woodland on a south-east-facing slope above the river c 220m north-west of the Coach Bridge. The Deer Keeper's Lodge comprises a two-storey rendered brick cottage constructed in a Tudor style with a single-storey gabled porch, ornamental bargeboards and leaded windows. Sir Thomas Leigh (d 1626) was granted a license to impark 700 acres (c 291ha) at Fletchampstead and Stoneleigh but the exact location of this park is unknown. In 1640 Thomas, first Baron Leigh, was licensed to impark 800 acres (c 333ha) at Stoneleigh; the creation of this park required the closure of Clowde Lane (on the line of the early C19 London Drive) and Connigray Lane which led from the River Avon to Stoneleigh village. The mid C17 park comprised some 320 acres (c 133ha), and was extended to its present area in the 1820s. Repton (1809) praised the landscape of the Deer Park, but made no recommendations for its improvement. Improvements in a picturesque style were made between 1813 and c 1839 by James Henry Leigh, Julia Leigh and Chandos Leigh with the advice of the local architect C S Smith who, in addition to designing the landscape structures, may have advised on the landscape itself (Parklands 1997).

**KITCHEN GARDEN** Three walled gardens and orchards are situated to the east of the Abbey beyond a service drive which leads south from the stables to the kitchens south-east of the Abbey. The gardens are enclosed by early C18 brick walls c 3.5m high and surmounted by stone copings (listed grade II). The west garden is entered from the west by a simple timber door, and is today laid to lawn separated from mixed perimeter borders by wide gravel walks. At the south-west corner tall stone piers support a pair of ornamental early C18 wrought-iron gates (all listed grade II) leading to the pleasure grounds. Some 15m east of the gates, an arched stone structure incorporated into the south wall is of uncertain origin, but in the late C19 was used as an aviary (OS 1886). At the north-west corner and C18 single-storey brick gardener's cottage has been extended and is set in late C20 domestic gardens separated from the body of the west garden by a beech hedge. A pair of tall rusticated stone piers surmounted by ball finials (listed grade II) is set in the east wall aligned with the west door. This leads to the east garden which is today planted as an orchard with late C20 standard fruit trees set in grass. A further entrance at the south-east corner of the west garden connects the gardens. At the south-west corner of the east garden stone piers support a further pair of early C18 wrought-iron gates with an armorial overthrow (listed grade II) which lead to the Rose Garden. To the north, and separated by a further late C20 hedge, late C20 domestic gardens surround the octagonal, early C19 single-storey brick bothy which has been extended and converted to domestic use. The bothy was formerly surrounded by the frame yard and several ranges of



C19 glasshouses (OS). The west end of a further early C20 glasshouse abuts the south-east corner of the east garden, a gap in the wall leading to the south garden having been filled with late C20 timber fencing. The irregularly shaped south garden lies to the south of Home Farm and is the site of a substantial detached late C20 house.



Designated Heritage Asset 1326283	Park and Garden Grade I
<b>WARWICK CASTLE</b>	
<p>Mid C18 park and pleasure grounds landscaped by Lancelot Brown, with late C18 picturesque additions, together with mid C19 gardens designed by Robert Marnock and an early C20 garden by Harold Peto, associated with a medieval fortress.</p>	
<b>HISTORIC DEVELOPMENT</b>	
<p>The town of Warwick was laid out as a fortified burgh in AD 914 by Ethelfleda, 'Lady of the Mercians', and in 1068 William I built a motte and bailey castle between the town and the north side of the River Avon. Henry de Beaumont (d 1119), also known as de Newburgh, was appointed Constable of the royal castle, and was succeeded by six members of his family until the death of Thomas de Newburgh, Earl of Warwick in 1242. In 1268 the Castle and earldom passed by inheritance to William de Beauchamp, ninth Earl (d 1298). The eleventh Earl, who came of age in 1329, began a programme of rebuilding which was continued by his son, also Thomas, who inherited in 1369. The thirteenth Earl, Richard, who inherited in 1401, served as Captain of Calais under Henry V, while his son Henry, who succeeded as fourteenth Earl in 1439, was created Duke of Warwick in 1445. The Duke died at the age of twenty in 1446 leaving a young daughter who died in 1449; the title and estates then passed to the late Duke's sister, Anne, wife of Richard Neville. Neville, known as 'The Kingmaker', played a prominent role in the Wars of the Roses, and was killed at the Battle of Barnet in 1471. Neville was succeeded by his son-in-law, George Plantagenet, Duke of Clarence, who was executed for treason in 1478; his son, although styled Earl of Warwick, spent most of his life in prison, until executed by Henry VII in 1499. Richard III, husband of Neville's second daughter, spent time at Warwick and made alterations to the buildings.</p> <p>Under Henry VII and Henry VIII the Castle remained royal property. Edward VI granted the Castle to John Dudley, Earl of Warwick and subsequently Duke of Northumberland, in 1547; he was executed by Mary I in 1553, and was succeeded after the accession of Queen Elizabeth by his son, Ambrose, created Earl of Warwick in 1561. The Queen visited Warwick Castle on her progress to Kenilworth Castle (qv) in 1572. When Ambrose Dudley died without surviving issue in 1590, the Castle reverted to the Crown. James I separated the earldom from the Castle when in 1604 he granted the Castle to Sir Fulke Greville, and in 1618 created Robert Rich Earl of Warwick. Having seats at Holland House, London (qv) and Leighs Priory, Essex the Rich family did not maintain a residence at Warwick.</p> <p>Sir Fulke Greville, Treasurer of the Navy (1599-1604) and Chancellor of the Exchequer (1614-21), spent some £20,000 restoring the Castle and laying out new gardens; it was visited by James I in 1617. Greville was created Baron Brooke in 1621, but in 1628 was murdered by one of his servants. The estate passed to his cousin, Robert Greville, second Lord Brooke, who supported Parliament in the Civil War and was killed at Lichfield in 1643, the same year that the Castle was besieged by Royalist forces for two weeks. The fourth Lord Brooke, who inherited in 1658, undertook a major programme of restoration and improvement between 1669 and 1678. Few changes were then made to the Castle until Francis, eighth Lord Brooke succeeded in 1727 (created Earl of Warwick in 1759). Lord Brooke made alterations to the Castle from the mid 1740s, and in 1749 called in Lancelot Brown (1716-83), then still gardener at Stowe, Buckinghamshire (qv) to complete the removal of the formal gardens; this process is shown in one of Canaletto's paintings of the Castle of c 1749 (Paul Mellon Collection). Brown made further changes to the pleasure grounds in 1753, and from 1755 began to landscape Castle Park which was extended in 1760 by the enclosure of land in Barford parish. Warwick Castle is one of a group of sites in Warwickshire at which Brown advised in the mid and late C18; it includes Charlecote Park (qv), Combe Abbey (qv), Compton Verney (qv), Newnham Paddox (qv), Packington Hall (qv), and Ragley Hall (qv).</p> <p>The first Earl died in 1773 and was succeeded as second Earl by his son, George (d 1816), who in 1786 extended Castle Park by diverting the Banbury Road. In 1802 the Earl was declared bankrupt, and while solvency was gradually restored few changes took place until the mid C19. The fourth Earl, who succeeded in 1853, employed Anthony Salvin (1799-1881) to make improvements to the private apartments, while in 1868-9 Robert Marnock (1800-89) was commissioned to design new formal gardens. The Castle was seriously damaged by fire in 1871, but was restored by Salvin. The fourth Earl died in 1893, when he was succeeded as fifth Earl by Francis Richard, who was married to the heiress Frances Maynard, owner in her own right of Easton Lodge, Essex (qv). Frances, known as</p>	

Daisy, was an intimate of Edward VII, both as Prince of Wales and King; he was a frequent visitor to the Castle. Following the death of the fifth Earl in 1924 the Castle remained in the Greville family until November 1978 when the buildings, contents, and pleasure grounds were sold by the seventh Earl (d 1984) to Madame Tussaud's; Castle Park was sold to a separate commercial purchaser. Plans for the development of the Park with two golf courses and a hotel were dismissed at public enquiry in 1991. Today (2000), the site remains in divided commercial ownership.

## DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Warwick Castle is situated c 250m south-east of the centre of Warwick, to the north-west of the River Avon. The c 280ha site comprises some 23ha of gardens and pleasure grounds, and c 257ha of parkland. The site is bounded to the north-west by Castle Lane from which it is separated by a late C18 stone wall (listed grade II) c 3m high, and by domestic premises in Castle Close. To the north-north-east the boundary is formed by a late C18 stone wall (listed grade II\*) which separates the grounds from domestic properties on the west side of Mill Street, and by the river frontage of properties on the east side of Mill Street up to and including the late C18 Castle Bridge (listed grade II\*). The north-east boundary is marked by Park House, Greville House, and other properties on the west side of Bridge End, while the east boundary is formed by the A425 Banbury Road, from which the park is separated by timber fences. To the south-east the site is bounded by the B4462 road which leads south-west to Barford, and to the south the boundary is formed by a late C20 cutting accommodating the A452 and M40 roads. The south-west boundary adjoins agricultural land, while to the west the site adjoins agricultural land, light industrial premises, and mid C20 domestic properties to the east of the A429 Stratford Road, Leyfields Crescent, and Temple Grove. The River Avon flows in a serpentine course through the site from north to south-west, while the Tach or Ram Brook enters the site from the east and flows to its confluence with the River Avon c 1.2km south-south-east of the Castle; the Tach Brook is dammed to form a lake, the New Waters, which extends east to the Banbury Road. To the west and north-east of the River Avon the site is generally level and forms the flood plain of the river. To the north the ground rises steeply above the river to the Castle, while Temple Hill rises c 530m south-east of the Castle and c 400m east of the river. Temple Hill is separated from further rising ground at the south-east corner of the site by New Waters, while to the south of the river, c 1.5km south of the Castle, the ground rises steeply to a level plateau which extends to the south and south-east boundary of the site. There is a complex system of vistas within the site with particularly significant reciprocal views of the Castle from Spiers Lodge and Temple Hill. There are also important views of the town from Spiers Lodge; this view was painted by Paul Sandby in 1776 (WCRO). From Castle Bridge on Banbury Road there are significant designed views south-west down the river to the Castle and the ruins of the medieval bridge which are framed by gardens attached to properties in Mill Street and Bridge End; there is a reciprocal view of the river, gardens, and bridges from within the Castle. From the walls and towers of the Castle there are extensive views in all directions, and particularly across the Castle Park to surrounding agricultural land and late C20 commercial development at Heathcote.

**ENTRANCES AND APPROACHES** Warwick Castle is approached from the A425 Banbury Road to the north-east, where the entrance is marked by a late C18 lodge (listed grade II). This structure comprises a crenellated, single-storey stone block with a central gothic carriage arch closed by a pair of timber doors; the lodge was built in 1796(7) by Samuel Muddiman and John Williams as part of the second Earl's improvements. The lodge leads to a tarmac drive which sweeps west and south for c 100m through a cutting in the sandstone bedrock. This picturesque approach was constructed by the second Earl in 1797 when existing properties in Back Hill were demolished. The drive emerges from the cutting and passes through C19 cast-iron gates to reveal a wide panorama of the north-east facade of the Castle. Sweeping south-east between areas of lawn for c 100m the drive passes across a dry moat on a mid C17 stone bridge to reach the mid C15 barbican and gatehouse. The south-east section of the drive was constructed by the second Earl in the late C18 when the stables and forecourt constructed north-east of the Castle in 1664 were cleared away. The second Earl's picturesque drive was praised by Prince Puckler-Muskau in 1826 (Butler 1927), but was criticised as resembling a 'drift way to a mine' by J C Loudon in 1831 (Gardener's Mag).

Within the Castle the courtyard is laid out with a gravel carriage turn enclosing an elliptical-shaped lawn. To the south the courtyard adjoins the Mount which is planted with evergreen shrubbery and specimen trees, while to the west and north of the carriage turn there are further areas of lawn planted with mature specimen pines. A gateway in the western curtain wall, flanked by two low late C15

towers, the Clarence and Bear Towers, leads to the pleasure grounds, while a further gateway at the south-west corner of the courtyard leads to a carriage drive which passes through the pleasure grounds to Castle Park. A further gateway in the C14 Watergate Tower at the south-east end of the courtyard leads to the river and pleasure grounds; in the late C16 this gate led to the formal gardens. The courtyard was laid out in its present form by Lancelot Brown for Lord Brooke in 1753; the porch and steps ascending from the courtyard to the Great Hall were also constructed to Brown's design in 1753 (Tyack 1994).

Visitors today (2000) approach the Castle from vehicular entrances on Stratford Road c 590m south-west of the Castle, and Castle Lane c 100m north-west of the Castle. A late C20 car park is situated in shrubbery parallel to the north-west boundary, with a further area of mid C20 car parking north of the stables. The mid C18 stables (listed grade II\*) c 100m north-north-west of the Castle have been converted in the late C20 to provide the visitors' entrance and facilities. The two-storey, stone and hipped-roof stable blocks are constructed around three sides of a courtyard with a pediment surmounting a carriage arch in the south-east range leading to the pleasure grounds. The stables were constructed c 1768-71 by Job Collins, possibly to a design by Robert Mylne.

**PRINCIPAL BUILDING** Warwick Castle (listed grade I; part scheduled monument) stands on a bluff of high ground to the north-west of the River Avon, the steep bank of which is encased behind a high C16 retaining wall from which the walls of the state and private apartments rise. The Castle is constructed around an approximately rectangular courtyard, with the mid C11 motte, known as Ethelfleda's Mount, situated to the south-west and the domestic ranges to the south-east. The C14 Watergate Tower connects the domestic ranges to a curtain wall which ascends the east face of the Mount to reach a crenellated wall, gateway, and two turrets on the summit of the Mount. A further curtain wall descends the north face of the Mount to connect with the curtain wall which encloses the west side of the courtyard. A pair of low, octagonal, late C15 towers, the Bear and Clarence Towers flank an entrance in the centre of the west wall; these towers were built by Richard III as part of a keep which remained incomplete in 1485 (guidebook). The north-east or entrance facade of the Castle is dominated by two massive late C14 towers which are connected to a central late C14 gatehouse and barbican by further crenellated curtain walls. The north-west tower, known as Guy's Tower, is twelve-sided on plan and rises some six storeys to a machicolated parapet. The south-east or Caesar's Tower, of slightly earlier construction, has a trilobed plan; the lower section rises some four storeys above a battered basement which is a prominent feature at the southern end of Mill Street. The two-storey upper section rises from a machicolated parapet and is surmounted by a crenellated parapet. A late C17 single-storey range known as the Armoury, but constructed as a laundry and brewhouse, abuts the outer face of the curtain wall between the barbican and Caesar's Tower. The domestic range to the east of the courtyard comprises two-storey private apartments to the north of the two-storey state apartments; a further three-storey range adjoins the state apartments to the south. The domestic ranges were constructed at various dates from the mid C14, with the buildings at the southern end having been rebuilt by Sir Fulke Greville in the early C17. The state apartments retain significant late C17 and mid C18 interiors. The private apartments, which had also been remodelled in the mid C18, were reconstructed by Salvin following a serious fire in 1871.

Immediately below and to the south-east of the Castle the single-storey Castle Mill (listed grade II\*) adjoins a weir extending across the river. The Mill was rebuilt in Gothic style by Timothy Lightoler in 1767-8, possibly incorporating elements of an earlier mill which had stood on this site since the medieval period. In 1894 a water-driven electric generator was installed in the Mill. Stone walls connected with the water supply to the Mill extend north-east from the building through the garden of 55 Mill Street.

**GARDENS AND PLEASURE GROUNDS** Informal pleasure grounds lie to the north, west, and south-west of the Castle, with formal gardens to the north and north-west.

To the north of the Castle the pleasure grounds comprise lawns, specimen trees, and evergreen shrubbery which slope down from the stables to the north-north-west to the moat. The moat is a dry ditch which extends west from Caesar's Tower below the north-east and west walls of the Castle to the Mount. A carriage drive sweeps south from the south-west gateway from the courtyard, passing to the west of the Mount before turning south-west to follow the north-west bank of the River Avon for c 270m, then turning west to cross the south-west end of a lawn known as Pageant Field. This lawn is enclosed to east and west by mature specimen trees and mixed ornamental shrubbery, and descends

from the late C19 formal garden to the river. To the south-west of the Pageant Field and to the south of a small stream, an area of mixed specimen trees and shrubbery known as Foxes Study extends c 250m to the boundary between the pleasure grounds and Castle Park, which is marked by a late C20 fence. A footbridge crosses the stream from Pageant Field and leads to a C19 avenue of deodar cedars which passes south-west through Foxes Study to a gate leading to the park. The late C20 Estate Management building and compound is situated at the southern end of Foxes Study.

A further drive leads south-east below the Mount to reach a late C20 timber bridge which crosses the river c 80 m south-south-west of the Castle to an island which extends c 650m north-east to south-west below the Castle. There are significant views up river from the bridge and island to the Castle Mill and the remains of the medieval bridge (listed grade I; scheduled monument) c 80m east of the Castle. Stone arches and cut-waters from this C15 bridge survive in three sections, including one section now (2000) in the garden of 55 Mill Street. The bridge, which was until 1788 the main route into Warwick from the south, was retained and deliberately enhanced as a picturesque feature (Dr Hodgetts pers comm, 2000) by the second Earl when he constructed a new bridge, Castle Bridge (listed grade II\*), c 350m east of the Castle to designs by David and Robert Saunders in 1788-93; the picturesquely ruined old bridge is shown in a late C18 or early C19 view in the Aylesford Collection (BRLA). Some 160m south-south-west of the Castle, a single-storey timber and thatch-roofed boathouse stands on the north-west bank of the island. This was constructed in 1896 for Lady Warwick, and from 1898 housed an electric launch used to reach Spiers Lodge in Castle Park by river (guidebook); the boathouse was restored in the late C20. A stone bridge c 130m south-east of the Castle leads from the south-east bank of the island across the river channel to Castle Park. In the late C19 and early C20 Lady Warwick used the island to house a menagerie. The trees at the north-east end of the island correspond to a plantation formed by Brown to frame the view of the river and old bridge c 1750 (CL 1979).

A serpentine walk leads north-east from the drive c 20m north-east of the barbican through a series of wrought-iron rose arches to reach a formal rose garden (restored 1984-6) which is situated on a level area of ground enclosed to the north, east, and west by banks planted with evergreen shrubbery and specimen trees. The rose garden comprises a series of box-edged geometric beds cut in panels of lawn separated by gravel walks. The garden is quatrefoil-shaped on plan, and is enclosed by shrub roses and regularly spaced cast-iron pillars supporting further roses. The rose garden was designed in 1868 by Robert Marnock and constructed in 1869 (plans, WCRO). To the west of the rose garden a rock garden incorporating a cascade and pool is set against the enclosing bank. This was constructed in 1900 by James Backhouse and Son of York, in part using artificial stone (guidebook; plan, WCRO). Some 10m south-west of the rose garden two brick-lined icehouses (constructed c 1830, guidebook) are set into the enclosing bank.

A walk leading north-west from the Bear and Clarence Towers turns south-west for c 130m to form a terrace walk backed by a high yew hedge which runs along the north-west side of the lawn; this walk leads to a formal flower garden c 160m west of the Castle. Known as the Peacock or Italian Garden, the flower garden is hexagonal on plan with geometric yew and box-edged beds arranged on three panels of lawn divided by three gravel walks; the hedges are ornamented with topiary peacocks and the parterre radiates from a central circular stone-edged pool. To the north of the parterre a flight of stone steps ascends to a gravel terrace, above which a further flight of stone steps ascends to a stone-flagged terrace below the late C18 conservatory. The flower garden was laid out to designs by Robert Marnock in 1869 (plans, WCRO); plans for an Italian garden had been provided by William Broderick Thomas (1811-98) in 1865 (WCRO); Bateman's plan of 1845 (WCRO) shows lawns sweeping down to the river. The conservatory (listed grade II\*) comprises a single-storey stone structure lit by five tall gothic-arched windows in the south facade under an early C20 glazed roof (replaced late C20). The interior has a stone-flagged floor with inset stone-kerbed planting beds and an apsidal recess to the north. The conservatory was built in 1786-8 to designs by William Eborall to accommodate the Warwick Vase, a monumental C4 Greek marble urn from Hadrian's Villa, Tivoli, which was acquired by the second Earl from Sir William Hamilton in 1774; the Vase was first placed at the centre of the Castle courtyard and is shown in this position in a view in the Aylesford Collection (BRLA). The conservatory was restored in 1989 and today (2000) contains ornamental planting and a late C20 copy of the Warwick Vase, the original having been sold by the seventh Earl to the Burrell Collection, Glasgow in 1978. There is a vista from the conservatory and flower garden south across the Pageant Field to the River Avon.

The pleasure grounds achieved their present form under Francis, Lord Brooke in the mid C18 when Lancelot Brown completed the removal of the formal gardens south and south-east of the Castle, and a hamlet, High Ladsome, which occupied the site of the Pageant Field; the pleasure grounds are shown on a plan of 1776-80 (WCRO) and a plan of 1845 by James Bateman (WCRO). The walled formal gardens are shown on a plan of 1711 by James Fish and Charles Bridgman (WCRO), and comprised several parterres and a large greenhouse which was constructed in 1695. The medieval motte was adapted as a viewing mount with a spiral walk ascending to the summit from the Watergate Tower. The summit was planted in the late C17 with a single pine tree which was noted by Thomas Baskerville c 1678 (VCH). The formal gardens south of the Castle probably originated as the 'Queen's Garden' mentioned in a survey of 1576 (VCH; guidebook) and were described by Leland c 1534 as 'a second Eden ... adorn'd with all kinds of delightful and shady walkes, and Arbours, pleasant Groves, and wildernesses, fruitful Trees, delicious Bowers, oderiferous Herbes, and fragrant Flowers' (Toulmin-Smith 1907-10). In 1634 Dugdale commented that the gardens were 'a place ... [of] extraordinary delight, with most pleasant Gardens, walks and Thickets, such as this part of England can hardly parallel' (Dugdale 1730).

PARK Castle Park extends south and south-east of the Castle, and lies principally to the east and south of the River Avon which flows through the park from north to south-west. The park is today (2000) in mixed agricultural use with level pasture planted with some scattered specimen trees surviving to the south of the Castle, to both east and west of the river. The park is enclosed to the east by a predominantly deciduous plantation which screens the Banbury Road which was diverted to its present course by the second Earl in 1782-7. To the south-east Nursery Wood is a late C18 mixed plantation on high ground, while a further late C18 boundary plantation screens the B4462 Barford Road which was constructed in 1772-92. Barford Wood bounds the park to the south on land added to the park after the Barford enclosure in 1760, and further plantations known as Ashbeds Wood and The Lilacs screen the western boundary; these plantations are shown on a plan of 1791 (WCRO). There are further plantations within the park, including c 450m south-east of the Castle Lord Brooke's Clump, and Leaffield Privet c 1.3km south-south-west of the Castle. Temple Hill Plantation c 900m south-east of the Castle is today (2000) a mid C20 commercial coniferous plantation, while scattered mature specimen trees survive on the west-facing slope of Temple Hill overlooking the river.

Some 1.5km south of the Castle, Spiers Lodge (listed grade II\*), a mid C18 gothic hunting lodge stands above a steep north-facing slope above the River Avon. Lodge Wood, a late C18 plantation, extends c 250m south and c 500m from north-east to south-west along the crest of the escarpment, incorporating C17 avenues which were retained by Brown in his mid C18 improvements (plans, 1776-80; 1791, WCRO). Spiers Lodge was rebuilt in Gothic style c 1748, perhaps with the advice of Sanderson Miller (1716-80) (CL 1979), on the site of a lodge which had been associated with a medieval warren. The warren existed by 1268, while a warrener was appointed to keep the warren of 'Whitlogge' in 1460 (VCH). In the mid C16 the lodge and associated land was let, and it gained its name from a subsequent, early C17 tenant; by 1745 the lodge was no longer let (ibid). In the early C20 the lodge was renovated as a private retreat for Lady Warwick and provided with formal gardens designed by Harold Peto (plans, c 1905, WCRO). The gardens comprise topiary yew peacocks flanking a stone-flagged walk which leads from an early C20 wrought-iron gate to the entrance in the south facade of the house. To the east of the house a rose garden is divided into quarters by stone-flagged walks which pass under a timber pergola (reconstructed late C20); the centre of the garden is marked by a stone baluster sundial. A rectangular bowling green lies to the north and below the rose garden. It is enclosed to the north by a yew hedge and terminates to the east in a semicircular flagged, stone-walled recess and seat. A gothic-arched loggia attached to the north facade of the lodge is approached from a stone-flagged terrace by flights of steps to the east and west; there are extensive views across the park to the Castle and town. An early C20 wrought-iron gate leads from the terrace to a path which descends through shrubbery to a landing-stage on the river. To the west of the lodge there is an area of lawn planted with mature specimen trees including C18 cedars. Outside the formal gardens, some 50m east of the lodge, the tiled base and other fragments of an early C20 timber summerhouse (vandalised 1999) survive in the woodland; the summerhouse commands an extensive view across the park to the Castle. A flight of steps descends from the summerhouse to a landing-stage. These structures formed part of Peto's early C20 scheme for the Countess of Warwick.

Some 1.3km south-east of the Castle, New Waters forms a serpentine, approximately rectangular lake which extends c 800m from the Banbury Road (east) boundary to a substantial stone and earth dam above the River Avon to the west; the park circuit carriage drive is carried across the dam. The



eastern end of the lake is framed by Temple Hill Wood to the north, and Nursery Wood to the south. A tributary stream which flows into the lake from the south is dammed to form a chain of three ponds known as The Stews. New Waters was created in 1789 when a canal constructed by Brown in 1761 (plan, 1776-80, WCRO) was enlarged and extended to the east following the diversion of the Banbury Road (plan, 1791, WCRO). The late C18 earth dam failed in 1809, and was replaced by the present stone structure. From New Waters the mid C18 carriage drive survives, ascending c 370m south-west through Lodge Wood before turning west for c 270m and passing south of Spiers Lodge. The drive then descends the escarpment, sweeping south-west and north, to cross the river on the late C18 Leafield Bridge (listed grade II). This single-arched stone bridge, ornamented with Coade stone keystones and medallions, and with fluted balustrades (mostly removed, 2000), was constructed in 1772-6 to a design by Robert Mylne; it replaced a timber bridge constructed by Brown in 1758. From the bridge there are significant views up river across the park towards the Castle. The carriage drive continues for c 930m north of Leafield Bridge to re-enter the pleasure grounds at the southern end of Foxes Study, c 640m south-west of the Castle. To the west of the carriage drive, c 270m north of Leafield Bridge, Leafield Barn is a group of C19 and C20 agricultural buildings; a further group of early C19 brick cottages and barns, Barford Sheds, stand c 480m south-south-east of Spiers Lodge; Barford Sheds were converted to domestic use in 1999.

Castle Park, originally known as Temple Park, was first enclosed by Francis, Lord Brooke (later first Earl) in 1743 from agricultural land to the south of the Castle which had been associated with the Castle since the C14. In the early C17 Fulke Greville had planted avenues across this land to Temple Hill, creating a vista from the Mount and Castle (James Fish, 1690); the principal north/south avenue was 'broken' by Brown c 1755 as part of his improvements carried out for the first Earl (plans, 1743; 1776-80, WCRO). Other avenues were retained by Brown, but were subsequently removed or altered in the late C18 by the first or second Earls (CL 1979). The Leafield was incorporated into Temple Park c 1745 (VCH), and land associated with houses in Bridge End demolished in 1755(60 was also added to the park. Further expansion to the south took place at the enclosure of Barford parish in 1760; the incorporation of this land was Brown's last work at Warwick. The final expansion of the park took place in 1782-7 when the Banbury Road was diverted c 400m east of its previous course. The second Earl planted new boundary plantations along the road, replacing those planted along the former road boundary by Brown in the mid C18. The final form of the park is shown on a plan of 1791 (WCRO) and a survey by William James of 1806 (WCRO). In the late C18 parts of the park were used for agricultural purposes (estate accounts; VCH).

The medieval Earls of Warwick held an extensive deer park of C13 origin (VCH) at Wedgnoek, c 3km north-west of Warwick; this park included the manor of Goodrest. In 1597 Sir Fulke Greville was appointed Ranger of Wedgnoek Park by the Crown. In 1743 many of the deer were transferred from Wedgnoek to the new Temple Park, but as late as 1910 a small enclosure containing deer survived at Wedgnoek. The farmland enclosed from the park in the mid C18 was sold by the Estate in 1959 (ibid). Wedgnoek Park is not included in the site here registered.

**KITCHEN GARDEN** The late C18 kitchen garden was situated c 400m west-south-west of the Castle. The site was developed with domestic properties, Castle Close, in the mid and late C20. The garden is shown on the 1st edition 1" OS map of 1834 and Bateman's plan of 1845.

The kitchen garden was constructed c 1790 to replace the garden known as the Vineyard. The Vineyard was situated adjacent to Castle Lane, approximately on the site of the mid C18 stables, the construction of which truncated the garden in 1767. The remainder of the garden was taken into the pleasure grounds c 1790 (VCH). A vineyard had been associated with the Castle estate since as early as 1268 and provided herbage in the medieval period (ibid). A house associated with the vineyard existed by the late C16 when the vineyard was described as comprising an orchard and garden of 4 1/2 acres (c 1.8ha) within a stone wall (ibid). The garden is shown on Fish and Bridgman's plan of 1711 (WCRO), and a plan of 1788 by Matthias Baker (WCRO).

