# Heritage and Settlement Sensitivity Assessment for Warwick and Stratford-on-Avon Local Plan (SWLP)

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Essex County Council

| | Name | Signed | Date |
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# 1 Introduction

The Settlement Sensitivity Assessment for Warwick and Stratford-on-Avon District Councils will contribute to the evidence base to support the development of a new Joint Local Plan and to inform Strategic Site Allocations for the Districts. The study is designed to assess the sensitivity to new development on the existing heritage and landscape character within a number of settlements within South Warwickshire. The purpose of the study is to gain an understanding of each settlement's historic and landscape value, sensitivity, opportunities for enhancement and capacity to accommodate new development around the edge of the existing settlement; this will be used as an evidence base to inform the identification and assessment of proposed strategic allocations and broad locations for growth within the emerging South Warwickshire Local Plan. Any applications will need to demonstrate at a detailed level that those possible opportunities can be delivered without conflict with the policies of the Development Plan, government guidance and good practice.

The quality of the historic environment within both Districts is high and includes settlements, buildings, Scheduled Monuments and landscapes of national significance, which make a fundamental contribution to the character of Warwick and Stratford-on-Avon Districts. It therefore has a major role to play in shaping the future of both Districts. At the same time, the historic environment is an irreplaceable resource and sensitive to change and can be severely adversely affected by inappropriate development. It therefore needs to be properly understood before changes are planned, to ensure that it can make a positive contribution to shaping sustainable development, to encourage the creation of communities which reflect and complement the significant historic character of the two Districts.

The assessment has been designed to produce an analysis of the susceptibility of the historic settlements within the two Districts to new development. The report will identify areas which are sensitive, vulnerable or irreplaceable and highlight specific heritage assets of particular importance both above and below ground. The results will be based on a RAG (Red, Amber, Green) scoring system.

The report sets out the background, methodology and criteria for the project production. The report contains detailed assessments of the evaluated settlements. These are set out using previously agreed pro-forma sheets and comprise assessments of each settlement, which allow an understanding of the settlements' historic value, susceptibility and capacity to accommodate change, and provide a high-level evidence base for the assessment of proposed site allocations.

# 2 Context of this report

The new local plan for Warwick and Stratford on Avon will set out the planning policies that both councils will use to assess planning applications for development and change of use; as well as identifying (allocating) sites for new development proposals to meet future development needs in terms of housing and job growth.

Importantly, it is also intended that the new local plan will be used to facilitate the provision of necessary infrastructure to support this growth; and to help South Warwickshire mitigate and adapt in response to climate change.

The Local Plan is intended to be a Strategic Plan (Part 1) setting out the strategic parameters and the context for a more detailed Site Allocations (Part 2) Plan to follow at a later date.

The Councils of Warwick and Stratford on Avon have been working together to undertake a consultation (Scoping and Call for Sites Consultation – May 2021). This consultation asked for views regarding the key strategic issues facing South Warwickshire, centred on twelve sustainability themes. The consultation also set out a vision and overarching principles that will underpin the approach to the whole Plan as well as ten strategic objectives the Plan will need to achieve. The four overarching principles being:

- Tackling Climate Change
- Promoting Wellbeing
- Improving connectivity
- Increasing Biodiversity

There were seven Growth Options suggested in the consultation document which consider where future development in South Warwickshire might go. The responses from the consultation process are now being analysed and further evidence is being collected, with a view to preparing a further consultation document (Issues/Options) to be undertaken in September/October 2022.

To support the above Warwick and Stratford on Avon have undertaken a study to assess the sensitivity to new development of the existing heritage and landscape character within a number of settlements within South Warwickshire. The purpose of the study is to gain an understanding of each settlement's historic and landscape value, sensitivity, opportunities for enhancement and capacity to accommodate new development around the edge of the existing settlement; this will be used as an evidence base to inform the identification and assessment of proposed strategic allocations and broad locations for growth within the emerging South Warwickshire Local Plan.

# 3 Background to the Project

Achieving truly sustainable development is at the heart of the South Warwickshire Local Plan. A key part of this is ensuring that development allows for sustainable modes of transport, avoiding a dependence on the private car. This may be best achieved by the redevelopment of urban brownfield sites; however, it is likely that the required level of growth will exceed the supply of suitable brownfield land. As such, some greenfield sites on the edge of settlements are likely to be needed.

The process of narrowing down potential growth options is evidence-led, rather than site led. That is, all potential areas are assessed for their suitability, blind to whether the site has been put forward in the recent Call for Sites. This report has been undertaken in isolation from other considerations. This 'policy-off' approach is the first step in narrowing down potential growth directions. There may, of course, be sites that are deemed appropriate with regards to character and heritage but would not be suitable for development for other reasons.

The quality of the historic environment within both Districts is high including areas, settlements and buildings of national significance, which make a fundamental contribution to the character of South Warwickshire. It therefore has a major role to play in shaping the future of South Warwickshire. At the same time, the historic environment is sensitive to change, and can be severely adversely affected by inappropriate development.

It is planned that this study will be used, alongside other evidence on other factors, to inform potential growth options with the Local Plan Issues and Options document.

More detailed assessment is likely to be required at a later stage as the Local Plan progresses towards a Preferred Option.

Paragraph 190 of the National Planning Policy Framework (NPPF) requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account:

(a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation
(b) The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring
(c) The desirability of new development making a positive contribution to local character and distinctiveness; and
(d) Opportunities to draw on the contribution made by the historic environment to the character of a place.

To this end the evidence base in this report will inform strategic site allocations and broad locations for growth within the development strategy for the Local Plan, initially supporting the Issues and Options stage.

# 4 Methodology

The methodology was based on previous settlement assessments for Local Plans that Place Services have undertaken and is designed to bring a large amount of data together and summarise it for each settlement in a systematic manner (See Fig 1).

### Data collation

This report is a desk-top based analysis utilising existing available information including that from the Historic Environment Record (HER), digital map data, National Heritage List for England, Heritage at Risk Register, Warwick District Council Local List, Conservation Area Character Appraisals, Neighbourhood Development Plans, Parish Plans, and Village Design Statements. In addition, existing character and landscape studies for both Stratford-on-Avon and Warwick District Councils have been utilised, along with heritage evidence documents that have been produced for Stratford-on-Avon District Council's Site Allocations Plan.

All available digital data both from the local Planning Authorities and from national data sets were collated into a single GIS project. Warwickshire County Council was commissioned to provide both the Historic Environment Record as well as other data sets that they held.

### GIS mapping

At the start of the project the GIS specialist created maps for each of the settlements to integrate all of the data on designated and non-designated heritage assets and landscape designations into a single map base for consideration throughout the project.

### Baseline Assessment

For each of the settlements and its associated 800 metre buffer a baseline assessment was undertaken, which is detailed on the Sensitivity Assessment Sheet. The design of the sheet was agreed at the inception meeting to ensure consistency throughout the project. The baseline sensitivity assessment includes maps identifying the settlement's location, written text describing the historic environment character, including built heritage, archaeology and historic landscape components. The main relevant historic environment designations and landscape designations had been identified, and their relationships with each other, the historic core, built up areas and wider landscape, and the contribution this makes to their significance has been defined.

### Assessment of sensitivity

The principal sensitivities for each of the settlements and the settings of key heritage assets were considered for each settlement. The tender required that the sensitivity of the land around each settlement was assessed by sector (north, west, south and east), this has been adapted for each settlement to better reflect the settlement morphology or the nature of the historic environment evidence. This methodology follows a similar approach to that identified in the SAP Heritage Evidence Documents, using pro-formas and a RAG scoring system, as we have found this to be a robust approach to assessing sensitivity. The sensitivity assessment is looking at land within an 800-metre buffer (the equivalent of 20 minutes walking) from the urban boundary of each settlement, however where significant heritage assets are located outside this buffer that could be impacted by development within the survey area they have also been assessed. The assessment of the sensitivity of the setting of a heritage asset is based on Historic England's Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets. Understanding the impact of development on the setting of designated assets is integral to the success of this project, however this project represents a high-level assessment of the impacts of large-scale development in general, further assessment will

be required once the extent and nature of individual developments have been decided in order to fully understand their impacts on specific heritage assets. The setting of both specific designated assets such as Listed Buildings and larger areas such as the setting of the Conservation Areas were considered for each settlement. Many of the historic settlement cores retain a link to their historic rural setting, although this may have been reduced in various amounts by modern development.

### Identify potential impacts of development

The impacts of large-scale development on the significance and sensitivity within the individual sectors around each settlement are assessed as to the likely degree of harm that would be cause. A justification is given as to why a settlement has a particular sensitivity/harm. A RAG scoring system was then applied (see Section 6), identifying 1) those areas of the settlement in which large scale development would have a major impact on designated heritage assets; 2) those areas which contain heritage assets whose significance could be harmed through development where it might be possible to reduce or remove any harmful impacts; 3) and those areas where there is little known heritage impact, or it is thought that the heritage assets present can be incorporated into any development proposal with appropriate mitigation resulting in no harm to their significance. A summary statement of the effect of development on these areas, the historic settlements, and their associated heritage assets has been included with the sensitivity assessment. Opportunities for enhancement have also been identified for each historic settlement where appropriate, such as through the use of Section 106 agreements.

# 5 Process for settlement assessment

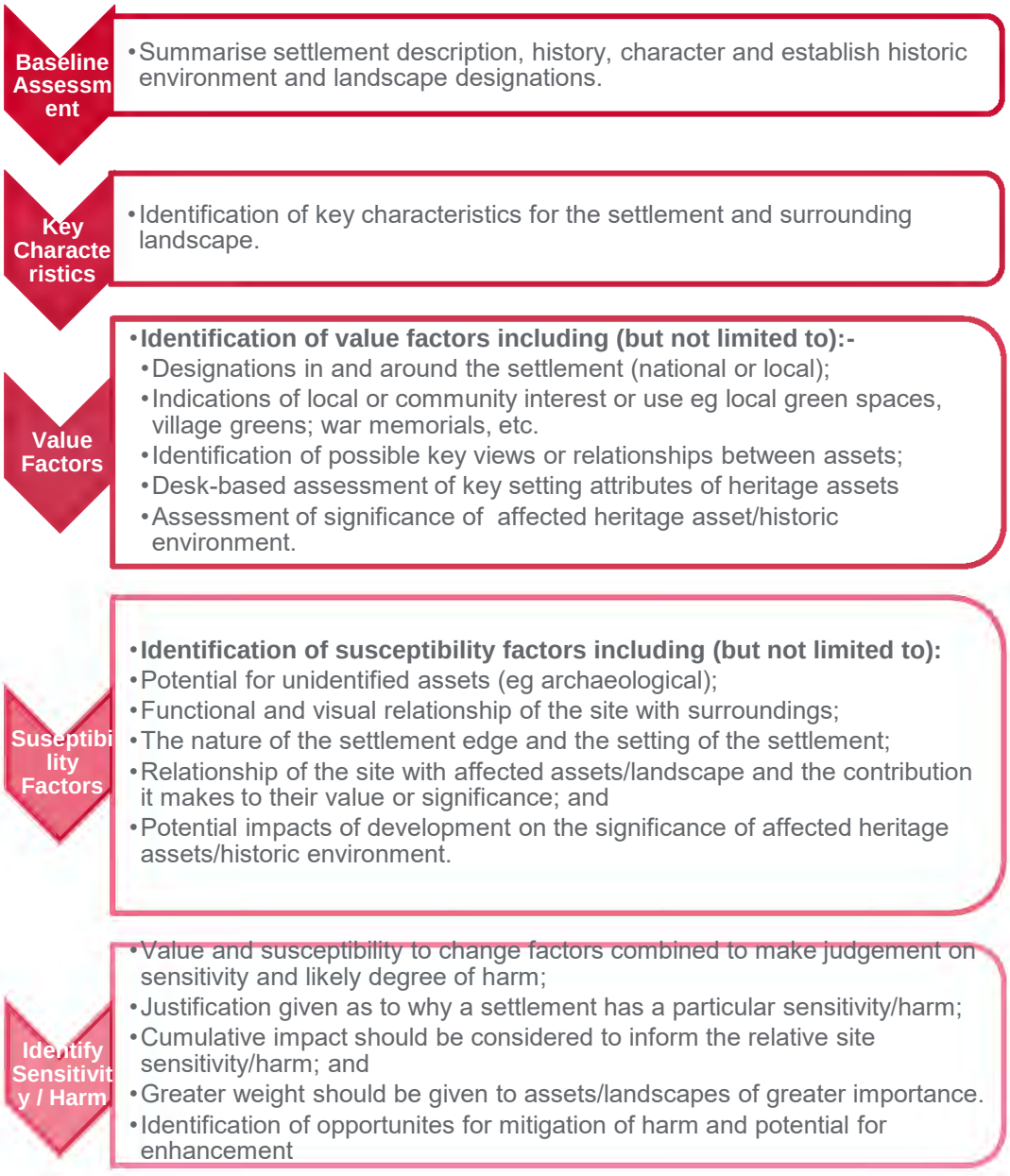



***Fig.1 Methodology***

# 6 RAG Score

The original project tender required assessment of the heritage sensitivity for each settlement broken down to the north, east, south and west quadrants around a settlement. Following the initial meeting it was agreed that this it would be better to adopt a more flexible approach, reflecting both the individual morphologies of the settlements and the distribution of the heritage assets. As a result some settlements are assessed using north, east, south and west, whilst others might be north-west, north-east, south-east, and south-west. A RAG score of Red/Amber/Green was then used to score each of the areas.

**Red** was used to define those areas of the settlement in which large scale development would have a major impact on designated heritage assets (Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Battlefields and Registered Park and Gardens) resulting in harm to their significance with limited or no prospect of mitigation. This harm could either be direct (physical changes to the asset) or indirect through changes to their setting. It also includes areas that contain important non-designated heritage assets which can be considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68) or comprise extensive archaeological sites with no reasonable prospect of adequate mitigation.

**Amber** defines those areas which contain heritage assets, both designated and non-designated, whose significance could be harmed through development, however, with appropriate master-planning and mitigation, carefully designed development which removes or reduced any harmful impacts could be achievable. The significance of the heritage assets and their setting would need to be carefully considered in any development proposal with Heritage Impact Assessments required before proceeding to a proposal for site allocation within that area.

**Green** defines areas where there is little known heritage impact, or it is thought that the heritage assets present can be incorporated into any development proposal with appropriate mitigation resulting in no harm to their significance.

**Note:** In all cases above it should be remembered this assessment is based on the known heritage information available either from national datasets or the Warwickshire Historic Environment Record and that there is always the potential for previously unknown archaeological deposits being present within the survey area.

| Settlement | Location | RAG score | Summary notes |
|---|---|---|---|
| Alcester | West | GREEN | Historic settlement largely enclosed by modern development. There may be scope for development in this area. Care will need to be taken to not negatively impact on Coldcomfort Farm and to mitigate any impact on Ragley Hall to the south |
| Alcester | North | AMBER | The Scheduled Monuments, Listed Buildings and conservation areas are sensitive to changes to their setting. There is also cropmark evidence for settlement of later prehistoric and Roman date in the area. There may however be scope for carefully considered development in this area |
| Alcester | East | AMBER | The heritage assets at Kinwarton are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Alcester | South | RED | The range of heritage assets, which includes the scheduled Roman town, Alcester Conservation Area, the hamlet of Oversley Green, estate village of Arrow and Ragley Hall, makes development to the south highly damaging to the heritage assets. |
| Barford | North-west | RED | Area to the north of the River Avon, including the Sherbourne conservation area, Scheduled Monuments and non-designated heritage assets are highly sensitive to change and there is no scope for large-scale development in this area |
| Barford | North-east | AMBER | Barford Conservation Area and the non-designated heritage assets are sensitive to change, but there may be scope for carefully considered development in this area subject to appropriate mitigation |
| Barford | South-east | GREEN | There may be scope for development subject to appropriate mitigation of the impact on the setting of the Conservation Area boundary and the Listed Building |
| Barford | South-west | AMBER | Sherbourne Conservation Area, two Listed Buildings and the non-designated heritage assets are sensitive to change, but there may be scope for carefully considered development subject to appropriate mitigation |
| Bearley | North-west and north | GREEN | The historic core is largely encircled by modern development on this side. The land to the north of Snitterfield Road on both sides of the development contains limited heritage assets. There may be scope for development in this area. |

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| Bearley | East | AMBER | There has been some modern development, but designated assets retain relationship with rural setting. There may however be scope for carefully considered development in this area |
| Bearley | South | RED | There is a significant relationship between the conservation area, its designated assets and their wider rural landscape setting making development to the south highly damaging to the heritage assets. |
| Bearley | West | GREEN | The historic core is largely encircled by modern development on this side, although there is a relationship between the designated assets and the wider rural landscape along Ash Lane. There may be scope for development in this area. |
| Bidford-on-Avon | North-west | RED | The historic settlement of Bidford is screened by the modern development, however the conservation area and Listed Buildings of Broom will be impacted, the important complex at Broom Court Farm and extensive below ground deposits. There is little scope for large-scale development in this area |
| Bidford-on-Avon | North-east | GREEN | Large area of rural landscape with dispersed below ground deposits. Historic settlement largely enclosed by modern development. There may be scope for development. |
| Bidford-on-Avon | East | GREEN | Historic settlement largely enclosed by modern development. There may be scope for development. |
| Bidford-on-Avon | South | RED | The range of heritage assets, which includes the southern boundary of the Conservation Area of Bidford on Avon with its relationship to the River Avon and its visual links to the Barton Conservation Area, and their setting makes development to the south highly damaging. |
| Bidford-on-Avon | West | GREEN | Historic settlement largely enclosed by modern development separating it from this area. Care will need to be taken to not negatively impact on the Arrow valley or the designated site of Broom Court Farm, but there may be scope for development. |
| Bishops Tachbrook | Northwest | AMBER | Historic settlement largely enclosed by modern development. There may be scope for development in this area subject to careful master-planning and mitigation to reduce impact on designated assets |
| Bishops Tachbrook | Northeast | RED | Conservation Area and Listed Buildings within this area, includes the shrunken medieval settlement of Tachbrook Mallory. There is little scope for development in this area |

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| Bishops Tachbrook | Southeast | GREEN | Small portion of Conservation Area abuts the open rural landscape. There may be scope for development with appropriate mitigation |
| Bishops Tachbrook | Southwest | GREEN | Historic settlement largely enclosed by modern development. There may be scope for development in this area. Care will need to be taken to not negatively impact on the Listed Building and Farm complex |
| Claverdon | North | RED | The Conservation Area and Listed Buildings abuts the northern side of the village, and they retain their links to the rural landscape which provides an important contribution to the significance of these assets. Development to the north is considered to be damaging to the historic environment of the village. |
| Claverdon | East | RED | The Conservation Area abuts the eastern side of the village, and they retain their links to the rural landscape which provides an important contribution to the significance of these assets. Development to the north is considered to be damaging to the historic environment of the village. |
| Claverdon | South | GREEN | To the south of the settlement the setting of the Grade 2* church must be considered when developing a mitigation strategy for this area but there may be scope for carefully considered development |
| Claverdon | West | AMBER | The three listed farmhouses retain their links to the rural landscape which provides an important contribution to the significance of these assets. Listed Buildings and conservation areas are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Cubbington | North | GREEN | Modern development encircles historic core, some non-designated heritage assets. There may be scope for development in this area. |
| Cubbington | East | AMBER | Conservation Area, Listed Buildings, Ancient woodland, surviving ridge-and-furrow. There may be scope for limited development close to B4453, but otherwise area highly sensitive. |
| Cubbington | South | GREEN | Modern development encircles historic core. There may be scope for development in this area. |
| Cubbington | West | GREEN | Modern development encircles historic core. There may be scope for development in this area. |
| Earlswood | North-west | AMBER | Modern settlement and Earlswood Lakes, surrounded by farmland. There may be scope for development in this area, but care will need to be taken to not negatively |

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| | | | impact on Listed Buildings, and the industrial archaeology associated with the Stratford on Avon canal system |
| Earlswood | North-east | AMBER | Scheduled Monument, Listed Buildings and canal are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Earlswood | South-east | GREEN | Modern settlement, surrounded by farmland. There may be scope for development in this area, care will need to be taken to not negatively impact on Listed Buildings or their setting. |
| Earlswood | South-west | GREEN | Modern settlement, surrounded by farmland. There may be scope for development in this area, care will need to be taken to not negatively impact on Listed Buildings or their setting. |
| Hampton Magna | North | RED | To the north of the settlement the designated heritage assets and non-designated deserted medieval village form a significant grouping. To the north of these is the Canal Conservation Area. There is little scope for development in this area. |
| Hampton Magna | East | AMBER | To the east of the settlement is the historic core of Warwick. Care will need to be taken to not negatively impact on the Warwick Conservation Area and Listed Buildings. There may be scope for development in this area |
| Hampton Magna | South | GREEN | The south west corner contains a number of Listed Buildings within the historic settlement of Hampton on the Hill, however careful master-planning could protect their setting. There may be scope for development in this area |
| Hampton Magna | West | GREEN | To the west of the settlement is the ancient woodland of Holes Wood. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Hatton Park | North | GREEN | Modern settlement, surrounded by farmland. Care will need to be taken to not negatively impact on Listed Buildings and conservation area, but there may be scope for development in this area |
| Hatton Park | South | RED | The Conservation Area consisting of the Grand Union Canal abuts the southern edge of the settlement separating the settlement from the wider rural landscape. The canal itself is of high significance because of its historic and archaeological interest. There is little scope for development in this area. |
| Hatton Station | North | GREEN | Canal Conservation Area and Listed Buildings are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |

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| Hatton Station | South | GREEN | Canal Conservation Area and Listed Buildings are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Hatton Station | South-west | RED | Scheduled Monument and Listed Buildings are highly sensitive to change to their rural setting. There is little scope to accommodate large-scale development in this area. |
| Henley-in-Arden | North-east | RED | The presence of the castle, church and other designated assets makes development to the northeast highly damaging to the historic environment of the town. This area should not be subject to large-scale development |
| Henley-in-Arden | South-east | GREEN | Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Henley-in-Arden | South-west | GREEN | Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Henley-in-Arden | North-west | GREEN | There is extensive modern development to the west of the historic core and Conservation Area and a few isolated listed buildings. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Kenilworth | North | AMBER | The conservation area and a number of Listed Buildings abut this area. Carefully located development may be possible in some areas. |
| Kenilworth | East | GREEN | The historic town is enclosed by modern development to the east. Dalehouse Farm will require mitigation of impact of development. Carefully located development may be possible in this area. |
| Kenilworth | South-east | RED | This area contains Stoneleigh Park designated park and garden and a scheduled Roman settlement as well as a number of Listed Buildings. There is little scope to accommodate development in this area. |
| Kenilworth | South-west | GREEN | The historic town is enclosed by modern development to the south-west. Wootton Grange Farm will require mitigation of impact of development. Carefully located development may be possible in this area. |
| Kenilworth | West | RED | The presence of the castle, priory and church makes development to the west highly damaging to the historic environment of the town. There is little scope to accommodate development in this area. |
| Kineton | North-west | GREEN | |

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| | | | Largely rural area with a single designated farm and separate windmill. The setting of the dispersed designated assets will need to be taken into account to ensure these are not negatively impacted by development. There may be scope for development in this area |
| Kineton | North-east | GREEN | The north-east of the historic settlement is buffered by existing development. Care would need to be taken to ensure the setting of the designated battlefield is preserved |
| Kineton | South-East | RED | King Johns Castle and the Lower Kineton Conservation Area views from these designated assets have been retained and these should be preserved. |
| Kineton | South-west | RED | The links between the Conservation Areas of Kineton and Little Kineton overlooking the rural landscape to the south and the location of the battlefield makes development to the south-west highly damaging to the historic environment, This also contains the Scheduled sites of the Castle and deserted medieval village of Brookhampton. |
| Kingswood | North | GREEN | This area comprises land to the north of Rising Lane and east of Chessetts Wood Road. The area is bisected by the Canal Conservation area and the eastern most edge abuts the designated grounds of Baddesley Clinton. Development may be possible with careful protection of the designated assets and their setting. |
| Kingswood | East | AMBER | To the east of Kingswood are two Listed Buildings, the Canal Conservation Area and the group of designated assets that comprise Baddesley Clinton Hall and estate. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. The area between the present settlement boundary and the edge of the conservation area may have potential for some development. |
| Kingswood | South | RED | This area is defined by land to the south of the Old Warwick Road to the east and the Conservation Area and land to its south on the west. The Canal Conservation Area and a range of Listed Buildings and structures. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. This area has little potential to accommodate development. |
| Kingswood | West | AMBER | This area comprises land north of the Conservation Area, south or Rising Lane and west of Chessetts Wood Road. Grade 1 Packwood House, and its Grade 2 listed |

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| | | | ancillary structures, and registered park and garden, lie to the west of the area but its setting extends into the study area along with its access drive. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. Areas close to the present settlement extending out to Mill Lane may have potential for development. |
| Leamington | Northwest | **AMBER** | The Registered Park and Garden, Listed Buildings and conservation area are sensitive to changes to their setting. There may however be scope for carefully considered development in this area |
| Leamington | Northeast | **GREEN** | Historic settlement largely enclosed by modern development. There may be scope for development in this area. Care will need to be taken to not negatively impact on the corner of the Conservation Area abutting this area |
| Leamington | Southeast | **RED** | The Conservation Area with its Listed Buildings abuts this area and there are extensive views from one to the other. There is little scope for large-scale development in this area |
| Long Itchington | Northwest | **GREEN** | The north-western side of the historic settlement is largely enclosed by modern development. There may be scope for development in this area, though care will need to be taken not to compromise the setting of White Hall Farm |
| Long Itchington | Northeast | **GREEN** | The conservation area and associated designated assets abut the rural landscape on the north-eastern side of the settlement. There may be scope for development in this area. |
| Long Itchington | Southeast | **AMBER** | The southeast side of the historic settlement is already largely developed and there may be scope for further development. Industrial development has already impacted the setting of the Grand Union Canal off Stockton Road. Care will need to be taken to not further negatively impact on the canal and its associated designated and non-designated heritage assets. |
| Long Itchington | Southwest | **RED** | The conservation and associated designated assets retain their original rural setting to the south making development in this area highly damaging. The Grand Union Canal runs to the south of the settlement and forms a significant non-designated heritage asset. There is little scope to accommodate development in this area. |
| Long Itchington | West | **RED** | The area to the west encompasses White Hall Farm and deserted medieval village. There are significant links to the conservation area and its associated designated assets. There is little scope to accommodate development in this area. |

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| Radford Semele | North | **RED** | Comprises the Canal Conservation Area, the Listed Buildings around the Hall and Church, and the immediate setting of the Offchurch Conservation Area. Large-scale development in this area would be harmful to the heritage assets. |
| Radford Semele | East | **GREEN** | Comprises the area to the south of the Canal Conservation Area. Will need careful planning of mitigation of impacts on Conservation Area but may be able to accommodate development. |
| Radford Semele | South | **GREEN** | To the south of Southam Road and Barn Farm Lane. Designated heritage assets screened by existing modern development. Known below-ground archaeological remains. May be able to accommodate development |
| Radford Semele | West | **GREEN** | To the south of Southam Road and north of Barn Farm Lane. Most designated heritage assets screened by existing modern development. Known below-ground archaeological remains. May be able to accommodate development with appropriate mitigation in vicinity of Canal Conservation Area |
| Salford Priors | Northwest | **AMBER** | Contains Scheduled Monument and non-designated below-ground archaeology. There may be scope for development in some area subject to careful master-planning and mitigation |
| Salford Priors | Northeast | **GREEN** | No designated assets, some evidence for below-ground archaeology. May be able to accommodate development subject to appropriate mitigation |
| Salford Priors | Southeast | **GREEN** | No designated assets, some evidence for below-ground archaeology. May be able to accommodate development subject to appropriate mitigation |
| Salford Priors | Southwest | **AMBER** | Contains Conservation Area, Listed Buildings and non-designated archaeology. There may be scope for development in some areas subject to careful master-planning and mitigation |
| Shipston-on-Stour | North | **GREEN** | Modern development to the north encloses the historic core and its designated assets. On the northern edge of the area are the designated assets associated with Honington Park, these are sensitive to changes to their setting, however there may be scope for development in this area subject to appropriate mitigation. |
| Shipston-on-Stour | East and southeast | **RED** | The Conservation Area, numerous Listed Buildings and the three shrunken medieval settlements at Barcheston, Willington and Tidmington makes development to the east and southeast highly damaging to the historic environment of the town and the adjacent villages |

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| Shipston-on-Stour | Southwest and west | GREEN | Modern development to the southwest and west of the settlement encloses the historic core and its designated assets. There is a Listed Building on the southern boundary. There may be scope for development in this area subject to appropriate mitigation measures being put in place with regard to the Listed Building. |
| Southam | North | GREEN | Large area of agricultural and quarry landscape to the north of the settlement. Potential for below ground archaeological deposits. This area may be able to accommodate development. |
| Southam | East | GREEN | Large area of agricultural land with urban expansion already occurring down the northern side of West Road East. Contains a single designated building at Fairacres. This area may be able to accommodate development. |
| Southam | South | GREEN | Large area of agricultural land containing a single designated asset. This area may be able to accommodate development. Care would be needed in the area of Leamington Road to ensure that the setting of the historic park is not impacted. |
| Southam | West | RED | This area abuts the Conservation Area and its important views down the river valley. Links along the river valley to the Holy Well and to Stoneythorpe Hall. Any development in this area is likely to seriously impact the heritage assets. |
| Stratford-Upon-Avon | North-west | GREEN | This area contains limited known heritage assets. The two designated assets within it and the non-designated canal should be taken into consideration in any planning proposal. this area may be able to accommodate development. |
| Stratford-Upon-Avon | North East | RED | This area contains a dispersed settlement pattern of important farm complexes, a scheduled Roman Town and rural landscape abutting the Conservation Area. Also contains the Listed Buildings within Tiddington and the River Valley. There is little scope to accommodate development. |
| Stratford-Upon-Avon | South-east | GREEN | The south east area only contains a single group of designated assets and does not impinge on any of the conservation area boundaries. The rural setting of these designated assets will need to be considered in any planning proposals. this area may be able to accommodate development. |
| Stratford-Upon-Avon | South West | RED | This area contains the rural landscape to the southern part of the main Conservation Area and the western views from Shottery. The eastern part contains the river valley of the Avon. There is little scope to accommodate development in most of this area. |

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| Studley | North | GREEN | There is extensive modern development to the northwest of the historic core. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Studley | Northeast | RED | The presence of the castle, church, priory and historic core makes development to the northeast highly damaging to the historic settlement. The majority of this area is unbale to accommodate large-scale development. |
| Studley | Southeast | GREEN | The designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Studley | Southwest | GREEN | There is extensive modern development to the southwest of the historic core. The designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Warwick | North | AMBER | Canal Conservation Area, Guy's Cliffe Registered Park and Garden, Scheduled Monuments and Listed Buildings present, all are sensitive to changes to their setting. There may be scope for carefully considered development in this area subject to suitable master-planning and mitigation |
| Warwick | Southeast | AMBER | Warwick Castle Park, conservation areas and Listed Buildings present, all are sensitive to changes to their setting. Most of the area is highly sensitive to development but there may be scope on the eastern side which has already been partially developed, subject to appropriate mitigation of impacts |
| Warwick | Southwest | GREEN | Listed Buildings and the Conservation Area abuts this area. There may be scope for development subject to appropriate mitigation measures. |
| Warwick | West | RED | Warwick and Canal Conservation Area and associated Listed Buildings, significant views, all are sensitive to changes to their setting. Development would be harmful in this area to the heritage assets (see Hampton Magna for area west of Bypass) |
| Wellesbourne | Northwest | RED | The presence of the two Scheduled Monuments, the Registered Park and Garden, Conservation area, the church and other Listed Buildings, together with associated non-designated heritage assets makes development to the north-east highly damaging to the historic environment |
| Wellesbourne | Northeast | GREEN | Modern development forms a buffer north of the conservation area and most of the Listed Buildings. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |

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| Wellesbourne | Southeast | **AMBER** | The conservation area, Listed Buildings and non-designated heritage assets in the river valley make this area sensitive to development. However there may be scope outside the valley for carefully considered development. |
| Wellesbourne | Southwest | **GREEN** | This area includes the WWII airfield and ancient woodland, as well as modern development. There may be scope for carefully considered development in this area. |
| Whitnash | Northwest | **GREEN** | Historic settlement is entirely enclosed by development. Consideration should be given to the Listed Buildings and Canal Conservation Area. There may be scope for brownfield development in this area |
| Whitnash | Northeast | **GREEN** | Historic settlement is enclosed by modern development. There may be scope for development in this area. |
| Whitnash | Southeast | **GREEN** | Historic settlement is enclosed by modern development. There may be scope for development in this area subject to consideration of impact on adjoining designated assets |
| Whitnash | Southwest | **RED** | The heritage assets south of Whitnash, at Bishops Tachbrook and Tachbrook Mallory, are sensitive to changes to their setting. There is little scope for development in this area |
| Wilmcote | North West | **GREEN** | No known designated assets, largely rural in nature. |
| Wilmcote | North East | **AMBER** | The area forms the northern boundary of the conservation area which at present retains its link to the rural landscape. The area is bisected by both the railway and canal system. Both are non-designated assets, although the canal route is preserved elsewhere in this study as a Conservation Area. |
| Wilmcote | South-east | **AMBER** | The area forms the eastern, southern, and western boundary of the conservation area which at present retains its link to the rural landscape. The area is bisected by both the railway and canal system. Both are non-designated assets, although the canal route is preserved elsewhere in this study as a Conservation Area. |
| Wilmcote | South-west | **GREEN** | No known designated assets, largely rural in nature. |
| Wood End | North | **GREEN** | Little known in this area, no designated assets, bisected by the M42. There may be scope for development in this area. |
| Wood End | South-east | **AMBER** | There are a number of dispersed designated assets and the Conservation area of Tamworth in Arden. The setting of these assets should be identified and preserved within any proposed development. These are sensitive to change to their setting, but there may be scope for limited carefully considered development in this area. |

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| Wood End | West | **GREEN** | This area contains a single designated asset but also historic woodland containing non designated earthworks which are likely to be of medieval or earlier date. These elements would need to be carefully considered if development was proposed. There may be scope for development in this area. |
| Wootton Wawen | North West | **GREEN** | This area contains no designated assets and little known non designated assets. There may be scope for development here. |
| Wootton Wawen | North East | **RED** | The presence of the Scheduled Monument, canal, church and Listed Buildings makes development in this area highly damaging to the historic environment of the settlement |
| Wootton Wawen | South East | **RED** | The presence of the Scheduled Monument, canal, and Listed Buildings makes development in this area highly damaging to the historic environment of the settlement |
| Wootton Wawen | South-West | **GREEN** | The area contains a single designated farmhouse and known archaeological deposits. There may be scope for development here. |

# 7 Settlements Assessed

The list of settlements below were identified by Warwick and Stratford on Avon District Councils at the outset of the project. The principles and methodologies applied to the current settlement assessments can be replicated for any further settlements that might be put forward in the future.

| | | | |
|---|---|---|---|
| Alcester | Hampton Magna | Long Itchington | Wellesbourne |
| Barford | Hatton Park | Radford Semele | Whitnash |
| Bearley | Hatton Station | Salford Priors | Wilmcote |
| Bidford-on-Avon | Henley-in-Arden | Shipston-on-Stour | Wood End |
| Bishop's Tachbrook | Kenilworth | Southam | Wootton Wawen |
| Claverdon | Kineton | Stratford-upon-Avon | |
| Cubbington | Kingswood | Studley | |
| Earlswood | Leamington | Warwick | |

**Selecting settlements for assessment**

The SWLP Scoping Consultation document published in May 2021 included 7 different growth scenario options, labelled A-G:

- A – Rail corridors
- B – Bus Corridors
- C – Road Corridors
- D – Enterprise Hubs
- E – Socio- economic
- F – Urban Areas
- G – Dispersed

Settlements for initial assessment were identified on the basis that they fall within the first or second tier settlements within either the Stratford on Avon District Core Strategy ('Main Town' and 'Main Rural Centres') or the Warwick District Local Plan ('Urban Areas' or 'Growth Villages') and are relevant to more than one of the above growth scenarios. These are identified in table 1 below. This approach has allowed officers to focus on settlements already considered amongst the most sustainable in existing policy.

In addition to those settlements falling within the aforementioned criteria, a small number of additional settlements have been further identified and assessed:

- Bearley
- Claverdon
- Earlswood
- Hatton Station
- Kineton
- Long Itchington
- Salford Priors
- South of Coventry
- Wilmcote
- Wood End
- Wooton Wawen

Each of the settlements in the list above (with the exception of Kineton and 'south of Coventry' – see below) have been assessed on the basis that they are relevant to the 'rail corridor' (A) growth scenario and/or the 'socio-economic' (E) growth option. In analysing feedback from the scoping consultation, the

'rail corridor' option (A) was the option most cited as the preferred scenario (21%), with the fewest citing it as the least preferred (5%), and this contributed to the decision to focus on settlements within rail corridors. Whilst all of the other options (with the exception of 'dispersed' (G), which was stated as the least preferred option by 36% of respondents) had reasonably balanced responses in terms of 'most preferred' and 'least preferred' options, officers identified the socio-economic option (E) for further analysis.

Kineton was selected due to its existing policy status, relative size and infrastructure provision, and South of Coventry because the city edge also forms a potentially sustainable location.

There is potential for additional settlements to be assessed using the methodology set out in this document, if the spatial strategy evolves to necessitate it.

**Table 1 – settlements and growth scenarios**

| Settlement | A Rail Corridors | B Bus Corridors | C Road Corridors | D Enterprise Hubs | E Socio-economic | F Urban Areas | G Dispersed |
|---|---|---|---|---|---|---|---|
| **First Tier** | | | | | | | |
| Kenilworth | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ |
| Leamington | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stratford-upon-Avon | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Warwick | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ |
| Whitnash | ✓ | ✓ | ✓ | | ✓ | ✓ | ✓ |
| **Second Tier** | | | | | | | |
| Alcester | | ✓ | ✓ | | ✓ | | ✓ |
| Baginton | | | | | | | ✓ |
| Barford | | ✓ | ✓ | | | | ✓ |
| Bidford-on-Avon | | ✓ | | | ✓ | | ✓ |
| Bishop's Tachbrook | | ✓ | | | ✓ | | ✓ |
| Burton Green | | | | | | | ✓ |
| Cubbington | | ✓ | | | ✓ | | ✓ |
| Hampton Magna | | | | | | | ✓ |
| Hatton Park | | | ✓ | | | | ✓ |
| Henley-in-Arden | ✓ | ✓ | | | ✓ | | ✓ |
| Kineton | | | | | | | ✓ |
| Kingswood | ✓ | | | | | | ✓ |
| Leek Wootton | | | | | | | ✓ |
| Radford Semele | | ✓ | | | | | ✓ |
| Shipston-on-Stour | | ✓ | | | ✓ | | ✓ |
| Southam | | ✓ | ✓ | | ✓ | | ✓ |
| Studley | | ✓ | ✓ | | | | ✓ |
| Wellesbourne | | ✓ | ✓ | | ✓ | | ✓ |

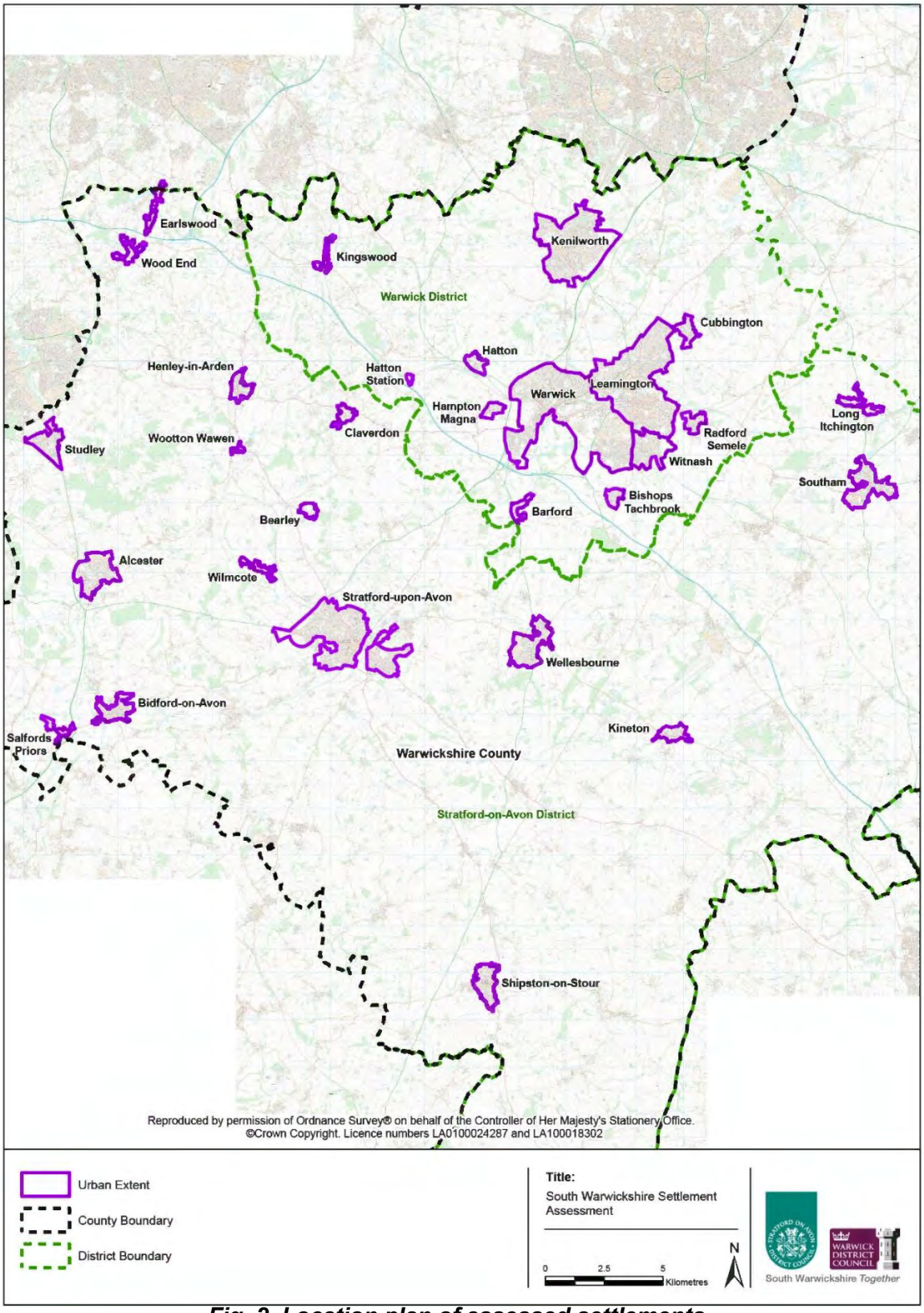



***Fig. 2 Location plan of assessed settlements***

# 8 Assessment of Setting

For this project, which is assessing the potential impact of large-scale development on the historic environment, the assessment is frequently of the impact of this type of development on the setting of designated heritage assets, rather than impacts directly onto the physical fabric of the designated assets.

The National Planning Policy Framework definition of the setting of a heritage asset is '*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*' (NPPF, Annex 2: Glossary, and quoted in HE's GPA3).

The Historic England document *Setting of Heritage Assets,* 2017, Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) gives general advice on understanding setting and how it may contribute to the significance of heritage assets, including advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

Setting is the surroundings in which a heritage asset is experienced. All heritage assets have a setting, regardless of whether they are still intact or in ruins or whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each (this would apply to the buildings associated with Shakespeare in Stratford-upon-Avon). The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, Local Planning Authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation (PPG, paragraph: 013).

The Historic England guidance includes a non-exhaustive checklist of potential attributes of a setting that may help to elucidate its contribution to significance. It can be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

**Examples of setting:**

The setting of a heritage asset is dependent on what the heritage asset is and its individual history.

Thus, the setting of a historic farmstead would include the farmland which it originally farmed, hedges, walls and trees, evidence for historic agricultural practices such as ridge and furrow earthworks, and other landscape features such as footpaths and lanes.

With the historic canal network in South Warwickshire the setting includes not only the many designated and non-designated assets (locks, lock-keeper's cottages, bridges, wharves, etc.) found

along its length, but also the relationship between the canal and the rural landscape that it travels through and the historic towns it linked and how these relationships are experienced, in that it is a tranquil green space in the countryside and a busier one in the towns.

In the case of a scheduled prehistoric cropmark complex, the setting would include its relationship with surviving landscape features such as a river or a hill, as well as its relationship with other heritage assets (whether designated or non-designated), thus a Bronze Age barrow cemetery would have a relationship with a neighbouring Bronze Age settlement enclosure, or a Saxon burial ground may have been deliberately sited within the Bronze Age barrow cemetery.

**NB:** This assessment is a high-level desk-based assessment. Once areas for development have been identified there will be a requirement for further in-depth assessment, including site visits, of the impacts of each individual development on the heritage assets and their setting.

# 9 Conclusion

The assessment of historic settlements has been undertaken by Place Services, assessing 29 settlements identified by Warwick and Stratford-on-Avon District Councils, as potential areas of residential expansion, to support the necessary site allocations within the next Local Plan. The assessment undertaken comprised a desk-based assessment only. All assessments were undertaken with the purpose of identifying the potential impact both on the settlements as a whole and the impact on the significance of the individual heritage assets associated with them. This included an appraisal of both designated and non-designated heritage assets, incorporating assets such as conservation areas, Listed Buildings, Scheduled Monuments, Registered parks and gardens, and other archaeological sites. Each settlement assessment was carried out with the completion of a pro-forma assessment sheet to ensure consistency. This assessment identified the value and susceptibility of the settlement and of the heritage assets within these settlements, as well as identifying potential opportunities for enhancement or mitigation where these were appropriate. Although each settlement was considered separately, their survey areas sometimes overlap, both with other settlements assessed as part of this survey or with other historic villages.

The archaeology and history of South Warwickshire is both rich and varied in nature. The settlements assessed range in scale from the county town of Warwick to small rural villages. All have their own unique histories, both relating to the origins and development of the settlement itself, but also what preceded the settlement. However, a number of themes are repeated throughout many of the settlements.

Firstly, there are the deserted or shrunken medieval settlements. The reasons for desertion were varied but often reflected declining economic viability, changes in land use such as enclosure or emparkment, or population fluctuations because of widespread epidemics such as the Black Death. As a result of their abandonment these villages are frequently undisturbed by later occupation and contain well-preserved archaeological deposits. Because they are a common and long-lived monument type in most parts of England, they provide important information on the diversity of medieval settlement patterns and farming economy between the regions and through time. There are several examples of deserted or shrunken medieval settlements within the survey areas of the modern settlement. Those at Hampton Magna and Long Itchington are considered to meet the NPPF criteria of ‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets’ (NPPF para. 200, footnote 68).

Secondly there are the canals. The Grand Union Canal in Warwick District is designated as the Canal Conservation Area, but it is not a Conservation Area in Stratford-on-Avon District. There are numerous designated assets directly associated with the Canal in both Districts, these include Listed Buildings and the Local List. The significance of the Canal is drawn from its historic, architectural and archaeological interest. It is a tangible feature of the historic travel network which demonstrates the changes made to the area in the late eighteenth century, and the advancement made to travel and infrastructure. The Canal was a vital method of trade particularly as part of a Birmingham to London route and is of significance as a part of this national historic infrastructure. Its archaeological interest is derived from its fabric in providing an understanding of the construction techniques of late eighteenth century canals and the availability and use of materials. Later adaptations and alterations show changes in technology and transportation over time. The historic rural setting contributes to the tranquil experience of the canal and permits an appreciation of the historic character and land use of the landscape through which the canal was constructed. Development would potentially impact this

tranquillity and the ability to appreciate the historic surroundings of the canal and result in incremental changes such as increased noises, kinetic movement and diurnal changes through light pollution.

The situation with the Canals is complicated; the Canal Conservation Area is a designated heritage asset, whilst the remainder of the Canal is a non-designated heritage asset. There would be an impact on the wider historic, rural setting of the Canal arising from development and this assessment has found that the open fields enhance our appreciation of the assets within their agricultural landscape. This means that development could lead to the irreversible loss of part of the agricultural setting of the Canal, with which it shares a visual and historic relationship. For the designated part of the Canal (within the Conservation Area) NPPF paragraph 202 is relevant and it is considered that this would cause low to moderate levels of less than substantial harm to its significance through the indirect impact of change within its setting. Whilst arguably of the same significance as the section of the Canal within the Conservation Area, impacts on the significance of remaining part of the Canal must be considered as per NPPF paragraph 203. There would likely be harm to the significance of the non-designated heritage asset of the Canal through the loss of its rural historic character and changes to its historic setting. Although this cannot be fully mitigated, there is potential for the impact to be minimised through sensitive design, the use of buffers and master-planning.

This heritage assessment is based on known heritage assets as recorded on the Warwickshire Historic Environment Record or on the National Heritage List for England. There is always the potential for previously unknown archaeological deposits being present within the survey area. Areas of development will likely completely remove and destroy any archaeological deposits that might be present. As part of any future planning application a programme of archaeological evaluation should be undertaken in accordance with NPPF para. 194, 203 and 205.

This assessment comprises a high-level desk-based assessment of the potential impacts of development on the historic environment of 29 settlements. Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local plans (2015) offer advice to all those involved in the process, to help ensure that the historic environment plays a positive role in allocating sites for development, this ensures that the historic environment is taken into consideration at an early stage of the Local Plan development. Any application will need to demonstrate at a detailed level that the proposed development can be delivered without conflict with the policies of the Development Plan, government guidance and good practice. As the process for identifying potential areas for development proceeds it is probable that detailed Heritage Impact Assessments will be required for most of the sites. The Heritage Impact Assessment would detail the historic or archaeological significance of a building, monument or landscape within its wider setting. It should include an outline of the proposed works, an assessment of their impact on the heritage asset or assets and a mitigation strategy.

# 10 APPENDIX 1: SETTLEMENT ASSSESSMENT SHEETS

## 10.1 ALCESTER

| **Settlement Name: ALCESTER** | **District: Stratford-on-Avon** |
|---|---|

**Location:**
Alcester is located close to the border with Worcestershire, about 13km to the west of Stratford-on-Avon. It is sited to the north of the junction of the River Alne and the River Arrow. The Arrow bisects the modern town, the medieval and post-medieval core was located on the western side of the river. Both the Arrow and the Alne are prone to flooding and the historic flood meadows are likely to preserve important waterlogged archaeological deposits and palaeoenvironmental evidence.

**Settlement Description:**
The modern town falls into four distinct parts. The main area comprises the historic town to the west, the valley of the River Arrow which is mainly open space, with modern urban expansion to the east and to the north is the ribbon development at Kings Coughton along the A435.

The Roman town was largely located to the south-east of the medieval town, to the north of the Alne.

The medieval and post-medieval town is located on the western side of the River Arrow. The Listed Buildings are concentrated along the High Street, Henley Street, Swan Street and Priory Road.

The scheduled Alcester Abbey is sited in the north part of the town by the Arrow, it includes the earthwork and buried remains of Alcester Abbey, its associated water management system and the earthwork remains of ridge and furrow cultivation. It occupies a naturally elevated site on the south floodplain of the River Arrow and is bounded along its north and east sides by the river, and on its west and south sides by two shallow connecting channels which were described as waterfilled moat arms in the 18th century. These features and the River Arrow are thought to define the precinct boundary of the monastic site.

To the north of the medieval town in Kings Coughton is the scheduled Beauchamp Court moated site. The medieval complex takes the form of a moated island together with a fishpond, located immediately to the south east of the island, and a series of enclosures, including evidence of medieval ridge and furrow cultivation, extending to the north of the moat.

Within the wider landscape are a number of other significant historic sites. These include the Grade 2* Registered park and garden (including the sham castle of Oversley Castle) of Grade 1 Ragley Hall to the southwest of the town. As well as the original site of Oversley Castle (a

scheduled motte and bailey, the historic hamlet of Oversley Green, Kinwarton historic village with its scheduled dovecote and standing cross, and the scheduled medieval settlements at Coughton Court and Mill Ford Farm.

**Summary History:**
The town had its origins in the Roman period, although there is evidence for earlier settlement in the area. Whilst there is evidence for scattered farms of Iron Age date from the immediate area round Alcester, the town is believed to have grown up from a small civilian settlement outside a Roman fort at the crossing of two major Roman roads, Icknield Street running north-south and the east-west Salt Way from Droitwich and the crossing of the River Arne. The scheduled site of the Roman town (which comprises three distinct areas) is mainly located to the southeast of the present town between the Stratford and Evesham roads. There are no standing remains, but the site has been extensively surveyed and partially excavated. The town began as a small military outpost but functioned mainly as a manufacturing and marketing centre, serving a large surrounding agricultural hinterland. The exact location of its principal buildings is not known, but residential and industrial areas have been noted to the south. The town was provided with defences from early in the 1st century AD comprising simple earthen ramparts, these were replaced in the later 4th century by stone walls. Cemeteries have also been located. The town is known to have been extensive and partially lies beneath the modern and medieval successors. The scheduling aims to protect those significant areas of the town which have not been subject to sustained successive redevelopment. The Roman town was operating from the 1st to 4th centuries and expanded continuously and remained prosperous until the late 4th century. From this point it declined but continued to function into the 5th century. Many of the finds are on display in the Roman Alcester Heritage Centre in Globe House. To the south of the town at Lower Oversley Farm there is the cropmarks of a double-ditched rectangular fort of Roman date. To the north of the town in Coughton are the cropmarks of a Roman farmstead and enclosures of possibly later prehistoric or Roman date.

In the later Anglo-Saxon period, there may have been some form of settlement on the site, and a number of early Christian legends feature Alcester. Little archaeological evidence has been found so far, but an early eleventh century ivory crozier head, found close to the centre of the town, provides a hint of Anglo-Saxon occupation.

In the medieval period the Lords of the Manor, first the Botelers and then the Beauchamps, created a new town north of the Roman town. They focussed this settlement on the road to Wootton Wawen (now Henley Street). In 1274 Alcester gained the right to hold a market, to this was added a fair in 1292. The plan of the medieval town shows the commercial development of the town, with a market-place north of the church and the Bull Ring at the southern end of the High Street. Excavation has established the survival of belowground archaeological remains. St Nicholas's Church dates to the late 13th century and occupies a prominent position in the centre of the High Street. The Town Hall was gifted to the town by Sir Fulke Greville in 1618. Pevsner notes that many of the buildings were updated in the 18-19th century with new brick frontages onto earlier timber-framing.

Alcester Abbey was founded c. 1138-40 by Ralph de Boteler as a small Benedictine house. The financial fortunes of the abbey suffered through the negligence of later abbots, culminating in a formal alteration of its status to that of a cell of Evesham Abbey in 1465. The cell was dissolved in 1536. After the Dissolution, the site passed into the hands of Fulke Greville who used the site as a convenient source of stone for the remodelling of Beauchamp Court, situated to the north of the

monastery. By the 18th century, Alcester Abbey had reverted to agricultural use. The site is bisected by a stream which flows west-east across the site. It is considered to be monastic in origin and served a double purpose, as a tail-race for a monastic mill and as an integrated water management system to provide a water supply to the conventual buildings in the south part of the site. There are no above ground remains, but the buried archaeological deposits, including organic material, are thought to survive in good condition, uncomplicated by post-Dissolution occupation.

The Beauchamps Court medieval moated site to the north came to the Beauchamp family in 1266. In 1340 Giles de Beauchamp obtained a licence to crenellate his manor and to surround it with a wall of stone and lime. Leland, the antiquarian, noted in 1545 that Fulke Greville was building at Beauchamp with stone taken from Alcester priory. Beauchamp Court ceased to be the principal seat of the Grevilles after the first Lord Brooke had acquired Warwick Castle in 1604, and the last member of the family to occupy Beauchamp Court appears to have died in 1653. By 1667 it had been partly demolished, with the remainder in use as a farm house. The present building known as Beauchamp Court, a Grade 2 Listed Building, dates from the 18th century, and is located approximately 300m to the east of the moat.

Alcester had a thriving trade in the clothing industry, especially in the linen, knitting and glove-making, with the addition of needle-making from the 17th to the 20th century. Minerva Mill, Station Road is a former needle manufactory. It was also on a major coaching route, with numerous associated inns. The railway came to the town in 1866, the station was closed in 1948 and the line in the 1960s. In the 19th century the Hertford Memorial Hospital and Sanatorium, Smallpox Hospital and the Union Workhouse were constructed on the eastern side on the River Arrow.

Alcester remained a relatively small town until the Second World War. Since 1951 there has been substantial expansion with new housing schools, amenities and industrial areas on the NE side towards Kinwarton and north towards Kings Coughton. There has also been some infilling towards the line of the railway to the west. The town was by-passed in 1990.

To the south-west of the town is the Grade 2* Registered park and garden of Ragley Hall, this comprises a mid-18th century park landscaped by Lancelot Brown, with late-19th century formal gardens and pleasure grounds laid out by Robert Marnock, with a small detached area under Oversley Castle, a sham castle acting as an eyecatcher, perched on the top of a steep bank above the river some 2.5km to the east, outside the 800m but with reciprocal views into and out of the study area. Ragley Hall (listed Grade 1) stands on the levelled summit of an eminence towards the centre of the site, and replaces an earlier house to the west, elements of which survived into the mid-18th century. It was designed for Lord Conway by Roger or William Hurlbut circa 1677 and modified by Robert Hooke in 1678, the mansion comprises a double-pile house with corner pavilions, each of which contained an 'apartment' or suite of rooms. It is a house designed to impress the observer.

To the east of Ragley Hall is the estate village of Arrow, which has a group of Listed Buildings and the park associated with Arrow Court. Ragley Hall and Arrow form a single conservation area. To the north of this is the site of Alcester Heath Park, an area of heathland enclosed in the post-medieval period to form a park and rabbit warren.

To the east of the town is the village of Kinwarton, which includes a moated site, a grange of Evesham Abbey, a scheduled dovecote is the only surviving above ground structure from this

complex, the Grade 2* Church of St Mary the Virgin and the Scheduled early medieval standing cross in the churchyard, the former Rectory and Glebe Farm.

To the north of the town are the scheduled medieval settlements at Mill Ford Farm and the medieval settlement at Coughton Court, and the Coughton conservation area both sites have buried remains and earthworks, both sites are located just outside the 800m buffer, on the north bank of the River Arrow.

To the south-west of the settlement is the historic hamlet of Oversley Green and its collection of Listed Buildings. To the south of this, just outside the 800m buffer is the scheduled earthworks and buried remains of the motte and bailey of Oversley Castle, located prominently on the summit of a knoll above the River Arrow.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- In and out of the Roman town area to the Conservation Area enabling an understanding of the origins and development of the settlement as a whole and the relationship of the Roman town with both the original road layout and the rivers
- In and out of Alcester Abbey area to the Conservation Area enabling an understanding of the origins and development of the settlement as a whole and the relationship of the Abbey with the rivers and flood meadows
- In and out of Beauchamps Court area to Alcester Abbey and the Conservation Area enabling an understanding of the origins and development of the settlement as a whole and the relationship of the site with the rivers and flood meadows
- In and out of the Arrow conservation area and the Ragley Hall Registered Park and Gardens, enabling an understanding of the designated assets within their wider setting, particularly the relationship with town and with Oversley Castle eye-catcher as well as its rural location
- Within the historic core, including those linking the various elements of the historic town
- To and from the historic settlement of Kinwarton, enabling an understanding of the designated assets within their wider rural setting
- In and out of the scheduled medieval settlements at Mill Ford Farm and the medieval settlement at Coughton Court, and the Coughton conservation area enabling an understanding of the designated assets within their wider setting
- To and from the historic settlement of Oversley Green, enabling an understanding of the designated assets within their wider setting

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Alcester Conservation Area
Arrow Conservation Area

**Listed Buildings: within the settlement**

| Grade 1: | 3 | Grade 2*: | 8 | Grade 2: | 147 |
|---|---|---|---|---|---|

**Scheduled Monuments:**

- Part of the Roman small town of Alcester 370m north-west of Oversley Green Farm
- Alcester Abbey
- Beauchamp Court moated site
- Standing Cross in St Mary's Churchyard
- Kinwarton Dovecot
- Medieval settlement at Mill Ford Farm
- Oversley Castle

**Registered Park and Garden:**

- Ragley Hall II*

**Heritage at Risk:**
Oversley Castle Scheduled Monument

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the original historic settlement. In addition, there are extensive areas of archaeology, both earthworks and buried deposits, comprising the scheduled site of the Roman town, the abbey and moated manorial site.
The historic core is now largely enclosed by modern development to the east and west of the settlement, however, the views linking the various elements of the historic settlement are preserved within the open flood meadows of the Rivers Arrow and Alne.

Outside the settlement are other foci of historic activity, including the hall and Registered Park and Garden of Ragley Hall, the historic settlements of Oversley Green and Kinwarton.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is located within the shallow valleys of the Rivers Alne and Arrow, with gentle undulations marking the valley slopes. The surrounding landscape is open and rural in

character, it includes the Grade 2* Registered Park and Garden of Ragley Hall and the Scheduled Oversley Castle. Ragley Hall is sited on a locally prominent hill, and the medieval Oversley Castle on a knoll. There are a few small areas of surviving ridge-and-furrow, most notably associated with the Beauchamp Court Scheduled Monument. An area of former heathland to the west of the town was enclosed in the post-medieval period to form Alcester Heath Park, it is now farmland.

**Sensitivity and susceptibility of the settlement to new development**

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

West:
The western side of the settlement contains the historic urban area, with numerous Listed Buildings, however it is enclosed on its western edge by modern development. The A435 separates the western edge of the settlement from the wider agricultural landscapes. There is a group of Listed Buildings at Coldcomfort Farm. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. There are known to be below-ground archaeological remains in this area and there is the potential for further as yet unknown remains. There may be potential for development in this area provided that appropriate mitigation is put in place to lessen the impact on the Listed Buildings and non-designated assets.

North:
To the north of the town is the historic settlement of Kings Coughton and the scheduled moated Beauchamps Court manorial site. The Tything Road industrial area, the B4089 and modern development largely separate this side of the town from the historic settlement, apart from the link that is formed by the River Arrow. On the northern edge of the buffer area are the Scheduled Monuments and Conservation Area of Coughton Court and Mill Ford Farm. The relationship between the Conservation Area and the Scheduled Monuments and their wider rural setting contributes to the significance of the Conservation Area. There is also extensive cropmark evidence for a Roman farmstead complex and other settlement enclosures and there is the potential for further as yet unknown remains. There may be potential for carefully considered development in this area with careful master-planning and appropriate mitigation to reduce its impacts on the designated and non-designated assets.

East:
The scheduled site of Mill Ford Farm is located a couple of fields to the north of this area and to the south of the B4089 is the historic settlement of Kinwarton, which contains a range of designated and undesignated heritage assets. The rural setting contributes to the understanding and significance of these heritage assets. There are known to be below-ground archaeological remains in this area and there is the potential for further as yet unknown remains. However, there may be potential for carefully considered development in this area with careful master-planning and appropriate mitigation to reduce its impacts on the designated and non-designated assets.

South:
There are a wide range of designated assets in this area, comprising the scheduled Roman town and Alcester Conservation Area and the hamlet of Oversley Green, and the scheduled Oversley castle earthworks, the estate village of Arrow and Ragley Hall. All of these to changes to their setting. The heritage assets retain their links to the rural landscape which provides an important

contribution to the significance of these assets. There are also the cropmarks for a Roman fort at Lower Oversley and is the potential for further as yet unknown remains, but these can be addressed in accordance with the NPPF guidance. Given the range, extent, location and inter-visibility of the designated heritage assets present, this area is assessed as having has little scope to absorb large-scale development without causing harm to the designated assets

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

Alcester Roman and medieval towns, the abbey, Kings Coughton moated site are of national significance. In addition, the core of the historic town contains a dense concentration of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, along with the Grade 1 listed church are of high value. The designated heritage assets are linked by the river and by the historic flood-meadows.

To the southwest of the town and separate from it is the Registered Park and Garden of Ragley Hall and its collection of Listed Buildings, conservation area and the estate village of Arrow, these are of national importance. Other significant sites include the historic hamlet of Oversley Green and village of Kinwarton with its scheduled dovecote and standing cross, these are also of national significance. To the north of the town on the edge of the buffer area is another group of nationally significant designated assets at Mill Ford Farm and Coughton Court.

There are known areas of non-designated below-ground archaeology and it is probable that there are further remains yet to be discovered. Large-scale development will likely completely remove and destroy any archaeological deposits that might be present. The potential of the survey area to reveal features of significance has not yet been fully understood. As part of any future planning application a programme of archaeological evaluation should be undertaken in accordance with NPPF para. 189 and 194.

Alcester has had extensive modern development east and to a lesser extent to the north and west which has partially eroded its value and sense of place on that side of the settlement.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*
The open areas beside the Rivers Alne and Arrow that contain the Scheduled Monuments form an important amenity asset and there may be further opportunities for improvement and enhancement in this area. Opportunities should be sought to remove Oversley Castle from arable production.

## Recommendations

Alcester is particularly noteworthy for its Roman and medieval/post-medieval town, as well as the former site of the abbey and the moated manorial site. The historic settlement pattern is well preserved in the core of the settlement which lies on the western side of the River Arrow. The setting of these assets makes a considerable contribution to their significance, this includes the inter-relationship between the various heritage assets, and the valleys of the Arrow and Alne, as well as the historic agricultural landscape.

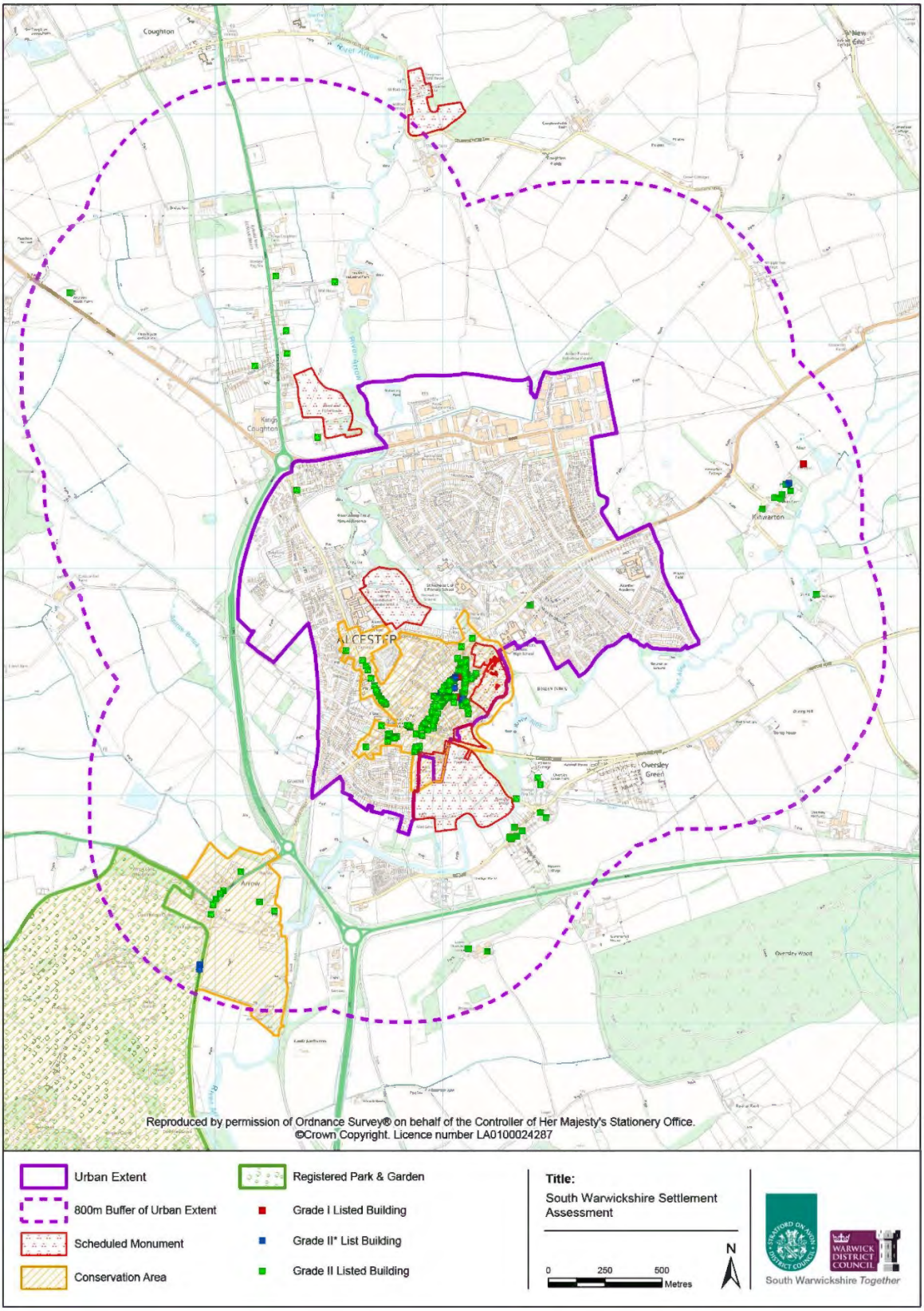
Equally the rural setting of the Kinwarton and Oversley Green hamlets makes a considerable contribution to the understanding and appreciation of these rural settlements.

On the southern side of the town, and separated from it by the A435 is the Registered Grade 2* Ragley Hall and its collection of Listed Buildings and associated estate village of Arrow. Any development in this area has the potential to impact on the heritage assets.

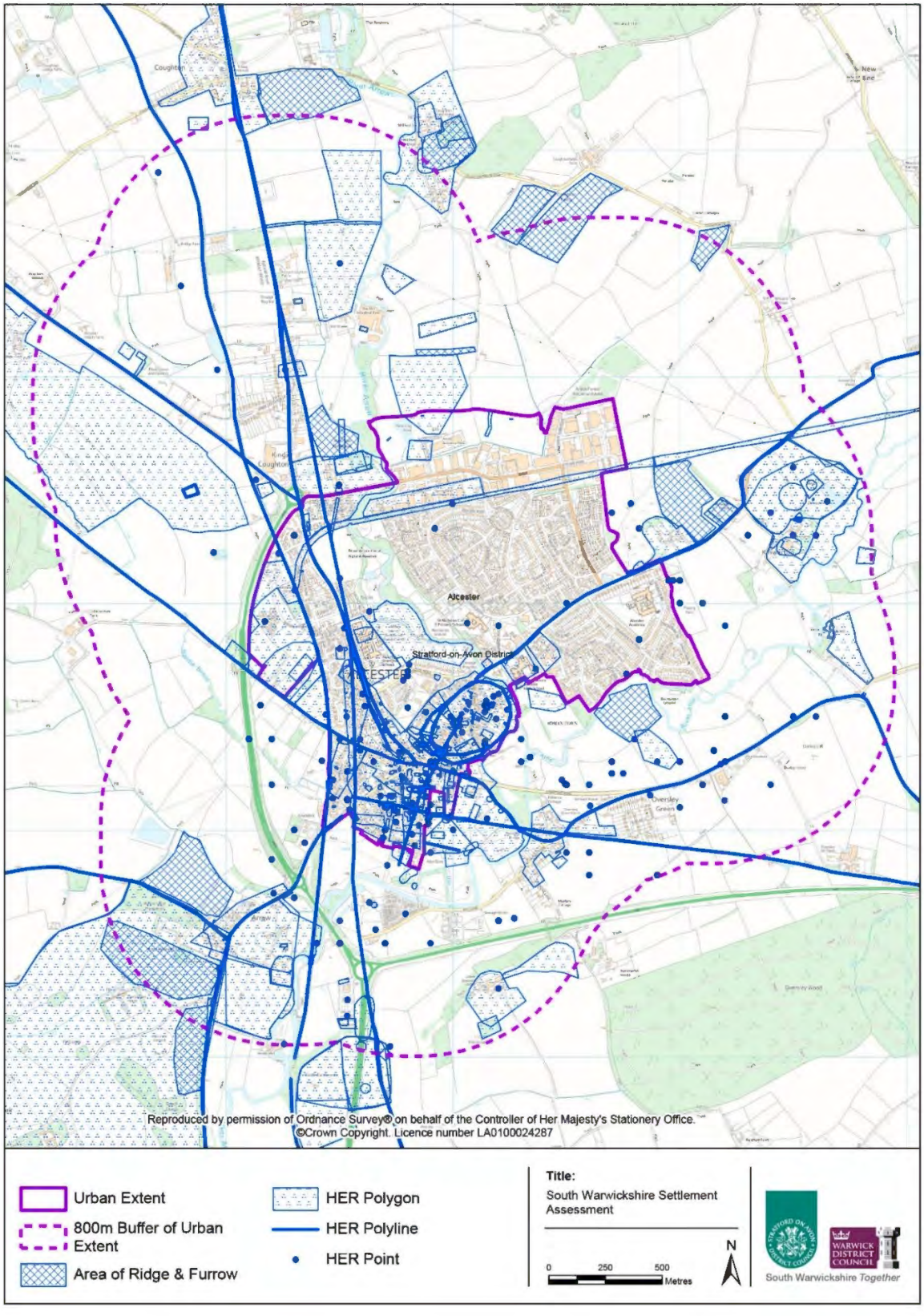
Some distance to the north of the town are the Scheduled Monuments and Conservation Area of Coughton Court and Mill Ford Farm

It is therefore recommended that from a heritage perspective development should be focussed on the western side of the town and with care to the north and east

| Settlement | Location | RAG score | Summary notes |
|---|---|---|---|
| Alcester | West | GREEN | Historic settlement largely enclosed by modern development. There may be scope for development in this area. Care will need to be taken to not negatively impact on Coldcomfort Farm and to mitigate any impact on Ragley Hall to the south |
| Alcester | North | AMBER | The Scheduled Monuments, Listed Buildings and conservation areas are sensitive to changes to their setting. There is also cropmark evidence for settlement of later prehistoric and Roman date in the area. There may however be scope for carefully considered development in this area |
| Alcester | East | AMBER | The heritage assets at Kinwarton are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Alcester | South | RED | The range of heritage assets, which includes the scheduled Roman town, Alcester Conservation Area, the hamlet of Oversley Green, estate village of Arrow and Ragley Hall, makes development to the south highly damaging to the heritage assets. |




***Alcester – designated historic environment assets***




***Alcester – non-designated historic environment assets***

## 10.2 BARFORD

| **Settlement Name: BARFORD** | **District: Warwick** |
|---|---|

**Location:**
Barford is located on the eastern bank of the River Avon, and immediately to the south of the M40. The village lies approximately 4km south of Warwick.

**Settlement Description:**
The modern settlement lies along High Street and Church Street which run parallel to the River Avon, and along Wellesbourne Road and Bridge Street. The medieval extent was probable centred on the church with the earliest surviving houses dating from the 17th century. The historic core comprised High Street and Church Street, Church Lane, Ketys Lane and Bridge Street. The historic buildings are mainly two-storey village houses of either red brick or timber-framed construction. Those on Church Street open directly onto the pavement with no front gardens. Barford Conservation Area extends over most of the northern part of the present settlement and includes most of the Listed Buildings with modern development located between the main historic street frontage and the river. The remainder of the modern development is confined to Wellesbourne Road and its side roads to the south of the Conservation Area.

Barford House (Grade 2*) lies on the east side of Wellesbourne Road. It dates from c.1820 and is a large Regency stuccoed mansion. There is a contemporary classical sun temple (Grade 2) in the grounds.

To the north east on the opposite side of the river is the hamlet and Conservation Area of Sherbourne. The Conservation Area links with the Barford one at the crossing of the River Avon. Sherbourne Park is a Grade 2* manor, sited next to the Grade 2* Church of All Saints. Sherbourne largely comprises mid-19$^{th}$ century estate housing, vicarage and school.

**Summary History:**
To the north west of the settlement are the Scheduled Monuments of a Neolithic 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 cropmarks. Occupation of the area has clearly been both prolonged and extensive. In addition, there is further extensive evidence for Late Iron Age and Roman farmsteads on the western bank of the Avon in the form of cropmarks, the majority of these are Scheduled. There is further cropmark and excavation evidence for later prehistoric and Roman settlement and burial activity to the south and east of Barford.

The placename Barford is Anglo-Saxon in origin and refers to the shallow river crossing. Barford is first mentioned in the Domesday Survey of 1086, when it was in the hands of two owners and assessed as having 22 households, one priest and two men-at-arms as well as ploughlands and meadows and one mill. A corn mill is marked on early OS mapping *c.* 450m to the east of Barford

Bridge. The Scheduled Monument on the western bank of the river including a medieval drove road and strip fields situated on the floodplain of the River Avon

The manorial ownership of the village passed through successive families, including the Verdun family from 1212 to 1385, the Lords Willoughby De Broke and the Earls of Warwick. The Fairfax family were recorded as living on the Manor House.

A church is assumed to have existed in Barford since the Domesday Survey, though the current Church of St Peter (Grade 2*) dates originally from the 14th century, although it was extensively rebuilt in 1844. Shot marks survive on the tower which are the result of a Civil War skirmish just before 1642. The War Memorial is Locally Listed. The church at Sherbourne (Grade 2*) dates to 1862-4 and is thought to lie on the site of an earlier church of medieval origin, there is the scheduled shaft of a 15th century cross in the churchyard.

Barford Bridge (Grade 2) lies just outside the village to the north-west. It dates from the late 18th century and replaced an earlier structure from 1484. This links the two Conservation Areas. There is evidence for small-scale quarrying across the study area and modification of the various tributaries of the River Avon, including ponds, weirs and sluices.

Sherbourne has its origins in the medieval period as a manor and church but was largely rebuilt in the in the 18th and 19th centuries. The church was rebuilt on its original medieval site in 1862-4 by George Gilbert Scott for Miss Louisa Ann Ryland, whose family had purchased Sherbourne in 1830. The Rylands were Birmingham industrialists who had made their money from wire-drawing works. Louisa Ryland also financed the construction of the mid-19th century estate housing in Church St and the former school (now the Village Hall, Locally Listed) and the former vicarage in Watery Lane. Sherbourne Manor (formerly Morville) is early 19th century in date. The Sherbourne Brook has been extensively modified at this point to form a series of ponds.

The 18th century Registered landscape park associated with Warwick Castle extends into the northern part of the survey area.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Into and out of Barford Conservation Area to the surrounding rural landscape and along the Avon valley, enabling an understanding of the designated assets within their wider setting
- Into and out of Sherbourne Conservation Area to the surrounding rural landscape and along the Avon valley, enabling an understanding of the designated assets within their wider setting
- Between the two Conservation Areas and the River.
- Into and out of the Scheduled Monuments on the west bank of the Avon demonstrating their relationship with the Avon valley and the wider rural landscape

## Historic Environment Designations

**Conservation Area:**
Barford Conservation Area

Sherbourne Conservation Area

**Listed Buildings: within the village**

Grade 1: | Grade 2*: 4 | Grade 2: 51

**Scheduled Monument:**

- Enclosures in park of Sherbourne House, 200 yds (180m) NE of church
- Enclosures 450 yds (410m) NE of parish church
- Cursus, enclosures and other cropmarks 900m NNW of Barford Church
- Sherbourne churchyard cross

**Registered Park and Garden:**
Warwick Castle park

**Heritage at Risk:**
None

## Landscape Designations

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

Barford comprises a medieval village on the eastern bank of the Avon, with the smaller medieval hamlet of Sherbourne on the western bank and a scatter of isolated farms.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The landscape is rural in nature, with the valley of the Avon, and its tributaries and water component forming a significant component within it. The river valley lies between the two settlements. There is extensive archaeological evidence for earlier settlement and agriculture across the survey area.

## Sensitivity and susceptibility of the settlement to new development

North west:
This area is highly sensitive to change due to the presence of the extensive scheduled cropmark complexes and the Sherbourne conservation area. The inter-relationship between the designated and non-designated heritage assets, the Avon and the wider rural landscape makes an important contribution to the significance of these assets. Given the extent, location of the designated assets and the contribution their setting makes to their significance this area has little scope to absorb any form of large-scale development without causing harm to the designated assets.

North-east:
Barford Conservation Area lies adjacent to this area and there are significant non-designated heritage assets within the area. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. However, there may be scope for carefully considered development in this area with careful master-planning and appropriate mitigation to reduce its impacts on the designated assets.

South-east:
This area comprises the triangle between Wasperton Lane and the A429. Barford Conservation Area is largely screened by small-scale modern development at the edge of the village. There is a single Listed Building at Wasperton farm. There is potential for as yet unknown archaeological remains to be present, but these can be addressed in accordance with the NPPF guidance. There therefore may be potential for development in this area.

South-west:
This area comprises the area to the south of the Avon and west of the A429. The valley of the Avon is sensitive to change and there are significant non-designated heritage assets within the area and two Listed Buildings. The area forms part of the rural setting of the Sherbourne conservation area. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. However, there may be scope for carefully considered development in this area with careful master-planning and appropriate mitigation to reduce its impacts on the designated assets.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

There are 55 Listed Buildings within the survey area, largely related to the settlement of Barford and the hamlet of Sherbourne. There are four Scheduled Monuments, three of which represent large-scale multi-period ceremonial, funerary and settlement cropmark complexes. Warwick Castle Registered park and garden extends into the northern part of the survey area. There are two conservation areas (Barford and Sherbourne). There are also a number of significant non-designated cropmark complexes which enhance the understanding of the Scheduled Monuments within their contemporary archaeological landscape.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*

None identified

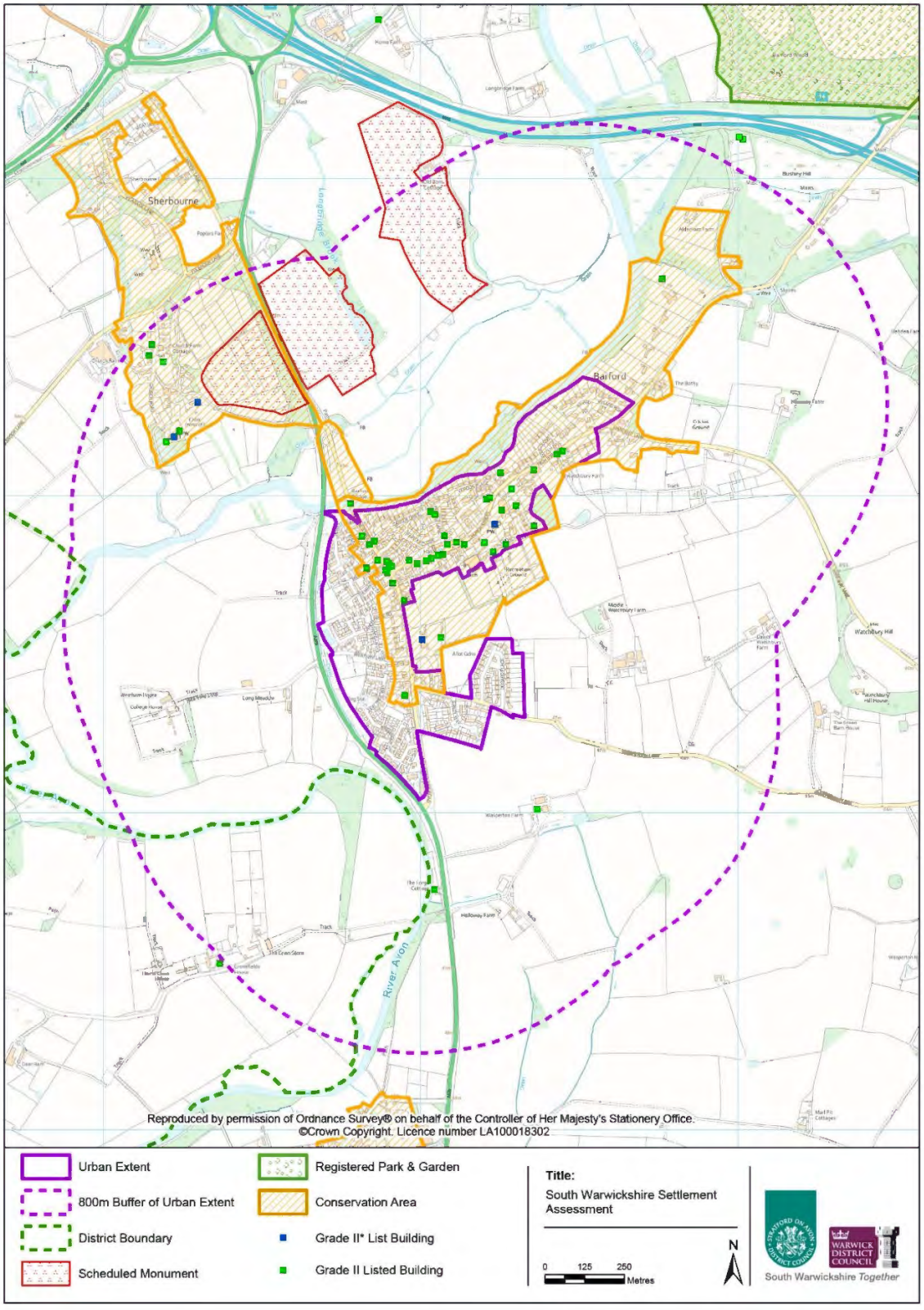
**Recommendations**

The inter-relationship between the scheduled and non-designated cropmark complexes and the Avon valley makes a considerable contribution to the understanding and appreciation of these heritage assets.

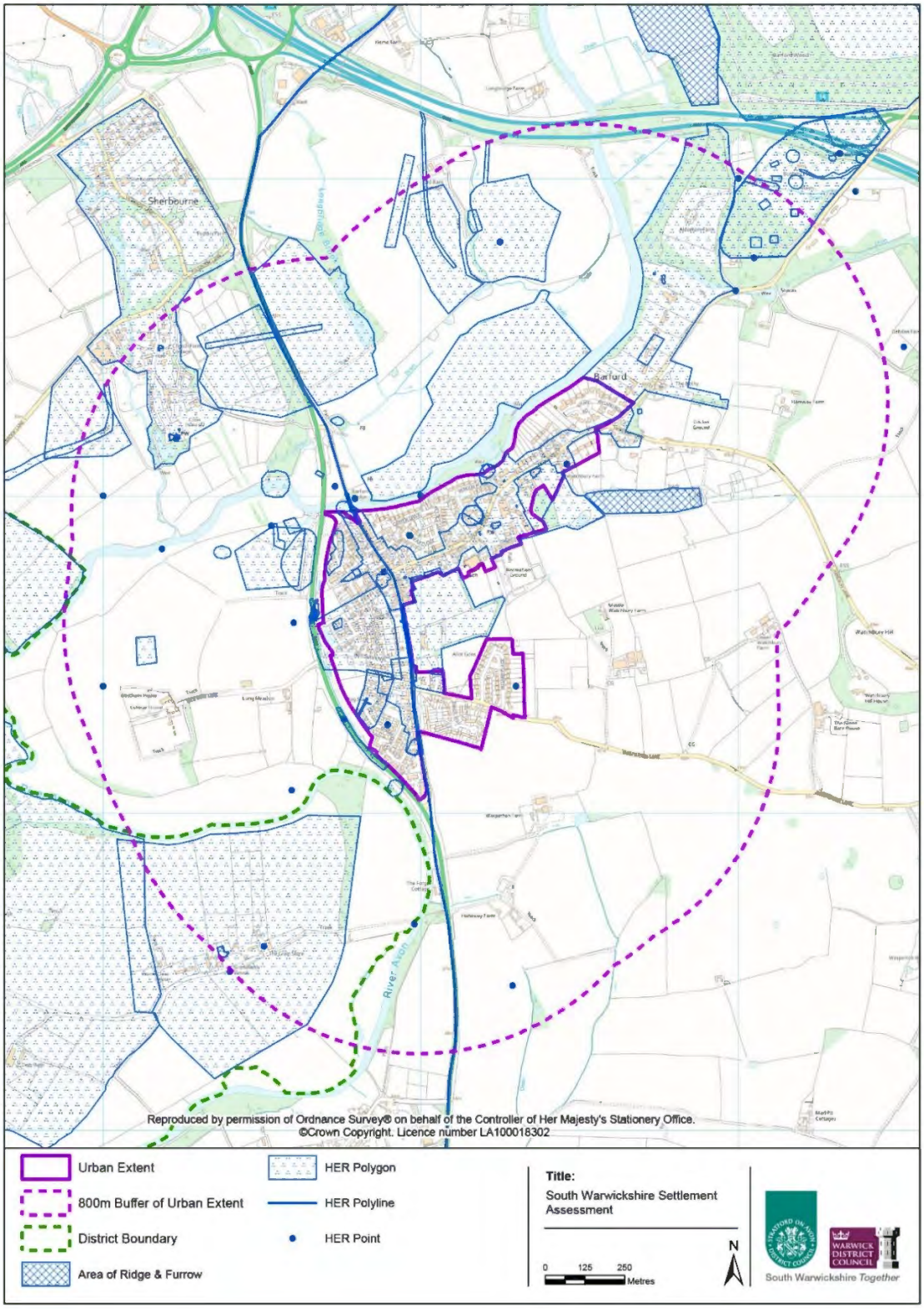
The relationship between the Conservation Areas and the associated Listed Buildings and their wider rural setting makes a contribution to the understanding and appreciation of these heritage assets.

It is therefore recommended that from a heritage perspective, development should not take place within the north-western quadrant of the survey area and that any development in the remainder of the survey area should make efforts to mitigate the impact of the development on the conservation area and Listed Buildings.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Barford | North-west | RED | Area to the north of the River Avon, including the Sherbourne conservation area, Scheduled Monuments and non-designated heritage assets are highly sensitive to change and there is no scope for large-scale development in this area |
| Barford | North-east | AMBER | Barford Conservation Area and the non-designated heritage assets are sensitive to change, but there may be scope for carefully considered development in this area subject to appropriate mitigation |
| Barford | South-east | GREEN | There may be scope for development subject to appropriate mitigation of the impact on the setting of the Conservation Area boundary and the Listed Building |
| Barford | South-west | AMBER | Sherbourne Conservation Area, two Listed Buildings and the non-designated heritage assets are sensitive to change, but there may be scope for carefully considered development subject to appropriate mitigation |




***Barford – Designated heritage assets***




***Barford – Non-designated heritage assets***

## 10.3 BEARLEY

| **Settlement Name: Bearley** | **District: Stratford-on-Avon** |
|---|---|

**Location:**
Bearley is located approximately five miles north of Stratford-on-Avon on a low promontory to the east of the Stratford-upon-Avon Canal.

**Settlement Description:**

The village of Bearley has its origin in the medieval period with the settlement developing around the church and manor. The church is Grade 2 listed and forms the centre of the historic core of the village. The village is surrounded to the north and east by a number of ancient woodlands, including Bearley Bushes East which is protected as a SITE OF SPECIAL SCIENTIFIC INTEREST. The Conservation Area comprises the historic core including the Manor House and Church, with early post-medieval expansion along Church Lane.

The Church itself is constructed of the local rare lias stone, the listed domestic buildings comprise red brick or timber-framed structures. Modern development is largely located to the south/southeast of the core, with Grange Road/Oaktree Close to the north forming a single line of development encircling an area of open space between it and the historic centre. To the west of the historic core modern domestic development extends out along Snitterfield Road with industrial development west of the settlement near to Bearley Station.

The SITE OF SPECIAL SCIENTIFIC INTEREST of Snitterfield and Bearley Bushes is located to the southeast of the village and abuts the late twentieth century development. Otherwise, Bearley is largely encircled by agricultural land.

**Summary History:**

There is little evidence for early activity at Bearley, although this maybe a reflection of the lack of archaeological fieldwork undertaken in the area.

The original settlement on the site dates to the Late Saxon period and is recorded in the Domesday Book (1086) as *Byrlei* likely originating from the words burh, meaning fortified place, and leah, meaning a woodland clearing. Alric is recorded as the preconquest holder; in 1086 the settlement is recorded as having 5 hides 4 of which were held by William FitzCorbucion and 1 by Alric for Robert of Stafford. In 1100 land ownership was held by the monks of Bordesley and a small church was built around this time. Evidence of ridge and furrow has been identified at Bearley Bushes indicating the agricultural exploitation of the area of the area around Bearley during the medieval period.

The church is the oldest surviving building, with part of the structure dating to *c.*1221. The Manor, Wood Lane Farmhouse, along with Stone House, straddles Snitterfield Road and comprise the earliest part of the historic core. The Manor House largely dates to c. 1600, although the cellar may belong to a predecessor on the site.

During the seventeenth century a number of domestic buildings were built along and around Church Lane. These are largely timber framed modest buildings and are generally Grade 2 listed. The settlement remained small however and limited to Church Lane and Snitterfield Road. A windmill stood on Mill Hill to the north of the village

The manor at Bearley was held by the Earl of Coventry from the eighteenth century. Development proceeded slowly during the nineteenth century with ribbon development occurring along Ash Lane which originally joined Birmingham Road. A smithy was located to the south of Church Lane in the late nineteenth century along with a well and a schoolhouse. To the northwest of Bearley was Edstone Hall and grounds, an early 19th century house located on the site of an earlier manor.

Bearley benefitted from being well connected in the nineteenth and twentieth centuries. The Stratford-upon-Avon Canal was built between 1793 and 1816 and passes Bearley to the west (outside the present study area); there is a large aqueduct known as the Edstone Aqueduct, or Bearley Aqueduct, and is the longest in England. The railway arrived at Bearley in the mid nineteenth century and opened as part of the Stratford on Avon Hatton to Stratford branch line. The station dates from 1860 and lies to the west of the settlement at Bearley Cross.

To the east of Bearley is RAF Snitterfield which functioned as a Second World war airfield used to train Belgian air crews. Historic mapping shows a WAAF camp to the south of Bearley used to house displaced persons following the end of WWII and the 1945 aerial photography shows a possible camp associated with this in the area of Grange Road.

Infill development between the historic core and Bearley Bushes and the construction of Grange Road occurred in the post-war period but any further development in a linear fashion along Snitterfield Road was sporadic.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Into and out of the historic core enable an understanding of the inter-relationship between the church and the settlement and the wider rural landscape.
- Looking west towards the canal and railway enabling an appreciation of the major transport routes

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Bearley Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | | 14 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
Bearley Bushes to east

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
Bearley Bushes,
North of Bearley Bushes,
Songar Wood
Mill Hill Plantation

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The built form comprises the church and the original historic settlement, including a number of Listed Buildings. Apart from the main road through the settlement all of the other roads within the historic core are narrow single lane roads. There has been later historic development out from this initial core, originally sporadically along the approach road to the railway station and east along Snitterfield Road. Views to the south from the historic core have been preserved as well as the verdant and compact nature of the historic core.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is located on a low promontory, with gentle undulations affording long views to the south. The surrounding landscape is open and rural in character, and it includes the SITE OF SPECIAL SCIENTIFIC INTEREST of Bearley Bushes West and a number of ancient woodlands to the north and northeast.

There are potential long distance views across the rural landscape to the canal and associated aqueduct.

## Sensitivity and susceptibility of the settlement to new development

North:
The north-western side of the settlement is already partially developed, with fields acting as an open-space buffer between the modern development along Grange Road and the Conservation Area and historic core. As such any further development here would not impact the setting of the designated heritage assets. The probable medieval hollow-way of School Lane should however be preserved as a landscape feature within any development.

East:
There is modern development on the eastern side of the village, which forms infill between the historic core and the SITE OF SPECIAL SCIENTIFIC INTEREST of Bearley Bushes. However, there is still a relationship, including views, between many of the designated heritage assets out to the wider rural landscape. There may be some potential for development on the limits of the survey area in the area of the golf course and gliding club.

South:
The southern conservation area retains its relationship with its rural setting, which contributes to its understanding and significance. The historic lanes within the settlement terminate,or change to footpaths at the edge of the settlement. Given the range, extent, location and inter-visibility of the designated heritage assets present, this area is assessed as having has little scope to absorb large-scale development without causing harm to the designated assets

West:
The historic settlement is enclosed by small-scale modern development to the west of the village. The Conservation Area and the Listed Poacher's Cottage borders Ash Lane, and any development in this area would require appropriate mitigation. However, there may be scope for development within this area, including a potential brownfield site at Bearley Mill.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

The core of the historic village comprises a concentration of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, along with the Grade 2 listed church of St Mary, are of high value. There are significant views southwards into the wider rural landscape which forms the setting of the designated assets.

Modern development has occurred to the northwest, west and east of the historic core.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*

None identified

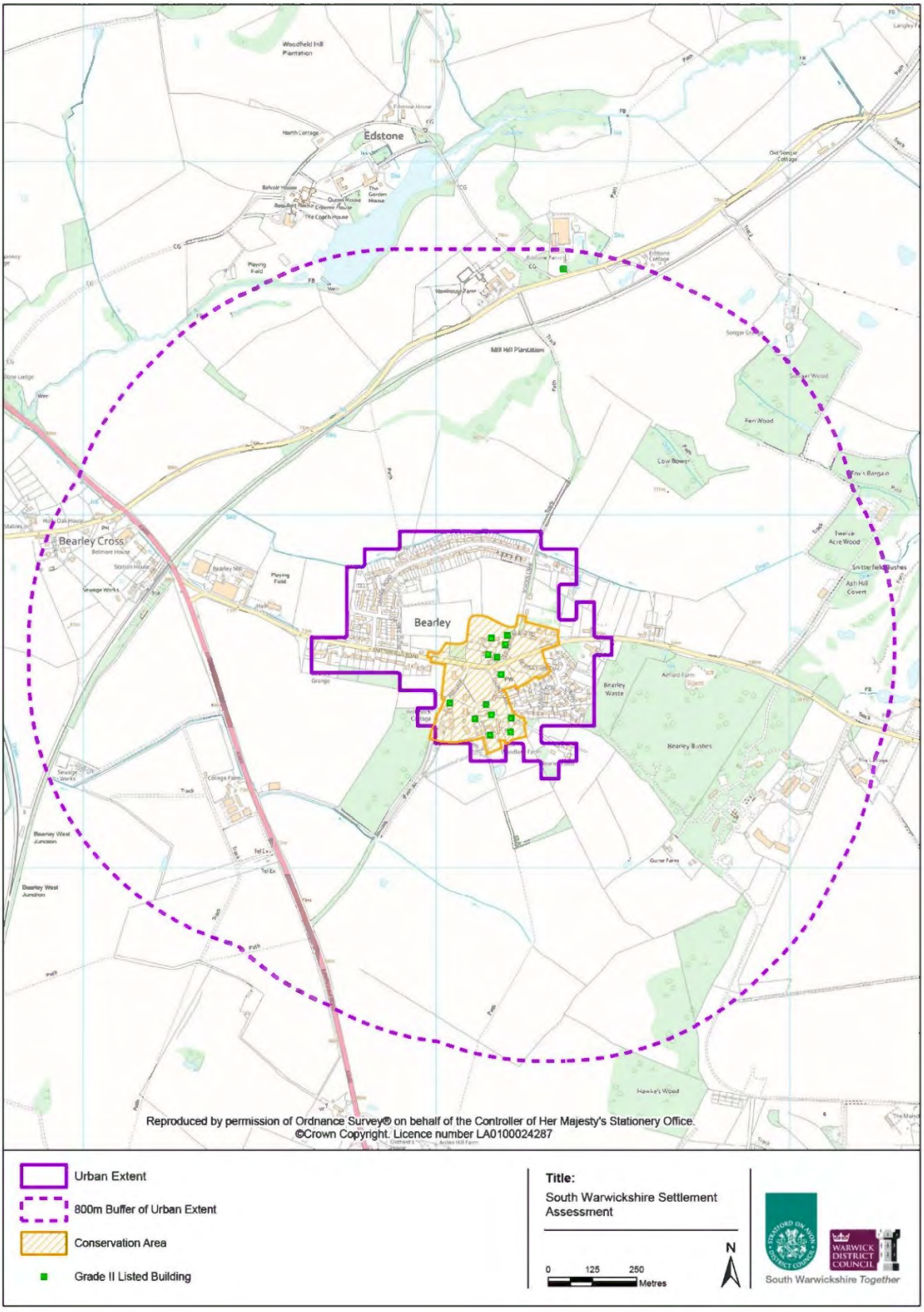
## Recommendations

Bearley is a small rural historic village which has maintained in part its relationship with the surrounding rural landscape. The historic settlement pattern is well preserved in the core of the village. The setting of these assets makes a considerable contribution to their significance as they are still currently experienced within the historic open agricultural landscape

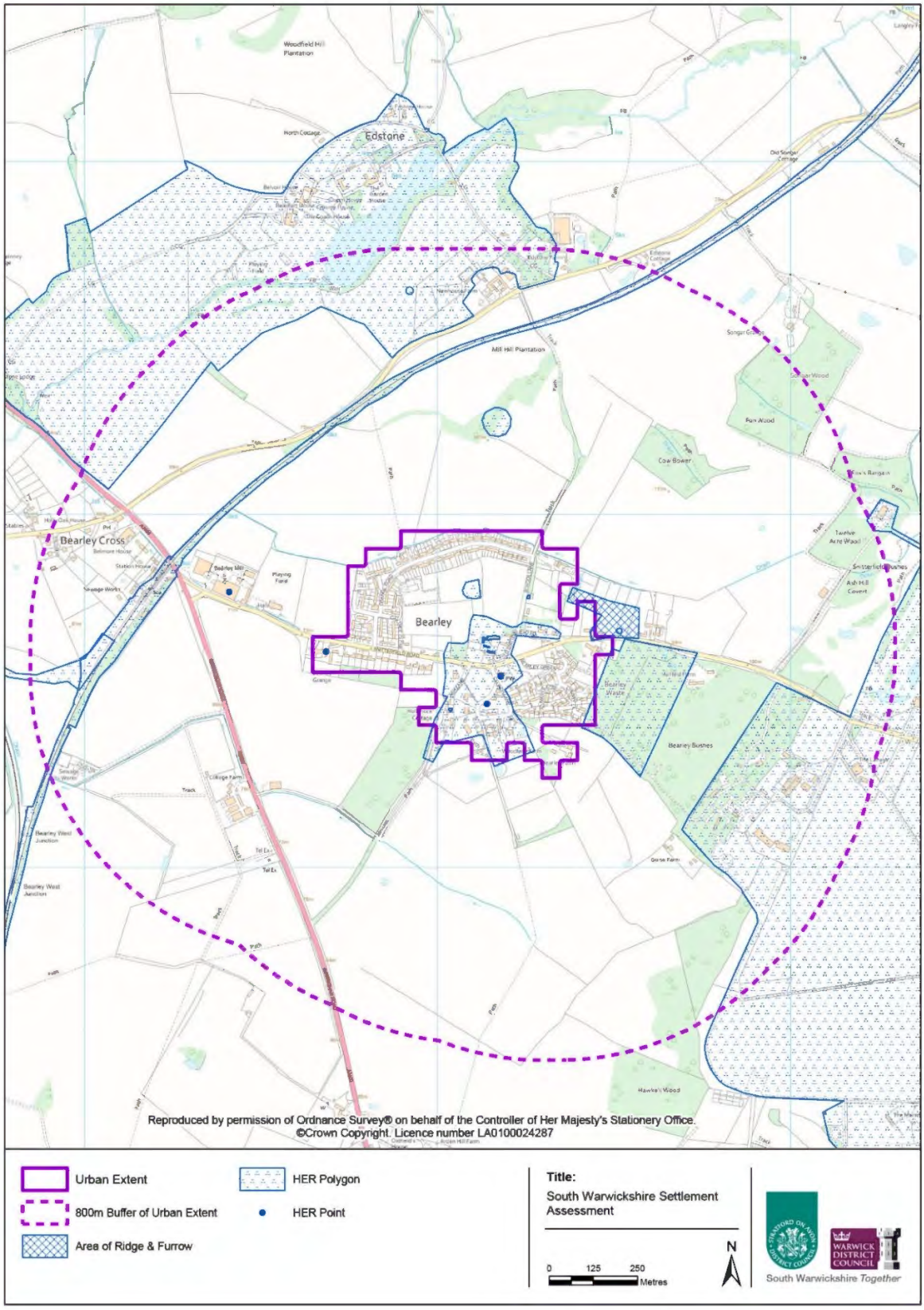
Equally the rural setting of School Lane, a probable medieval holloway, makes a considerable contribution to the understanding and appreciation of this former rural lane and the former routes that went north and south of Bearley historically.

There are constraints regarding designated heritage assets, as well as natural environment designations such as Bearley Bushes and the ancient woodlands, therefore it is recommended that, development should be restricted to the west and north-western side of the present settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Bearsley | North-west and north | GREEN | The historic core is largely encircled by modern development on this side. The land to the north of Snitterfield Road on both sides of the development contains limited heritage assets. There may be scope for development in this area. |
| Bearley | East | AMBER | There has been some modern development, but designated assets retain relationship with rural setting. There may however be scope for carefully considered development in this area |
| Bearley | South | RED | There is a significant relationship between the conservation area, its designated assets and their wider rural landscape setting making development to the south highly damaging to the heritage assets. |
| Bearley | West | GREEN | The historic core is largely encircled by modern development on this side, although there is a relationship between the designated assets and the wider rural landscape along Ash Lane. There may be scope for development in this area. |




***Bearley – designated historic environment assets***




***Bearley – non-designated historic environment assets***

## 10.4 Bidford-on-Avon

| **Settlement Name:** Bidford-on-Avon | **District:** Stratford-on-Avon |
|---|---|
| **Location:** Bidford is a large settlement on the north side of the River Avon, approximately 11km west of Stratford-on-Avon and 7km south of Alcester, on the western side of the county. | |
| **Settlement Description:**<br>The historic settlement was concentrated along High Street and Tower Hill, immediately north of the River Avon and north of Bidford Bridge. This area now lies within the southern part of the modern settlement extent. The Conservation Area encompasses the historic settlement, together with the river and its south bank and includes most of the Listed Buildings. Modern settlement extends west, east and northwards from the historic core.<br><br>To the south-east of Bidford-on-Avon is the small village and conservation area of Barton located on the southern bank of the Avon. To the north-west on the edge of the survey area is the village and conservation area of Broom located on the eastern bank of the Arrow.. | |
| **Summary History:**<br>Prehistoric activity has been recorded close to the Salford Road, and there are further cropmarks of enclosures that maybe late prehistoric in date in the western half of the survey area.<br><br>The Roman Road, Icknield Street, passes north-south through Bidford. It crossed the River Avon by a ford which lay just to the east of the church. A Roman quarry, burial and enclosure were found 200m north of Bidford Bridge. To the southwest of the town are cropmarks indicative of a probable Roman farmstead. Another Roman farmstead is located at Bidford Grange to the west of the town<br><br>Evidence for a Saxon cemetery and settlement comes from 100m north of Bidford Bridge. A Saxon settlement at Bidford is recorded by the Domesday Book. By 1086 there were 57 households, with 22 plough teams, meadow, woodland, and 4 mills. The site of the ford across the Arrow on the Salford Road is thought to have been a crossing point of a major saltway across the Avon in the Anglo-Saxon and medieval periods. The village of Broom to the north-west of Bidford is first referenced in a grant of Ceoldred of Mercia to Evesham Abbey in 710 AD. It was seized by the Bishop of Bayeux after the Norman Conquest.<br><br>The medieval settlement of Bidford on Avon largely comprised linear development along the High Street, which runs parallel to the north bank of the Avon. The Church of St Lawrence (Grade 2) dates originally from c.1250, but the nave and aisles were rebuilt in the late 19th century. Bidford Bridge (Scheduled, Grade 1) dates from the early 15th century. It is believed to have been built by the monks of Bordesley Abbey and repaired in 1449 and 1545 using stone from Alcester Priory. Major repairs were carried out in 1641 and 1650, and one arch was heightened in the late 18th century when the Avon was made navigable up to Stratford.<br>The Listed Buildings within the settlement date mostly to the 17th century. Two houses date earlier to the 16th century, and another dates from the late 16th or early 17th century. A couple of houses | |

date from each of the 18th and 19th centuries, including one farmhouse which lies within the settlement. Most of the rest of the settlement dates from the 20th and 21st centuries.

The hamlet of Barton to the south east of Bidford on Avon probably had medieval origins, although the current built evidence is all post-medieval in date. There is a concentration of 12 Listed Buildings which form the settlement of Barton located adjacent to Billington Lock. It now includes a number of riverside caravan parks.

To the north-west of Bidford on Avon, and on the edge of the survey area lies the small settlement of Broom with a Conservation Area in its north western corner. A total of 12 Listed Buildings are located within the settlement although these are spread across the whole settlement with 7 in the Conseervation Area.

A number of areas of ridge-and-furrow are recorded in the northern half of the survey area

**Key relationships**

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- In and out of the Bidford-on-Avon historic core and Conservation Area enabling an understanding of the origins and development of the settlement as a whole and the relationship of the village with both the original road layout and the river and the wider rural landscape
- In and out of the Barton Conservation Area, enabling an understanding of the relationship between the settlement and the river, Bidford-on-Avon and the wider rural landscape
- In and out of the Broom Conservation Area, enabling an understanding of the relationship between the settlement and the River Arrow and the wider rural landscape

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Bidford-on-Avon, Broom and Barton Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 1 | 1 | 49 |

**Scheduled Monument:**
Bidford Bridge

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

| **Landscape Designations within the settlement and the buffer area** |
|---|
| **AREA OF OUTSTANDING NATURAL BEAUTY:**<br>None |
| **SITE OF SPECIAL SCIENTIFIC INTEREST:**<br>None |
| **SPECIAL AREAS OF CONSERVATION:**<br>None |
| **Ancient Woodland:**<br>None |
| **Key Characteristics** |
| **Settlement:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>Bidford-on-Avon had its origins in the Anglo-Saxon period as a linear settlement on the northern bank of the Avon where there was a ford across the river. The bridge was built in the 15th century. There are significant views and links between the historic settlement and the river and the rural landscape to the south, which includes the Conservation Area of Barton. The historic core is centred along the High Street with the majority of the buildings opening directly onto the pavement, with the High Street becoming significantly wider adjacent to the church. There is a range of building materials present including timber framed, brick and stone buildings. To the north of the historic core there is extensive modern development. |
| **Surrounding Landscape:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>The surrounding landscape is very rural and open in nature, it is dominated by the valleys of the Avon and the Arrow |
| **Sensitivity and susceptibility of the settlement to new development** |
| **North-west:**<br>This area comprises the landscape to the west of Bideford Road the modern outskirts of Bidford and the historic settlement and conservation area of Broom, running to the south of Brooms Court Farm and the Rookery and is known to contain extensive below-ground archaeological remains. Given the range, extent, location and inter-visibility of the designated and non-designated heritage assets present, this area is assessed as having has little scope to absorb large-scale development without causing harm to the designated assets<br><br>**North-east:**<br>This area comprises land to the east of Bideford Road and to the north of Grafton Lane. The historic settlement is screened by modern expansion on this side of the town. Consideration would need to be given to mitigating the impact of any development on the designated asset in the area |

and there is the potential for below-ground archaeological remains. There may be potential for development in this area.

**East:**
This area comprises the land to the south of Grafton Lane and the north of Grange Road. The historic settlement is largely screened by modern expansion on this side of the town. Consideration would need to be given to mitigating the impact of any development on the designated asset on Stratford Road and the setting of the Barton Conservation Area to the South. There is the potential for below-ground archaeological remains. There may be potential for development in this area.

**South:**
This area is highly sensitive to development, it comprises the area to the south of the River Avon and the rural landscape between the conservation areas of Bidford on Avon and Barton south of Grange Road. There are known to be below-ground archaeological remains in this area. The heritage assets retain their links to the river and the rural landscape which makes an important contribution to the significance of these assets.

**West**
This area extends from the western side of the River Avon northwards to the area south of Broom Court Farm. The historic settlement is largely screened by modern expansion on this side of the town. There are known to be belowground archaeological remains in this area. Depending on the scale of development consideration would need to be given to the impacts on the historic Arrow River valley landscape. However, there may be scope for carefully considered development in this area with careful master-planning and appropriate mitigation to reduce its impacts on the designated and non-designated assets.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

The historic settlement of Bidford-on-Avon is of national significance. In addition, the core of the historic town contains a dense concentration of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, along with the Grade 1 listed bridge are of high value. The designated heritage assets are linked by the river and by the historic flood-meadows to the wider rural landscape and the historic settlement of Barton to the south-east. Other significant sites include the historic village of Broom in the north-west corner of the survey area.

Bidford has had extensive modern development to the north and west which has partially eroded its value and sense of place on that side of the settlement.

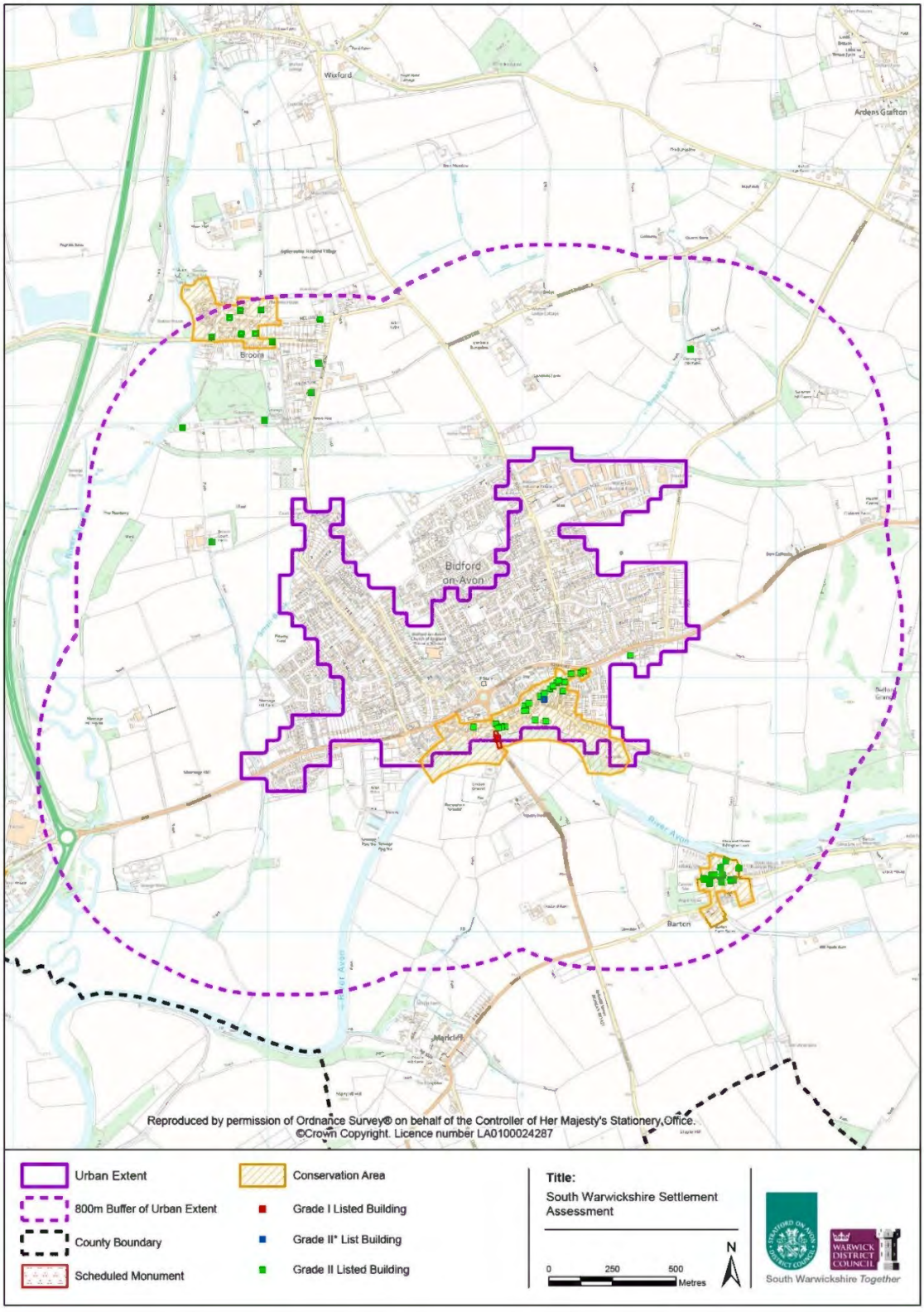
## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*

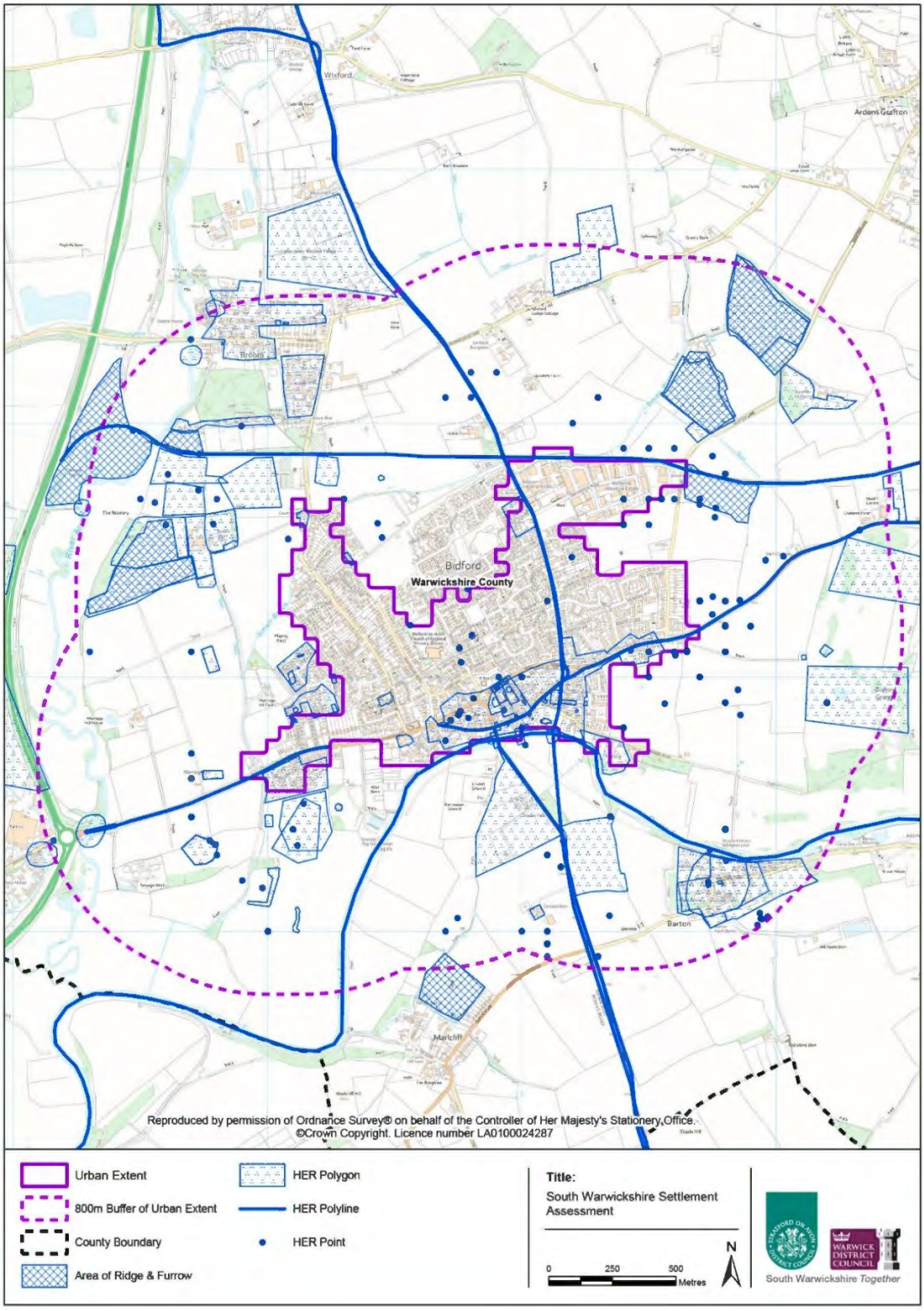
None identified

| Recommendations |
|---|
| The historic settlement pattern at Bidford-on-Avon is well preserved in the core of the settlement which lies on the northern side of the River Avon. The setting of these assets makes a considerable contribution to their significance, this includes the inter-relationship between the various heritage assets, and the Avon, as well as the historic agricultural landscape.<br><br>Equally the rural and riverside setting of the Barton and Broom conservation areas makes a considerable contribution to the understanding and appreciation of these rural settlements.<br><br>However the modern expansion of Bidford has disrupted the relationship between the historic settlement and its wider landscape to the west, north-east and east. It is therefore recommended that from a heritage perspective development should be focussed on these areas. |

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Bidford-on-Avon | North-west | RED | The historic settlement of Bidford is screened by the modern development, however the conservation area and Listed Buildings of Broom will be impacted, the important complex at Broom Court Farm and extensive below ground deposits. There is little scope for large-scale development in this area |
| Bidford-on-Avon | North-east | GREEN | Large area of rural landscape with dispersed below ground deposits. Historic settlement largely enclosed by modern development. There may be scope for development. |
| Bidford-on-Avon | East | GREEN | Historic settlement largely enclosed by modern development. There may be scope for development. |
| Bidford-on-Avon | South | RED | The range of heritage assets, which includes the southern boundary of the Conservation Area of Bidford on Avon with its relationship to the River Avon and its visual links to the Barton Conservation Area, and their setting makes development to the south highly damaging. |
| Bidford-on-Avon | West | GREEN | Historic settlement largely enclosed by modern development separating it from this area. Care will need to be taken to not negatively impact on the Arrow valley or the designated site of Broom Court Farm, but there may be scope for development. |




***Bidford-on-Avon – designated historic environment assets***




***Bidford-on-Avon – non-designated historic environment assets***

## 10.5 Bishops Tachbrook

| **Settlement Name: Bishops Tachbrook** | **District: Warwick** |
|---|---|
| **Location**: Bishops Tachbrook is a small settlement in the civil parish of Bishops Tachbrook. It is located to the south of Warwick and Leamington Spa and approximately 1.7km north of the District Boundary. The M40 motorway passes 500m to the south-west | |
| **Settlement Description:**<br>The village of Bishops Tachbrook comprises two elements: the historic core on the north-east side and modern development to the south and west. The village remain small with only limited linear development along Mallory Road until the 1970s when a housing estate was developed to the south of Church Hill and Mallory Road. Further development occurred in the 1980s to the north of Mallory Road. Additional limited modern development has occurred to in areas to the south and west between 2013-2021. The modern development has expanded away from the historic core, where there has been in-fill development.<br><br>The historic settlement was small comprising a few well-spaced buildings with the Church of St Chad's at the centre and the vicarage located to the west of the church. There are a number of Listed Buildings within the village, the majority are located in the vicinity of the church. The conservation area covers the area of the church and the surrounding historic settlement, including a largely undeveloped area to the east of the B4087. | |
| **Summary History:**<br>There is only limited evidence for prehistoric activity in the area with two flint scatters identified. A palaeolithic hand axe was found 1km north-west of the village. A probable prehistoric ring-ditch has been recorded to the south-west of the village, but other prehistoric evidence is limited.<br><br>Some evidence from the Roman period has been identified with sherds of Roman pottery and coins found around Chapel Hill Farm off the B4087, to the north-east of the main village. There is currently no evidence for Roman activity within the settlement itself.<br><br>An archaeological evaluation to the north of the village identified early to middle Saxon pits, but other evidence for the early medieval period is limited.<br><br>The village is listed in Domesday in Tremlow Hundred and records The Bishop (of Worcester) also holds 7 hides in (Bishop's) Tachbrook. Land for 12 ploughs. In lordship 2 ploughs; 9 slaves. 11 villagers with a priest and 7 smallholders have 9 ploughs. 2 mills at 12s 8d; meadow 12 acres. Value before 1066 £3; now £7; as much when acquired. This land is St. Chad's church's (Lichfield). The Grade 1 church is dedicated to Bishop Chad, an important 7th Century figure, and has 12th Century origins, although the church font is possibly Saxon. The church has later additions, including the aisle and tower which were added in the 14th and early 15th Centuries. Parts of the chancel were rebuilt in the Victorian period. | |

The settlement developed around the church with a number of timber-framed cottages, some of which are thatched. The Leopard pub, located on the northern edge of the village has a cruck timber dendro-dated to 1413-14.

Around the village there is extensive evidence of ridge and furrow, some still surviving as low-level earthworks showing the extent of medieval activity in the area. To the north on the surviving village a geophysical survey, undertaken in 2014 identified a series of anomalies that may represent part of the shrunken medieval village, as the results show ditches which formed the boundaries of individual plots. There is also a stretch of holloway, that is now ploughed out that is associated with the deserted settlement of Tachbrook Mallory to the north of the current settlement. This holloway may have joined the old route of the main road. Also in the vicinity of the shrunken medieval village is Chapel Hill Farm, with the remains of the medieval chapel of St. James, which had fallen out of use before 1493. The chapel was incorporated into the later farmhouse

In the post-medieval period, a windmill was situated 500m south-west of Tachbrook Mallory. The 1886 OS map should a village with thin occupation with most of the plots containing trees. There is a boundary hedge to the eastern side, within limited houses on the eastern side of what is now the B4087, although there are some earthworks depicted on the mapping which are still evident on aerial photographs today.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- There are inter-relationships, including views, between the designated assets within the Conservation Area and the wider rural landscape to the east, north and south. The church is situated in an elevated position ensuring its prominence within the landscape and identifying the location of the historic settlement within the landscape.

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Bishops Tachbrook Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 1 | 0 | 21 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*
The historic built form comprises the church and historic settlement including Church Hill, Mallory Road. The road layout depicted on the 1st Edition OS mapping is still evident today, with the modern development expanding off the earlier road layout.

The modern development is to the west and south of the historic core and the lack of extensive development on the east side of the B4087, which is within the conservation area is in keeping with the historic settlement.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*
The village is surrounded by fields, reflecting its origins as a small rural village. However, the urban area to the north of Warwick/Leamington/Whitnash is getting increasingly close.

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

Northwest:
This comprises the area to the north of Mallory Road and west of the Tach Brook. The area contains a number of Listed Buildings and the north-western corner of the Bishops Tachbrook Conservation Area. There has been extensive modern development to the west of the historic core and modern Whitnash is impinging on the northern edge of the survey area. There may be potential for carefully considered development in this area with careful master-planning and appropriate mitigation to reduce its impacts on the designated and non-designated assets.

Northeast:
This comprises the area to the east of the Tach Brook and to the north of Wyslade Farm Lane. The conservation area and most of the Listed Buildings are located in this area. They have views to the east into the wider rural landscape. In addition to this, there is extensive evidence for below ground archaeological remains, including the shrunken medieval settlement of Tachbrook Mallory. This area is assessed as having little scope to absorb large-scale development without causing harm to the designated and non-designated assets.

Southeast:
This comprises the area south of the lane to Wyslade Farm Lane and east of the B4087. The historic core has largely been enclosed by modern development. Providing appropriate mitigation is put in place to reduce impacts on the designated assets there may be potential for development in this area.

Southwest:
This comprises the area to the south of Mallory Road and the B4087. The western side of the settlement is modern in date and encircles the historic core to the east. The listed Barn northeast of Hill Farmhouse retains its links to the rural agricultural landscape which provides an important contribution to the significance of this asset. However, providing appropriate mitigation is put in place, there may be potential for development in this area.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

The core of the historic village contains a scattering of Listed Buildings, including the Grade 1 listed church, which together allow an understanding of the historic character and form of the village. These Listed Buildings are of high value.

There are known areas of non-designated below-ground archaeology and it is probable that there are further remains yet to be discovered. Large-scale development will likely completely remove and destroy any archaeological deposits that might be present. The potential of the survey area to reveal features of significance has not yet been fully understood. As part of any future planning application a programme of archaeological evaluation should be undertaken in accordance with NPPF para. 189 and 194.

Bishops Tachbrook historic core has had extensive modern development to the west and south and modern infill development, which has partially eroded its value and sense of place on that side of the settlement.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*

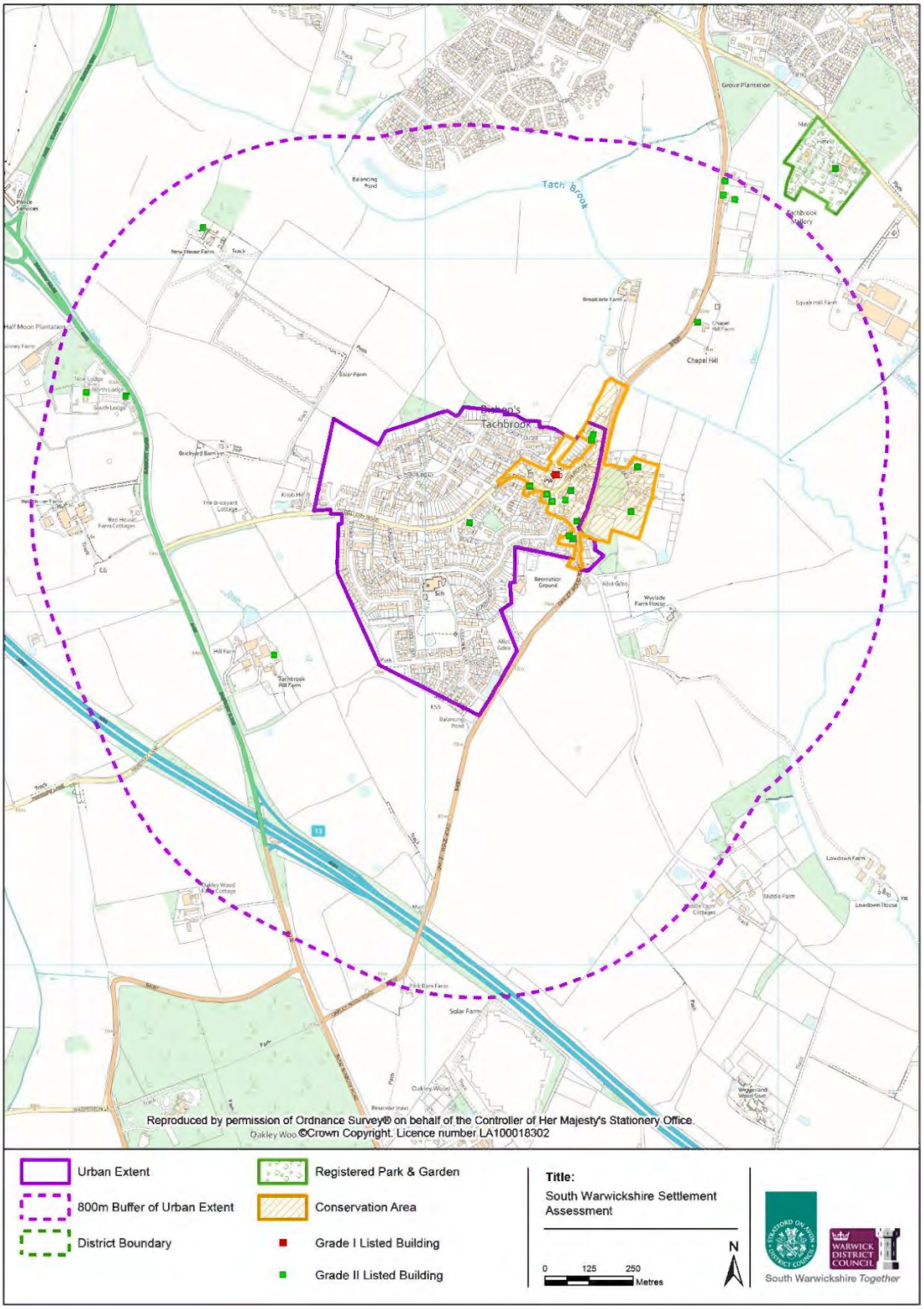
None identified

## Recommendations

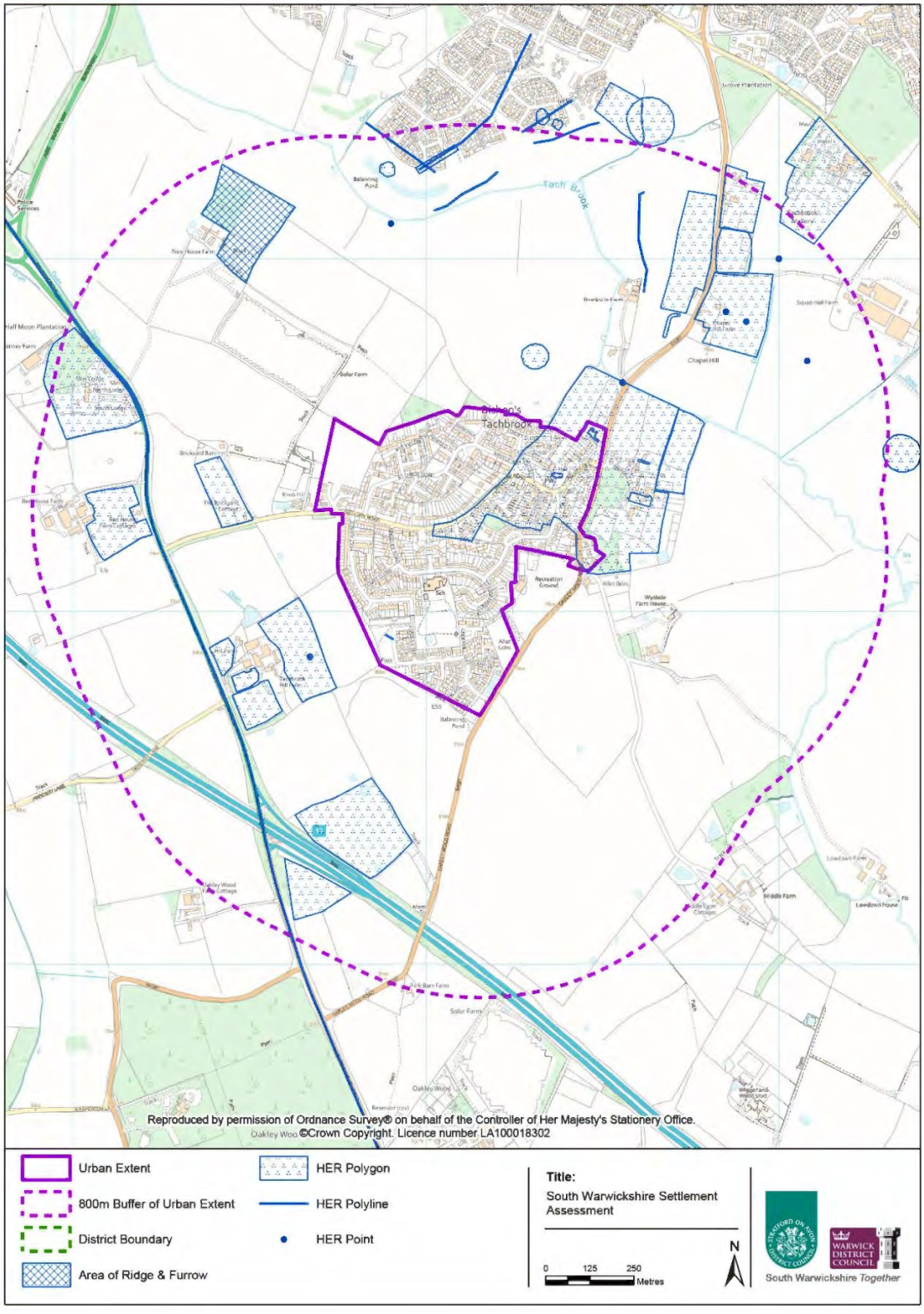
The relationship between the Conservation Areas and the associated Listed Buildings and their wider rural setting, which includes the shrunken medieval settlement at Tachbrook Mallory, makes a contribution to the understanding and appreciation of these heritage assets.

It is therefore recommended that from a heritage perspective, development should not take place within the north-western quadrant of the survey area and that any development in the remainder of the survey area should make efforts to mitigate the impact of the development on the conservation area and Listed Buildings.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Bishops Tachbrook | Northwest | AMBER | Historic settlement largely enclosed by modern development. There may be scope for development in this area subject to careful master-planning and mitigation to reduce impact on designated assets |
| Bishops Tachbrook | Northeast | RED | Conservation Area and Listed Buildings within this area, includes the shrunken medieval settlement of Tachbrook Mallory. There is little scope for development in this area |
| Bishops Tachbrook | Southeast | GREEN | Small portion of Conservation Area abuts the open rural landscape. There may be scope for development with appropriate mitigation |
| Bishops Tachbrook | Southwest | GREEN | Historic settlement largely enclosed by modern development. There may be scope for development in this area. Care will need to be taken to not negatively impact on the Listed Building and Farm complex |




***Bishops Tachbrook – designated heritage assets***




***Bishops Tachbrook – non-designated heritage assets***

## 10.6 Claverdon

| **Settlement Name: Claverdon** | **District: Stratford-on-Avon** |
|---|---|
| **Location:**<br>Claverdon is a hilltop village located about 5 miles north of Warwick surrounded by smaller settlements including Tattle Bank, Barnmoor Green and Lye Green. It is sited on the Henley Road (A4189). | |
| **Settlement Description:**<br><br>Claverdon is a medium sized village located on the Henley Road (A4189). The village is located on the crest of a hill affording views out to the wider landscape. It straddles the A4189.<br><br>The Conservation Areas comprise two historic cores; the medieval core along Church Road on the eastern side of the settlement and the postmedieval centre at the crossroads of Lye Green Road, Henley Road and Station Road in the north western part of the settlement. The village has its origin in the medieval period with the settlement developing around the Grade 2* church. The church is the oldest surviving building dating to the fourteenth century. The Church itself is constructed of the local rare lias limestone, the listed sixteenth and seventeenth century domestic and commercial buildings of the historic village are largely of timber framed construction with some red brick.<br><br>A second focus of settlement developed in the seventeenth century at the crossroads just south of Claverdon Hall. This included three farmhouses, Hercules, Crown and Breach, and some cottages and houses. Modern development is largely located between the two historic foci of the settlement and to the south.<br><br>The village has three ancient woodlands to the south of the settlement (Hanging Wood, Knowles Wood and Becks White Wood) and four designated local green spaces within the settlement. | |
| **Summary History:**<br><br>A flint scraper dating to the Early Neolithic to the Late Bronze Age and has been found to the northeast of the village indicating probable activity nearby during this period. To the west of the village is the Scheduled Monument of Barnmoor Wood Camp, a hillfort of Iron Age date.<br><br>The original settlement on the site likely dates to the Saxon period and is recorded in the Domesday Book (1086) as Clavendone. Bovi of Arlescote is recorded as the preconquest holder; in 1086 the manor of Claverdon was held by the Count of Meulan as 3 hides. It is recorded as comprising 5 ploughlands, 1 lord's plough team, 5 men's plough teams, 16 acres of meadow, one league of woodland, 12 villagers, 14 smallholders, 3 slaves and 1 priest. The estate passed to the Earls of Warwick and descended as one of the demesne manors attached to the earldom and castle of Warwick. Much of the woodland around Claverdon was enclosed and became part of a deer park from at least the thirteenth century; hunt masters were appointed at the park in the sixteenth century. | |

The village has its origin in the medieval period with the settlement developing around the parish church of St Michael and All Angels and Park Farm. The church is Grade 2* listed and forms the centre of the historic core of the village. Documentary evidence indicates however that there has been a St Michael's Church at Claverdon since the twelfth century. A moat survives as a faint earthwork some 150m south of the church.

Outside of the historic core the settlement pattern is dispersed, comprising a mix of farms and manor houses. The Reddings farmhouse dates to the late sixteenth century. Claverdon Hall dates to the fifteenth century though it may have earlier origins. The Listed Buildings along Manor Lane are of similar date and include a malt house and The Stone Tower. The manorial rights to Claverdon were sold to Thomas Spencer Esq in the 16th century, who ` built a very fair house thereupon'. It has been assumed that The Stone Tower was Spencer's house. A post-medieval manor house was also located near to the Stone Tower. The settlement has had two foci since the seventeenth century when further development took place around the crossroads just south of Claverdon Hall.

A school was built in the village in the eighteenth century and a mill was located along Station Road to the east of the settlement. Ardencote grounds and pleasure gardens were located just north of the settlement and a parterre survives. Another parkland and pleasure garden also existed at Claverdon Leys north east of the settlement.

The railway arrived at Claverdon in 1860 as a single track line and opened as part of the Stratford on Avon Railway's Hatton to Stratford branch line. The station dates from 1860 and lies to the east of the settlement. Development proceeded slowly during the nineteenth century and the historic centre was largely retained until in c.1900 Langley Road began to be developed with a number of terraced dwellings.

In the mid twentieth century the village became a commuter settlement to the larger towns around including Warwick and Leamington and had a dramatic period of growth, including along Park Drive. In the later twentieth century the area between and south of the two historic cores along Langley Road was both infilled and expanded.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- View in and out of the two conservation areas enable the understanding of the inter-relationship of the designated assets and their wider setting
- Views between the dispersed Listed Buildings, the settlement core and the wider rural landscape

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Claverdon Conservation Area

**Listed Buildings: within the settlement and the buffer area**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 1 | 30 |

| |
|---|
| **Scheduled Monument:**<br>None |
| **Registered Park and Garden:**<br>None |
| **Registered Battlefield:**<br>None |
| **Heritage at Risk:**<br>None |
| **Landscape Designations within the settlement and the buffer area** |
| **AREA OF OUTSTANDING NATURAL BEAUTY:**<br>None |
| **SITE OF SPECIAL SCIENTIFIC INTEREST:**<br>None |
| **SPECIAL AREAS OF CONSERVATION:**<br>None |
| **Ancient Woodland:**<br>Hanging Wood, Knowles Wood and Becks White Wood |
| **Key Characteristics** |
| **Settlement:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>The historic built form comprises the church, manors, farmhouses and historic settlement, including Church Street, The Green, Henley Road, Station Road and Lye Green Road. Originally the two historic cores, medieval and postmedieval were distinct separate settlements through until the twentieth century. Modern development has infilled the space between them and expanded the settlement outwards to the south-west. The small vernacular buildings make the historic core feel compact, most buildings are close to the road.<br>There are significant views from the conservation areas out into the wider agricultural landscape. Claverdon Hall remains in its rural setting away from the settlement; many of the farmsteads also retain their links to the open fields. |
| **Surrounding Landscape:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>At the edges of the two cores of the historic settlement retain their views directly out to the rural landscape and down into the valley below. The area of The Green still retains views along the main roads out to the surrounding landscape. |
| **Sensitivity and susceptibility of the settlement to new development** |
| *Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.* |

North:
The Conservation Area abuts the northern side of the village, here it is open and rural in nature especially along Henley Road and Station Road and either side of Lye Green Road. The relationship between the Conservation Area, the Listed Buildings and the wider rural setting contributes to the significance of the designated assets. There is little scope for the accommodation of large-scale development in this area.

East:
The Conservation Area abuts the eastern side of the village, here it is open and rural in nature especially along Church Road. The relationship between the Conservation Area, the Listed Buildings and the wider rural setting contributes to the significance of the designated assets. There is little scope for the accommodation of large-scale development in this area.

South:
The southern portion of the settlement largely comprises modern development. There are probable wider views of the Grade 2* church of St Michael and All Angels. However, there may be scope for carefully considered development in this area.

West:
The western side of the settlement is flanked by three listed farmhouses, The Reddings, Breach Farmhouse and Crown Farmhouse. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. Listed Buildings and conservation areas are sensitive to changes to their setting, but there may be scope for carefully considered development in this area with appropriate master-planning and mitigation.

## Significance of heritage assets and impact of development

*Note: Based on designation status (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.*

The heritage assets, comprising the conservation areas and the Listed Buildings, largely retain their links to the rural landscape which provides an important contribution to the significance of these assets.

Modern development in the centre of the settlement forms infill between the two historic cores. This has meant that the historic cores have partially lost their legibility as separate entities within the village. However, each has retained part of its setting within the rural landscape.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*

None identified

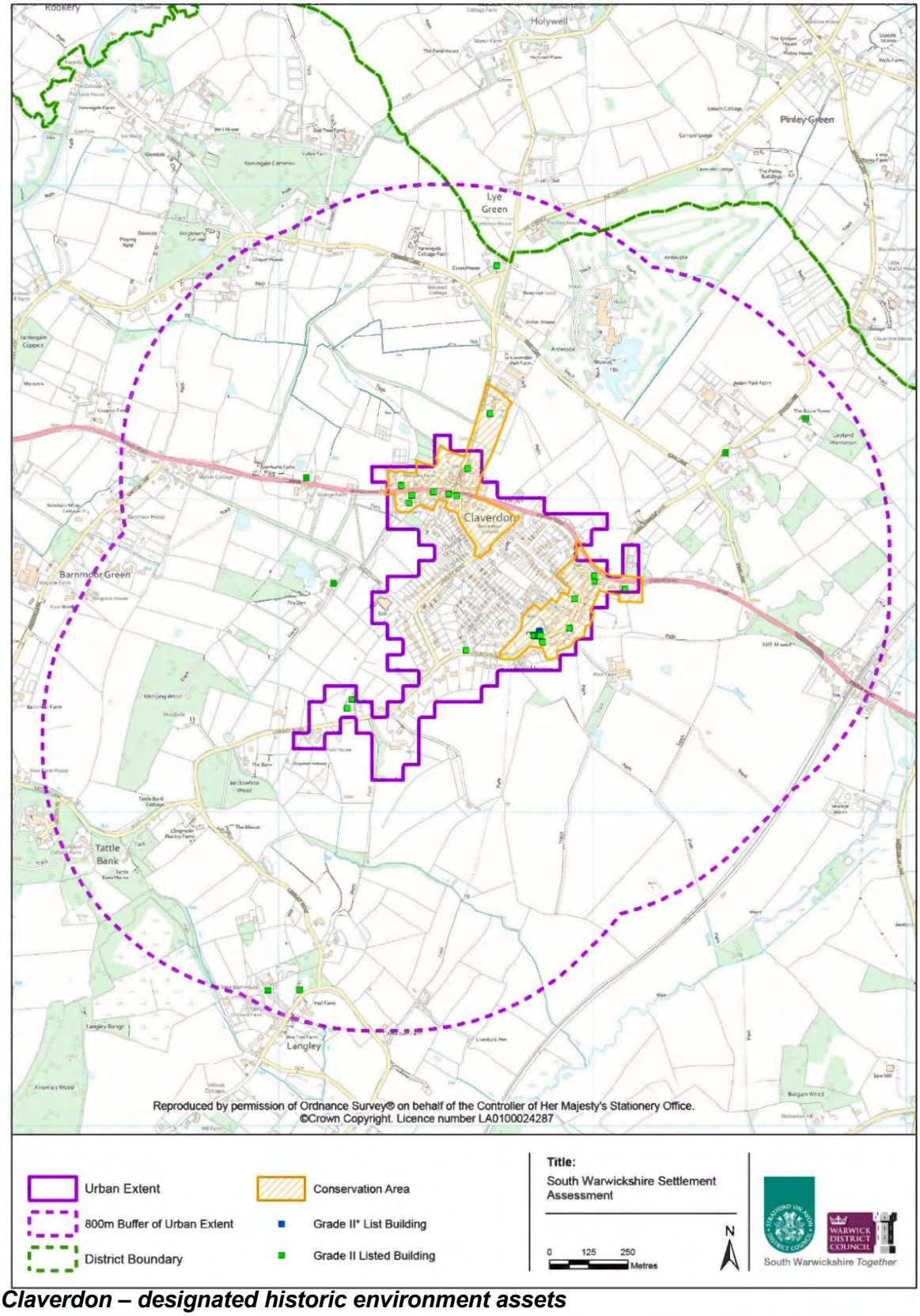
## Recommendations

Claverdon has two separate foci of historic settlement, each of which are Conservation Areas. These are now linked by modern development, but have managed to retain their retain their

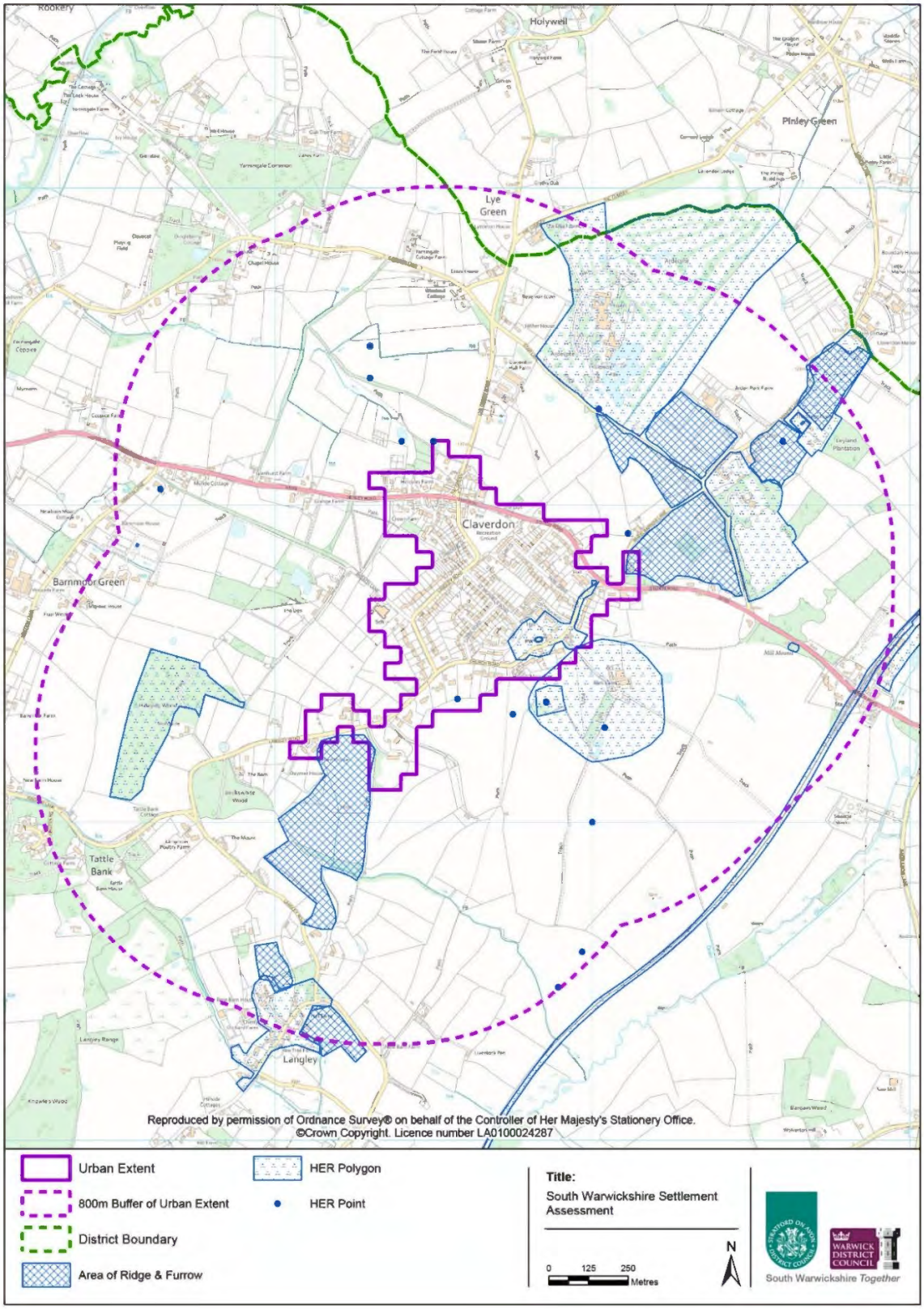
outward views into the wider agricultural landscape, these views are particularly noteworthy due to the elevated location of the village. The setting of the heritage assets makes a considerable contribution to their significance. It is therefore recommended that development of the land to the north and east should be avoided.

There are constraints regarding designated heritage assets and the ancient woodlands but should the appropriate mitigation be undertaken it is recommended that from a heritage perspective development should be possible to the south of the present settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Claverdon | North | RED | The Conservation Area and Listed Buildings abuts the northern side of the village, and they retain their links to the rural landscape which provides an important contribution to the significance of these assets. Development to the north is considered to be damaging to the historic environment of the village. |
| Claverdon | East | RED | The Conservation Area abuts the eastern side of the village, and they retain their links to the rural landscape which provides an important contribution to the significance of these assets. Development to the north is considered to be damaging to the historic environment of the village. |
| Claverdon | South | GREEN | To the south of the settlement the setting of the Grade 2* church must be considered when developing a mitigation strategy for this area but there may be scope for carefully considered development |
| Claverdon | West | AMBER | The three listed farmhouses retain their links to the rural landscape which provides an important contribution to the significance of these assets. Listed Buildings and conservation areas are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |




***Claverdon – designated historic environment assets***




***Claverdon – non-designated historic environment assets***

## 10.7 Cubbington

| **Settlement Name:** Cubbington | **District:** Warwick |
|---|---|
| **Location:** Cubbington is located to the on the north-eastern edge of Leamington Spa, approximately 5 kilometres from the town centre. Originally a village on the old drover's route from Wales to London, it is now in effect a suburb of Leamington Spa, though still discernible as a separate village. The Pringle Brook flows south-westwards through the village to join the River Leam. | |
| **Settlement Description:**<br>The historic settlement was concentrated along High Street and Church Lane. This area lies within the west of the modern settlement. The Conservation Area includes most of the Listed Buildings and an area of open land to the west of the church, though it is possible that the historic settlement extended beyond it. Modern settlement extends north, west and south from the historic core, and includes an industrial area just south of the village. | |
| **Summary History:**<br>Possible later prehistoric activity has been recorded as cropmark enclosures north of Rugby Road to the north-east of the settlement area.<br><br>The settlement is first mentioned in the Domesday Book, indicating that the village existed in the Saxon period. By 1086 there were 18 households with 5½ plough teams and 31 acres of meadow. It was assessed at 10 hides and was held in three parts.<br><br>The Grade 1 Parish Church of St Mary dates from the early 12th century, and the tower was added in the late 12th century. The chancel was lengthened during the 13th and 14th centuries. Further rebuilding and restoration were carried out in the 18th and 19th centuries. The original medieval vicarage was sited to the west of the church across the road.<br><br>A windmill is mentioned in 1355, presumably sited on what is now known as Windmill Hill. It was not mentioned again until a new post mill was constructed in the late 18th century. This was demolished in the late 19th century. There are significant ridge and furrow cultivation earthworks to the east of the primary school. These would have originated in the medieval period. A medieval to post medieval field system was identified by excavation immediately north of the village.<br><br>One manor was initially held by the Earls of Pembroke. This manor passed to Stoneleigh Abbey in 1473-4. Another of the manors is known as Cubbington Grange in 1564. This manor was in the Greswold family from 1587 until 1752. The other manor passed through the hands of the Knights Templar and the Knights Hospitallers. By 1715 it was held by the Blissett family. In 1820 the manor was sold to the Earl of Aylesford. They held the manor until 1911, when it was acquired by Lady Manton who still held it in 1936. The Grade 2 Old Manor House sited near the church is timber-framed and dates from the 16th century with a 17th century sandstone addition to the west. The Grade 2 Manor House appears to be late 18th century in date but includes an early 17th century timber-framed structure. | |

Most of the other Listed Buildings date from the 17th century. The replacement vicarage, churchyard wall and school room all date from the 19th century.

There is the site of a post-medieval pound just outside the village on the west side, and the site of a Wesleyan chapel just to the east, and now built over. A gallows used to be sited at the eastern edge of the village beside Mill Lane. New Cubbington started to be developed in the late 19th and early 20th centuries beside the Rugby Road to the west of the village. A planned housing estate was constructed there after the Second World War.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Inter-relationship between the Conservation Area, Listed Buildings and the associated rural landscape which contains significant ridge and furrow and the Ancient Woodland at South Cubbington Wood.

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Cubbington Conservation Area

**Listed Buildings:**

| Grade 1: | 1 | Grade 2*: | | Grade 2: | 9 |
|---|---|---|---|---|---|

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
South Cubbington Wood

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

Cubbington is a small settlement of medieval origin sited on the north-eastern edge of the larger Leamington-Warwick-Whitnash conurbation. Modern development along the B4453 has linked the smaller settlement with the larger, although there is still open space between the settlements to the north and south. The historic core is located in the western half of the modern settlement and is relatively compact in nature, with a focus on the medieval church at the junction of Church Lane, New Street and High Street. The designated assets comprise the Conservation Area and the associated Listed Buildings. This historic core is largely enclosed by modern development, except to the east by the school.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The surrounding landscape is still largely rural in nature, except to the east where Leamington is now encroaching on Cubbington. There are a number of surviving areas of ridge and furrow cultivation earthworks to the east of the school. South Cubbington Wood is Ancient Woodland.

## Sensitivity and susceptibility of the settlement to new development

North:
North of the B4453 the historic settlement is encircled by modern development. There is limited known impact on the designated heritage assets in this area. There may be scope for development in this area. However, there are known archaeological cropmarks to the immediate north of the B4453 which will need to be considered in any development proposal.

East:
The relationships between the setting of the Conservation Area, Listed Buildings and the ridge and furrow and ancient woodland is still discernible on this side of the settlement. There may be some scope for carefully considered development to the immediate south of the B4453.

South:
The immediate area to the south of the Conservation Area comprises modern development. There is open space beyond this, but the relationship with the historic settlement has been compromised. There may be scope for development in this area.

West:
The western side of Cubbington is already joined to the wider urban area of Leamington by development along the B4453. The historic settlement is encircled by modern development. There may be scope for further development within this area.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

The designated heritage assets comprise the Conservation Area and the associated Listed Buildings, which include the Grade 1 parish church. These form a compact group. To the east is the Ancient Woodland of South Cubbington Wood. There is an important surviving area of ridge and furrow to the immediate east of the Conservation Area. The area to the east of the

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

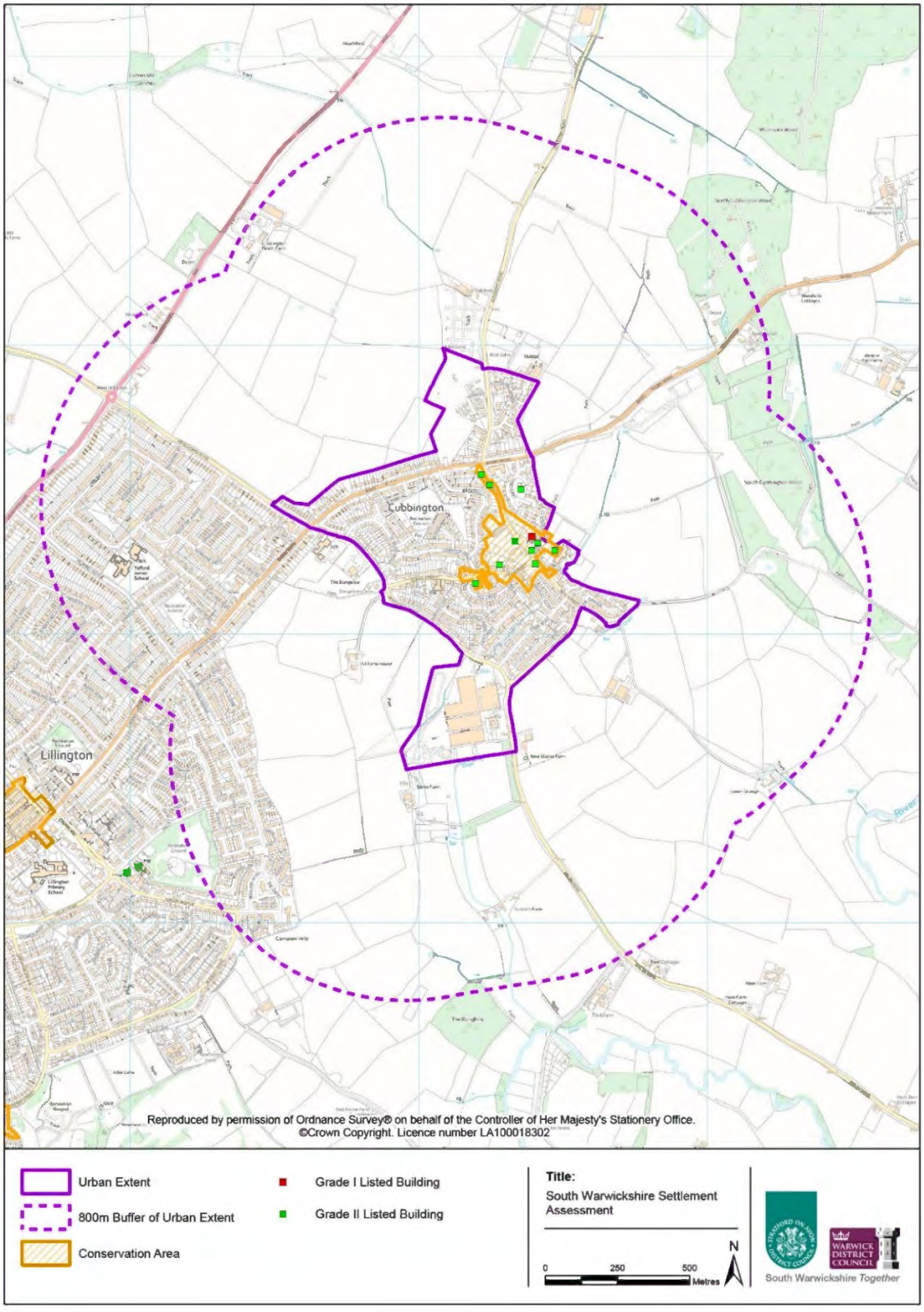
Opportunities could be sought to preserve the surviving ridge and furrow adjacent to the school

**Recommendations**

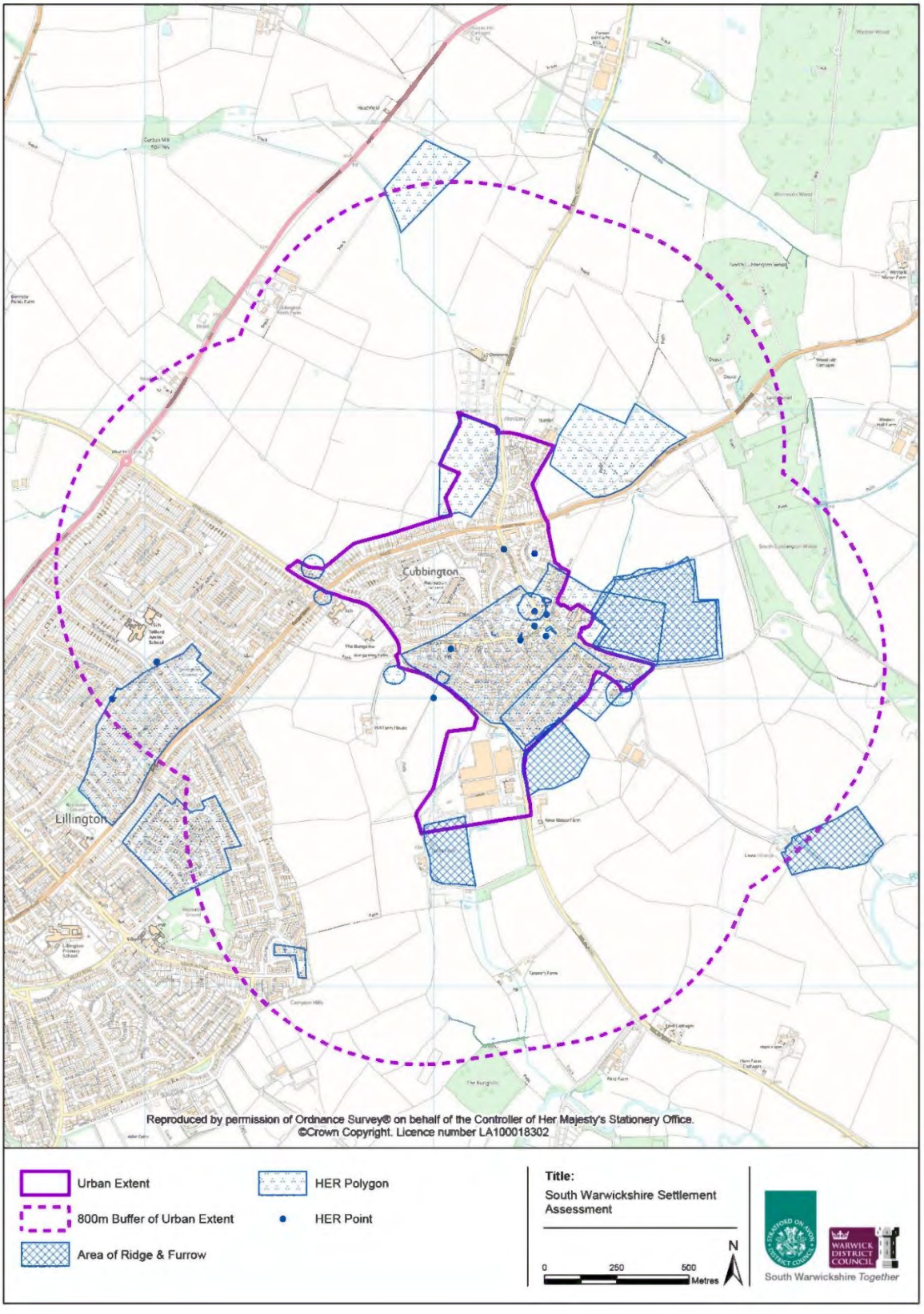
Cubbington is a small rural historic village which has maintained in part its relationship with the surrounding rural landscape. The historic settlement pattern is well preserved in the core of the village. To the east, the setting of these assets makes a considerable contribution to their significance as they are still currently experienced within the historic open agricultural landscape of ridge and furrow and woodland.

To the north, south and west the historic settlement is encircled by modern development, and it is now linked by development to the larger urban area of Leamington. It is recommended that any further development is located to the north, south and west of the current village.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Cubbington | North | GREEN | Modern development encircles historic core, some non-designated heritage assets. There may be scope for development in this area. |
| Cubbington | East | AMBER | Conservation Area, Listed Buildings, Ancient woodland, surviving ridge-and-furrow. There may be scope for limited development close to B4453, but otherwise area highly sensitive. |
| Cubbington | South | GREEN | Modern development encircles historic core. There may be scope for development in this area. |
| Cubbington | West | GREEN | Modern development encircles historic core. There may be scope for development in this area. |




***Cubbington – Designated heritage assets***




***Cubbington – non-designated heritage assets***

## 10.8 Earlswood

| **Settlement Name:** Earlswood | **District:** Stratford-on-Avon |
|---|---|
| **Location:** Earlswood is a long linear settlement in Tanworth-in-Arden civil parish. It is located on the northern boundary of Warwickshire and extends slightly into the West Midlands. It is approximately 3km south of Solihull and approximately 5km to the northwest of Redditch and immediately to the north of the M42. Earlswood Lakes reservoirs are located to the immediate west of the village. | |
| **Settlement Description:**<br>The historic settlement was very small, comprising a few buildings at the cross-roads and the hamlet of Terry's Green and a scatter of moated sites, farms and cottages. There are a number of Listed Buildings, their distribution reflects the original highly dispersed, rural nature of the historic settlement of this area. The modern settlement comprises linear settlement along the B4102 and at Terry's Green. | |
| **Summary History:**<br>A number of prehistoric find-spots from the area of the reservoir hint at earlier activity in the area. Historically Earlswood comprised a rural dispersed settlement landscape in the parish of Tanworth-in-Arden. The parish, which lay within the Forest of Arden, was once very extensive. The scheduled moated site and fishpond at Salter Street Farm is an important survival of a small, moated site, of a type which once characterised the area. It is located in a broad low-lying river valley which once contained a series of moats and fishponds linked by streams and leats. A Grade 2 16-17th century farmhouse occupies the south east portion of the moat. There is cartographic evidence for at least one other moated site within the search area at the Old Moat House and a medieval fishpond to the east of Beaumont Hill Farm.<br><br>The Stratford-upon-Avon Canal (located over the border in the West Midlands), located to the north of the settlement was built between 1793-1816. Earlswood Lakes comprise three man-made reservoirs which were built in the 1820s to supply water to the Canal. The three reservoirs (Engine Pool, Windmill Pool and Terry's Pool) took 5 years to construct, the labour force included prisoners of war from the Napoleonic Wars. It still supplies the canal and has also provided leisure facilities since the early 1900s. A number of hotels located close to the Lakes on the 1st edition OS map served this leisure trade. The Grade 2* brick church of St Patrick at Salter Street was built in 1840 and the area formed a parish in 1843. Earlswood railway station originally opened in 1908. The Lakes railway station opened in 1935 and was primarily intended for the tourist trade.<br><br>The majority of the buildings date to the late 20th and early 21st century and comprise detached properties in large plots. The southern half of the survey area extends to the edges of the Wood End settlement. The M42 bisected the southern half of the survey area. | |
| **Key relationships** | |

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- To and from the designated assets, enabling an understanding of their wider rural setting

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
None

**Listed Buildings:**

Grade 1: | Grade 2*: 1 | Grade 2: 21

**Scheduled Monument:**
Salter Street Farm moated site

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
Woods Coppice
Bissells Coppice
Clarksland Coppice

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprised a dispersed rural settlement with some of the farms being moated. There is modern ribbon development along the B4102 and Terry's Green. The remainder of the survey area is still rural in nature.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The settlement is located in a gently undulating rural landscape of hedged fields, with Earlswood Lakes forming a significant component of the landscape.

## Sensitivity and susceptibility of the settlement to new development

North-west:
The north-western side of the settlement study area running north from the settlement of Terry's Green extends into West Midlands and to the west of Mill House Farm. It contains two Listed Buildings and the historic Stratford-on-Avon canal and its feeder Eastwood Lakes. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. The feeder canal from the Lakes to the Stratford on Avon Canal is an important industrial feature within the landscape and essential for the water levels within the canal and would be sensitive to change. There may be scope for carefully considered development in this area subject to appropriate master-planning and mitigation.

North-east:
The north-eastern side of the settlement study area extends into West Midlands, and comprises the land north of Cut Throat Lane and East of Mill House Farm.. There are a number of dispersed Listed Buildings, the scheduled Salter Street Farm, the Grade 2* church and the historic Stratford-on-Avon canal. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. There may be scope for carefully considered development in this area subject to appropriate master-planning and mitigation.

South-east:
The south-eastern side of the settlement study area is bisected by the M42 and into the outer edges of Wood End settlement. The area extends south from the Eastwood Lakes to the western side of Earlswood Common. A single designated building is located at White House Farm. The heritage asset retains its links to the rural landscape which provides an important contribution to the significance of these assets. There may be scope for development in this area, care will need to be taken to not negatively impact on Listed Buildings or their setting.

South-west:
The south-eastern side of the settlement study area is bisected by the M42 and extends into the outer edges of Wood End settlement. The area extends from West of Earlswood Common and south of Cut Throat Lane There are two Listed Buildings at Whitehouse Farm and Beaumont Farm. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. There may be scope for development in this area, care will need to be taken to not negatively impact on Listed Buildings or their setting.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

Salters Street Farm is a designated moated site. There are 22 Listed Buildings, St Patrick's Church was Grade 2*, the remainder Grade 2. Historically the settlement pattern was dispersed and rural in nature. The modern Earlswood comprises linear development along the B4102 and at Terry's Green.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

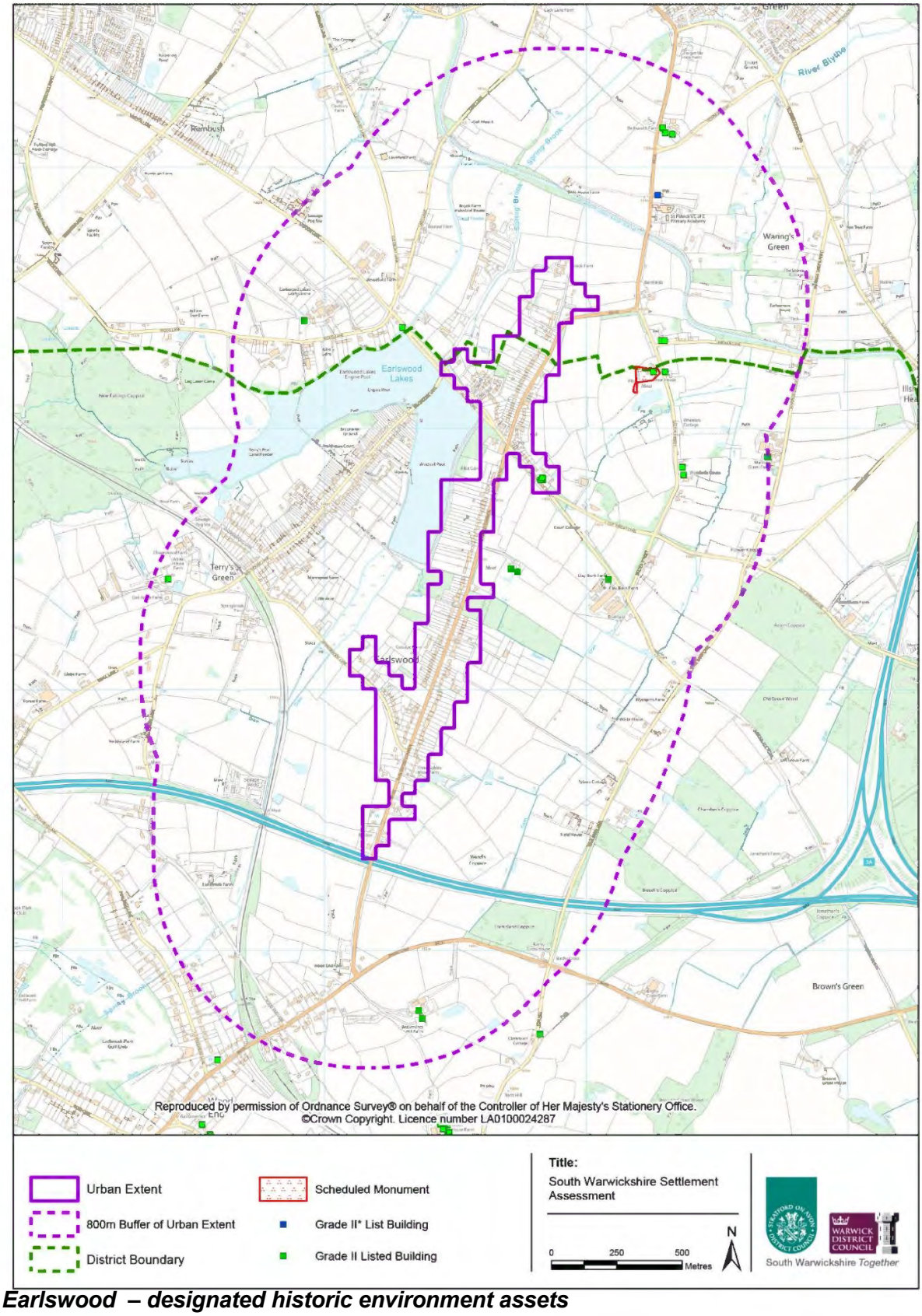
None identified

**Recommendations**

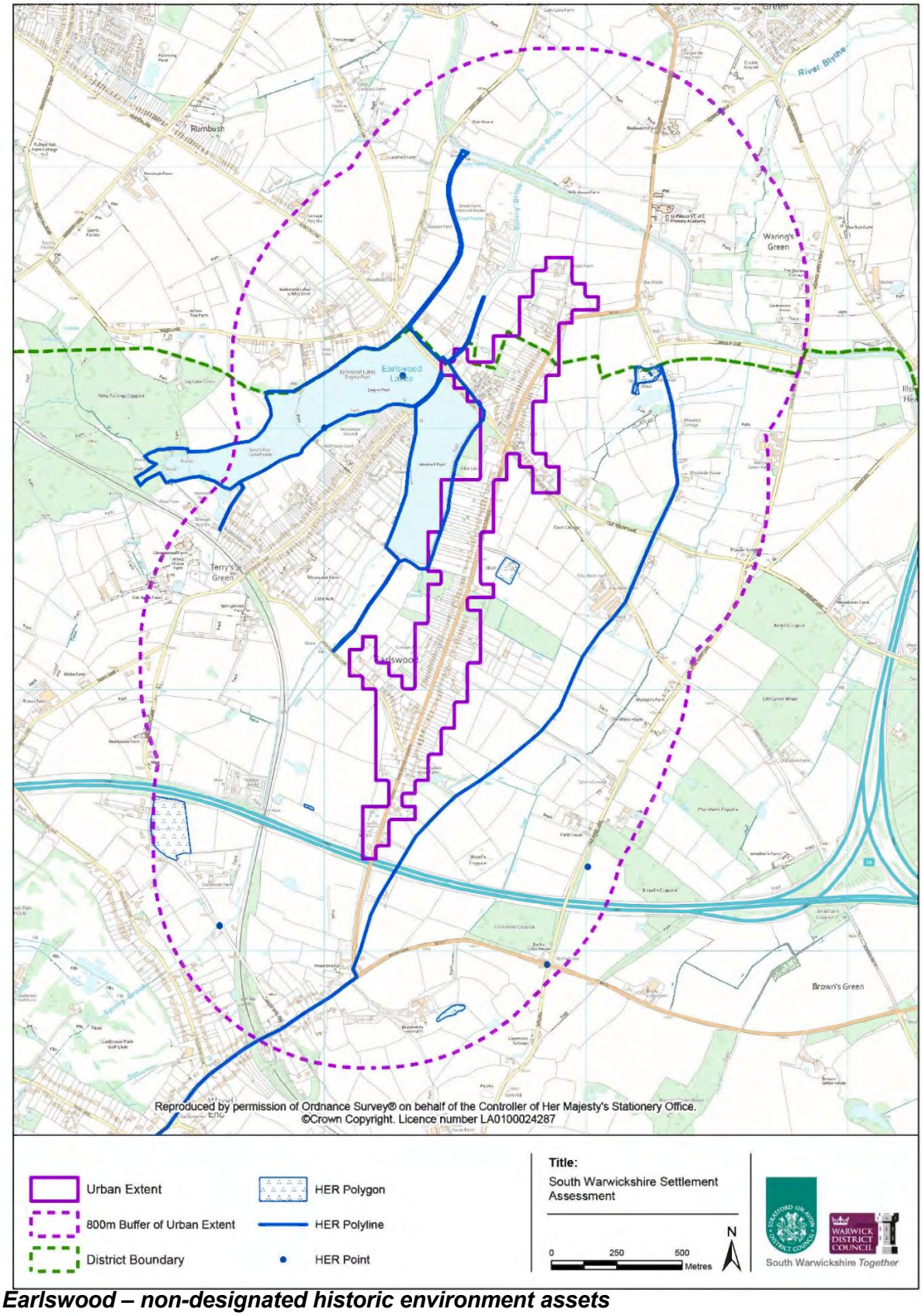
The historic settlement pattern was dispersed and rural in nature. The setting of these assets makes a considerable contribution to their significance. The construction of the Stratford-on-Avon canal, Earlswood Lakes and railway reflects the impact of the industrial revolution on the landscape

The majority of the designated assets are located to the north-east of the modern settlement. It is therefore recommended that from a heritage perspective development should be focussed on the western and southern side of the settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Earlswood | North-west | AMBER | Modern settlement and Earlswood Lakes, surrounded by farmland. There may be scope for development in this area, but care will need to be taken to not negatively impact on Listed Buildings, and the industrial archaeology associated with the Stratford on Avon canal system |
| Earlswood | North-east | AMBER | Scheduled Monument, Listed Buildings and canal are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Earlswood | South-east | GREEN | Modern settlement, surrounded by farmland. There may be scope for development in this area, care will need to be taken to not negatively impact on Listed Buildings or their setting. |
| Earlswood | South-west | GREEN | Modern settlement, surrounded by farmland. There may be scope for development in this area, care will need to be taken to not negatively impact on Listed Buildings or their setting. |




***Earlswood – designated historic environment assets***




***Earlswood – non-designated historic environment assets***

## 10.9 Hampton Magna

| **Settlement Name: Hampton Magna** | **District: Warwick** |
|---|---|
| **Location:**<br>Hampton Magna is a village located just west of Warwick. It is sited on the Old Budbrooke Road just southwest of Warwick Parkway railway station and is in the parish of Budbrooke. | |
| **Settlement Description:**<br><br>Hampton Magna is a medium sized modern village located to the south of the Old Budbrooke Road. It comprises two distinct elements, the historic core of the Hampton on the Hill, which was in effect a small rural linear village with a scatter of Listed Buildings and Hampton Magna which is twentieth century in date and was built on the site of the former barracks from the Royal Warwickshire Regiment. Recent development along Montgomery Avenue and the Old Budbrooke Road has effectively linked the two settlements.<br><br>The village is located on the crest of a hill affording views out to the wider landscape. There is an ancient woodland to the northwest of the settlement at Holes Wood.<br><br>The Grade 2 listed Church of St Michaels sited to the north of the Hampton Magna marks the site of the medieval village of Budbrooke.<br><br>The Grand Union Canal Conservation Area runs west to east across the northern edge of the survey area. | |
| **Summary history:**<br>A Neolithic/Bronze Age stone axe/hammer has been found to the north of the village indicating probable activity nearby during this period. There is evidence for Roman settlement in the area at Hampton Lane and to the east of the A46, as well as Roman findspots to the north of the village.<br><br>The earliest known settlement in the vicinity of Hampton Magna was located to the north of the present settlement and dates to the Saxon period being recorded in the Domesday Book (1086) as *Budebroc*. It had a recorded population of 42 households in 1086; the Earl Edwin is recorded as the preconquest holder; in 1086 the manor of Budbrooke was held by the Ralph of Limésy. The parish church of St Michaels is Grade 2 listed and associated with the medieval settlement. The church is the oldest surviving building within the study area dating to at least the twelfth and thirteenth century. It is likely that the settlement disappeared during the Black Death. The medieval settlement remains are visible as earthworks, and there is high potential for undisturbed below-ground features and waterlogged deposits to be present. The Budbrooke deserted medieval village is considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68). | |

The extent of the medieval settlement at Hampton on the Hill is not known but given that a number of medieval lanes and roads converge at this location it is probable that there was some form of settlement here in the medieval period. It expanded as a settlement in the seventeenth and eighteenth century; the Listed Buildings are largely timber framed with red brick. A manor was established at Grove Park to the west of Hampton on the Hill in the postmedieval period. Hampton Lodge and Budbrooke House comprised substantial post-medieval properties with formal gardens. In the nineteenth century the Grade 2* Catholic Church was built in in 1819, it is Gothic in style, rendered and with a slate roof.

The Grand Union Canal was constructed in 1793. The route of this is echoed by the railway, which was constructed in 1846 as part of the Oxford-Birmingham railway.

On the eastern edge of the survey area is Warwick racecourse, which forms part of the Warwick Conservation Area. The first races on the site were held in 1707, with the first stand opening in 1808.

The settlement of Hampton Magna dates to the late twentieth century and was built as a housing estate on a former barracks site; some of the roadnames are commemorative of the regiment and associated conflicts. The barracks themselves were home to the Royal Warwickshire Regiment and were built in 1877 and closed in 1960. A school was built in the centre of the settlement in the late twentieth century. There has been some archaeological fieldwork in advance of development on this site, this recorded a possible medieval clay pit.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- To and from the Listed Buildings into the rural landscape allowing for an understanding of the designated assets within their wider setting
- Into and out of the deserted medieval village of Budbrooke to the church, Grange Farm and Church Farm and into the wider rural landscape
- The Grand Union Canal, including its links to Warwick

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Grand Union Canal
Warwick

**Listed Buildings: within the settlement and the buffer area**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 1 | 7 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
Holes Wood

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

Hampton Magna is a late twentieth century creation on the site of a former barracks for the Royal Warwickshire Regiment. The barracks were completely demolished and there are no remaining buildings of the site. The majority of the buildings date to the late 20th century and comprise detached properties. The southern half of the settlement dates to the twenty-first century.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The village is located on the crest of a hill with views directly out to the rural landscape and down into the valley below. The wider landscape includes the remains of the deserted medieval village of Budbrooke which survives as earthworks. Historically this area comprised the small medieval villages of Budbrooke and Hampton on the Hill, set within a rural landscape of dispersed farms. There is an ancient woodland to the northwest of the settlement, and to the south of the settlement is the village of Hampton on the Hill. On the northern edge of the settlement is the Grand Union Canal Conservation Area. Warwick is located near to the eastern side of the settlement, with Warwick racecourse partially within the survey area.

**Sensitivity and susceptibility of the settlement to new development**

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

North:
The area to the north Old Budbrooke Road and the brook to the south of Church Farm contains the Listed Buildings of St Michaels Church and Church Farmhouse, these are historically associated with the non-designated deserted medieval village of Budbrooke. The heritage assets retain their

dispersed settlement pattern and are set within a rural landscape which provides an important contribution to the significance of these assets. The Grand Union Canal Conservation Area forms the northern edge of the survey area. There is little scope for large-scale development in this area.

East:
The eastern side of the modern settlement of Hampton Magna between the railway line and Leasowes Farm is largely rural in nature, although it has been bisected by the A46 (Warwick Bypass). Warwick Racecourse currently acts as a buffer between the survey area and the historic town of Warwick, it forms part of the Warwick Conservation Area.
There may be scope for development in this area to the west of the A46.

South:
The Listed Buildings associated with the post medieval settlement of Hampton on the Hill in the south west corner are susceptible to development impacts, however the remainder of the south is an open rural landscape with limited known heritage assets. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets but could be accommodated in sensitive master planning. There may be scope for carefully considered development in this area.

West:
The western side of the settlement contains the Listed Buildings associated with the post medieval settlement of Hampton on the Hill in the south west corner and the part of the setting of the historic farm complex at Church Farm. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area.

**Significance of heritage assets and impact of development**

*Note: Based on designation status (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement.*

The Budbrooke deserted medieval village is considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68).

Hampton Magna dates to the late twentieth century and was built as a housing estate on a former barracks site. Modern development has extended it to the south so that it now adjoins the historic settlement of Hampton on the Hill. The designated and non-designated heritage assets within the study area retain their links to the rural landscape which provides an important contribution to the significance of these assets. Listed Buildings are sensitive to changes to their setting and care will need to be taken to not to negatively impact on these and to mitigate any impact on the setting.

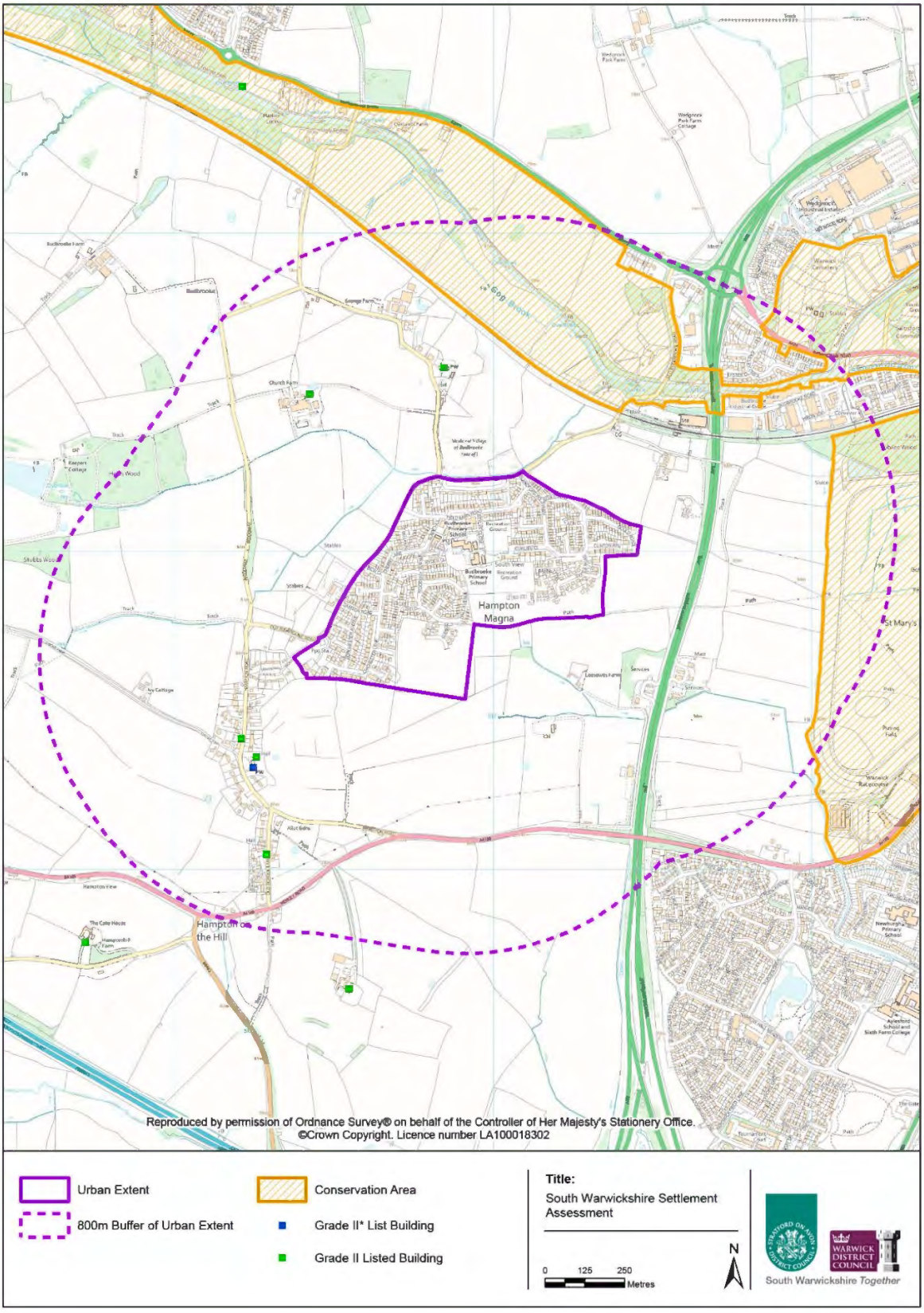
The canal and its flight of locks makes a notable landscape feature on the northern edge of the survey area. The historic rural setting contributes to the tranquil experience of the canal and permits an appreciation of the historic character and land use of the landscape through which the canal was constructed.

**Potential Enhancement**

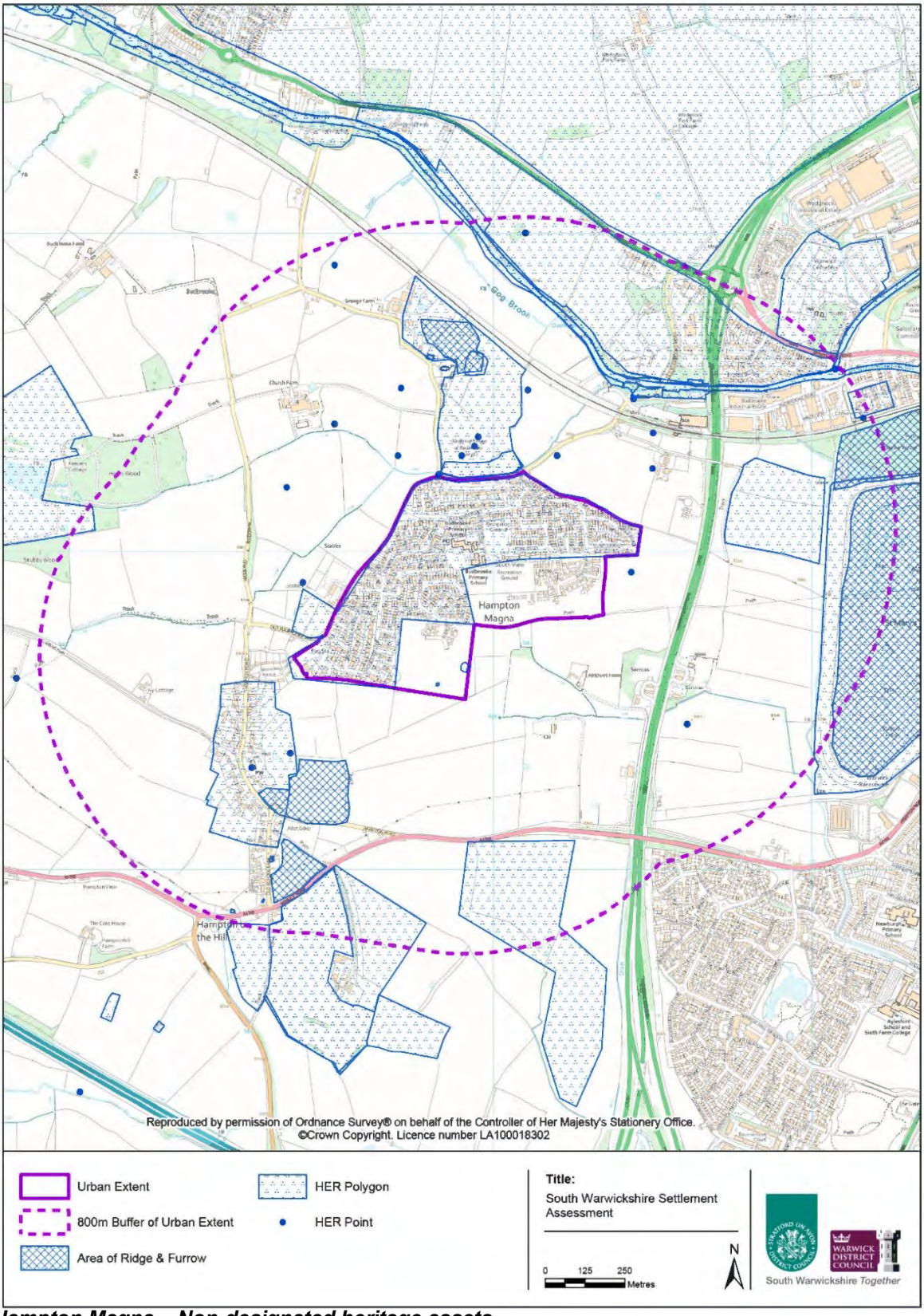
*Note: Areas that could potentially be improved or enhanced.*

| |
|---|
| The site of the medieval village of Budbrooke should be assessed for scheduling. There is the potential for the enhancement of the Conservation Area and the promotion of the canal system |
| **Recommendations** |
| The settlement of Hampton Magna dates to the twentieth century and is of little historical significance. The majority of the designated assets are located to the north and south of the modern settlement. It is therefore recommended that from a heritage perspective development should be focussed to the eastern, western and southern side of the settlement with careful consideration of the historic buildings at Hampton on the Hill. There are constraints regarding designated heritage assets and ancient woodland however so appropriate mitigation should be considered. Careful consideration should be given to the protection and management of both the designated and non-designated assets located to the north of the settlement. |

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Hampton Magna | North | RED | To the north of the settlement the designated heritage assets and non-designated deserted medieval village form a significant grouping. To the north of these is the Canal Conservation Area. There is little scope for development in this area. |
| Hampton Magna | East | AMBER | To the east of the settlement is the historic core of Warwick. Care will need to be taken to not negatively impact on the Warwick Conservation Area and Listed Buildings. There may be scope for development in this area |
| Hampton Magna | South | GREEN | The south west corner contains a number of Listed Buildings within the historic settlement of Hampton on the Hill, however careful master-planning could protect their setting. There may be scope for development in this area |
| Hampton Magna | West | GREEN | To the west of the settlement is the ancient woodland of Holes Wood. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |




***Hampton Magna – Designated heritage assets***




***Hampton Magna – Non-designated heritage assets***

## 10.10 Hatton Park

| **Settlement Name:** Hatton Park | **District:** Warwick |
|---|---|
| **Location:** The settlement is located to the north of the A4177 and the Grand Union Canal, approximately 1.5km to the north-west of the outskirts of Warwick. | |
| **Settlement Description:**<br>The settlement of Hatton Park has been created on the site of the former County Lunatic Asylum. Several of the key buildings from the asylum were converted when the site was redeveloped in 1995. Green open space was retained in the centre of the former hospital. The southern boundary of the settlement is formed by the Grand Union Canal conservation area. The remainder of the survey area comprises farmland and woodland. | |
| **Summary History:**<br>There is little evidence for earlier activity in the survey area.<br><br>Most of the area to the north of the canal was formerly part of Wedgenock Old Park, Beausale, a medieval deer park belonging to the Earls of Warwick. To the west part of Haseley Deer Park extends into the survey area. It is possible that there are below ground remains and surviving landscape features which relate to this period of use.<br><br>The site was an open rural location until the later post-medieval period. The Grand Union Canal opened in 1799. There is a notable flight of 21 locks leading down towards Warwick and aligned with the tower of St Mary's Church, Warwick. There are listed lock-keeper's cottages at the top and bottom of the flight.<br><br>The County Lunatic Asylum opened in 1852 with a regime of 'moral treatment', which encouraged patients to participate in work and social activities. As a consequence, the hospital was virtually self-sufficient with a farm, laundry, water reservoir, pig farm and its own fire service. Several of the key buildings survive, although some only as facades. These include the main building in the Jacobean style, the chapel, the sanatorium and the medical superintendent's house.<br><br>In 1948, the asylum was integrated into the newly formed National Health Service and renamed the Central Hospital. The Central Hospital closed in 1995 and the site was redeveloped. | |
| **Key relationships** | |
| *Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*<br><br>• Into, out of and along the Canal Conservation Area. These include the distant views of Warwick, and the wider rural setting.<br>• Within Hatton Park of the historic buildings | |

| **Historic Environment Designations within the settlement and the buffer area** |
|---|
| **Conservation Area:**<br>Canal Conservation Area |
| **Listed Buildings:**<br>Grade 1: Grade 2*: Grade 2: 4 |
| **Scheduled Monument:**<br>None |
| **Registered Park and Garden:**<br>None |
| **Registered Battlefield:**<br>None |
| **Heritage at Risk:**<br>None |
| **Landscape Designations within the settlement and the buffer area** |
| **AREA OF OUTSTANDING NATURAL BEAUTY:**<br>None |
| **SITE OF SPECIAL SCIENTIFIC INTEREST:**<br>None |
| **SPECIAL AREAS OF CONSERVATION:**<br>None |
| **Ancient Woodland:**<br>Blackbrake Plantation<br>Green Grove<br>Smith's Covert<br>Next to Beusale Lane |
| **Key Characteristics** |
| **Settlement:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br>Hatton Park comprises the 1995 redevelopment of the former County Lunatic Asylum. Elements of the 19th century hospital remain, surrounded by modern development. The southern boundary of the settlement is formed by the Grand Union Canal conservation area. |
| **Surrounding Landscape:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br>The wider landscape is rural in nature, with the outskirts of Warwick approximately 1.5km to the south-east. Much of the northern half of the survey area was formerly medieval deer park. The canal and its flight of 21 locks makes a notable landscape feature, bisecting the survey area. The |

historic rural setting contributes to the tranquil experience of the canal and permits an appreciation of the historic character and land use of the landscape through which the canal was constructed.

**Sensitivity and susceptibility of the settlement to new development**

North:
This comprises the area to the north of the Canal Conservation Area, it includes the modern settlement and the historic hospital buildings, with an open rural landscape surrounding the settlement. The heritage assets have largely lost their links to their former setting apart from in the direction of the conservation area. There may be scope for development in this area.

South:
The southern side of the settlement extends from the northern side of the Grand Union Canal conservation area and the rural landscape beyond it. The Grand Union Canal which contains numerous heritage assets forming part of the canal system retain their links to the wider rural landscape which provides an important contribution to the significance of these assets. There is little scope to accommodate large-scale development in this area.

**Significance of heritage assets and impact of development**

Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.

There are four Listed Buildings, two comprise structures associated with the County Lunatic Asylum, the setting of the County Mental Hospital has been altered with construction of the modern development. The Lodge at the main entrance faces onto the Canal Conservation Area. The remaining two Listed Buildings were lock-keeper's cottages.

The significance of the Canal is drawn from its historic and archaeological interest. It is a tangible feature of the historic network which demonstrates the changes made to the area in the late eighteenth century, and the advancement made to travel and infrastructure. The canal was a vital method of trade particularly as part of a Birmingham to London route, and is of significance as a part of this national historic infrastructure. Its archaeological interest is derived from its fabric in providing an understanding of the construction techniques of late eighteenth century canals and the availability and use of materials. Later adaptations and alterations show changes in technology and transportation over time.

The historic rural setting contributes to the tranquil experience of the canal and permits an appreciation of the historic character and land use of the landscape through which the canal was constructed.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

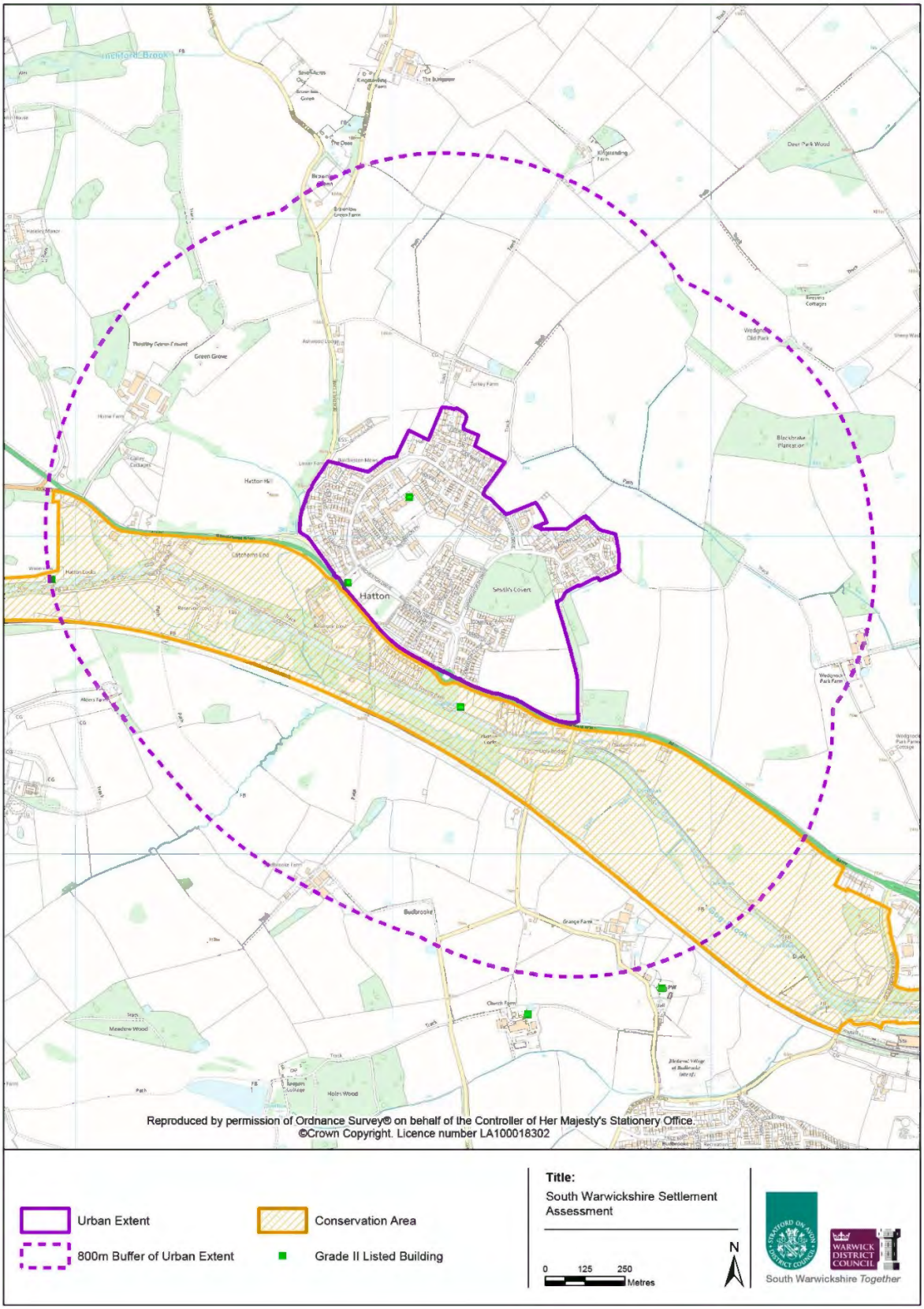
Potential for widening the interest, understanding and amenity use of the canal and its associated Conservation Area. Potential for working with the Canal and River Trust setting up programmes in the Hatton Area

## Recommendations

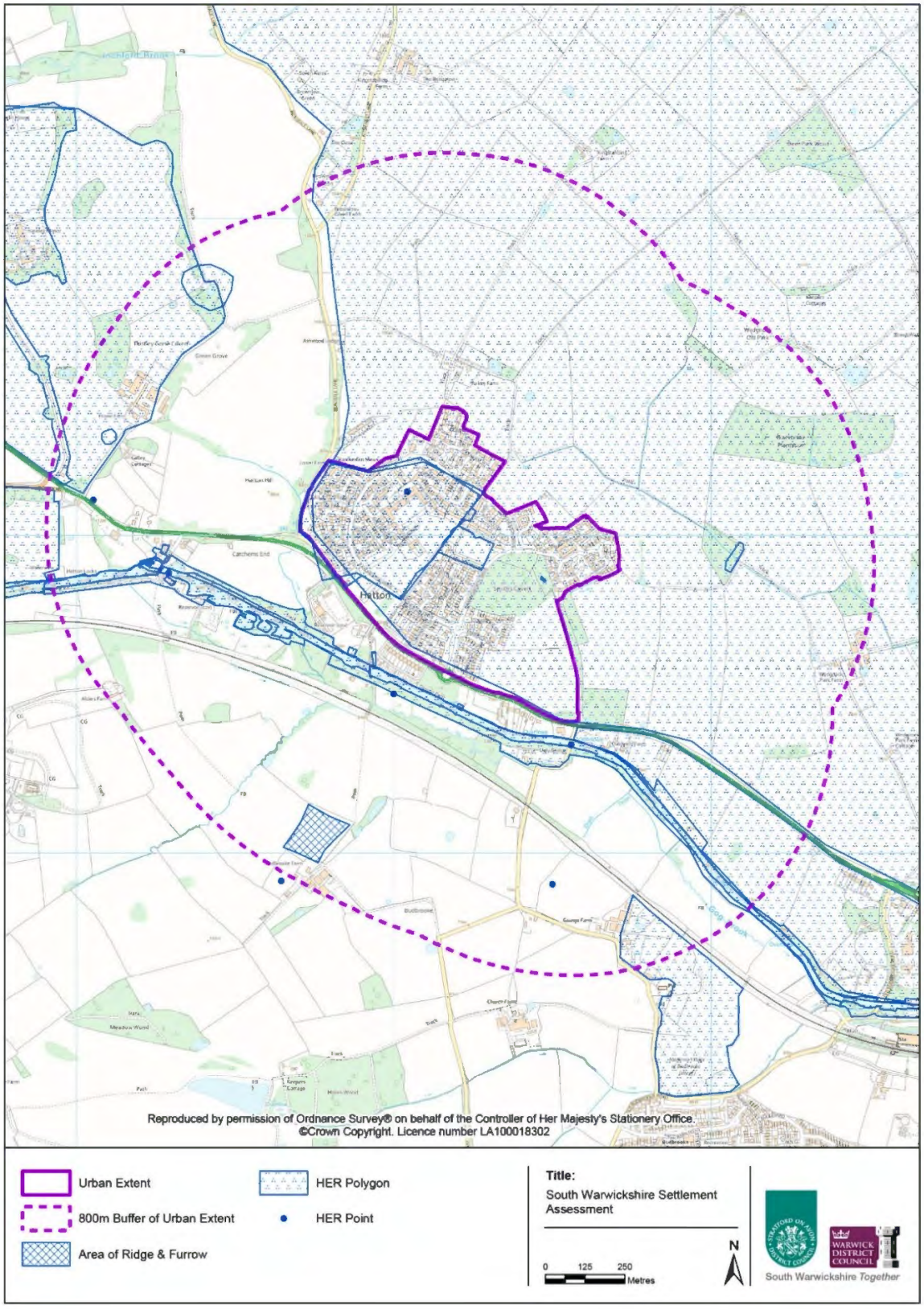
The interrelationship between the two listed lock-keeper's cottages and the Grand Union Canal conservation area, as well as the canal's rural setting makes a considerable contribution to the understanding and appreciation of these heritage assets.

The relationship of the heritage assets associated with the County Lunatic Asylum with the wider landscape has been obscured to an extent by the modern development on the site.
It is therefore recommended that from a heritage perspective development should be focussed in the northern half of the study area.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Hatton Park | North | GREEN | Modern settlement, surrounded by farmland. Care will need to be taken to not negatively impact on Listed Buildings and conservation area, but there may be scope for development in this area |
| Hatton Park | South | RED | The Conservation Area consisting of the Grand Union Canal abuts the southern edge of the settlement separating the settlement from the wider rural landscape. The canal itself is of high significance because of its historic and archaeological interest. There is little scope for development in this area. |




***Hatton Park – Designated heritage assets***




***Hatton Park – Non-designated heritage assets***

## 10.11 Hatton Station

| **Settlement Name:** Hatton Station | **District:** Warwick |
|---|---|
| **Location:**<br>The small settlement of Hatton Station is located between the M40 and the Grand Union Canal and railway, approximately 4km to the west of the outskirts of Warwick. It is a rural location. | |
| **Settlement Description:**<br>Hatton Station is very small, comprising modern houses fronting on to Station Road and a small, housing estate to the rear on the north-east side. To the north is the railway line and station and the Grand Union Canal conservation area and to the south is the M40. The remainder of the survey area comprises farmland and woodland. | |
| **Summary History:**<br><br>The survey area historically has been very rural, with a highly dispersed settlement pattern since the medieval period. There are some hints as to earlier activity in the form of prehistoric flint flakes, but to date there has been no archaeological fieldwork in the area.<br><br>Just outside the survey area to the west is the scheduled Pinley Priory. This comprises the ruins, moat, earthworks and buried remains of the Cistercian nunnery. The priory was founded in the early 12th century and dissolved in 1536. The monument also includes a number of earthwork features associated with the ornamental garden belonging to the post-Dissolution house and sample areas of ridge and furrow cultivation. The conventual precinct originally occupied a roughly rectangular area measuring approximately 200m by 160m and is now partly occupied by the buildings of Pinley Abbey Farm, some of which are listed. There is an area of ridge and furrow associated with the priory.<br><br>Within the survey area there are two listed seventeenth century farmhouses, a seventeenth century cottage and the eighteenth century Station House, formerly a pub beside the canal.<br>The Grand Union Canal, which opened in 1799, bisects the survey area; it is a conservation area.<br><br>Hatton is the junction station for the lines from Leamington Spa to Stratford-upon-Avon and Birmingham diverge. The Birmingham and Oxford Junction Railway and Hatton station date to 1852, the branch to Stratford opened in 1860. It sits part way along an 8 km long rising section of line known as Hatton Bank. T<br><br>The settlement comprises late twentieth century housing, largely 1950-60s along Station Road and a small housing estate to the rear of this on the east side. | |
| **Key relationships** | |
| *Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.* | |

- Into, out of and along the Canal Conservation Area enabling an understanding of the heritage asset within its wider setting
- Into and out of the designated assets, enabling an understanding of the designated assets within their wider setting
- From and into the scheduled Pinley Priory, enabling an understanding of the designated assets within their wider setting

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Canal Conservation Area

**Listed Buildings:**

Grade 1: | Grade 2*: | Grade 2: 4

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*
Hatton Station comprises a small modern settlement located next to the station and the canal. A number of earlier historic buildings belonging to the earlier post-medieval rural landscape.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*
The wider landscape is rural in nature, with the outskirts of Warwick approximately 4km to the east. The dominant landscape feature is the canal, the historic rural setting contributes to the tranquil experience of the canal and permits an appreciation of the historic character and land use of the landscape through which the canal was constructed. The railway in part forms a buffer between the canal and the rural landscape to the south.

**Sensitivity and susceptibility of the settlement to new development**

North:
This comprises the Grand Union Canal conservation area and the land to the north of the conservation area. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. The Conservation Area and Listed Buildings are sensitive to changes to their setting, but there may be scope for carefully considered development in this area subject to appropriate mitigation measures being put in place.

South:
This comprises the area to the south of the Grand Union Canal Conservation Area, it includes the modern settlement, the railway and the M40, together with the rural landscape surrounding the settlement. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. The Conservation Area and Listed Buildings are sensitive to changes to their setting, but there may be scope for carefully considered development in this area subject to appropriate mitigation measures being put in place.

South-west:
This comprises the triangular area between the M40 and the railway. The scheduled Pinley Priory and its Listed Buildings is located just outside the survey area. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. There is little scope to accommodate large-scale development in this area.

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

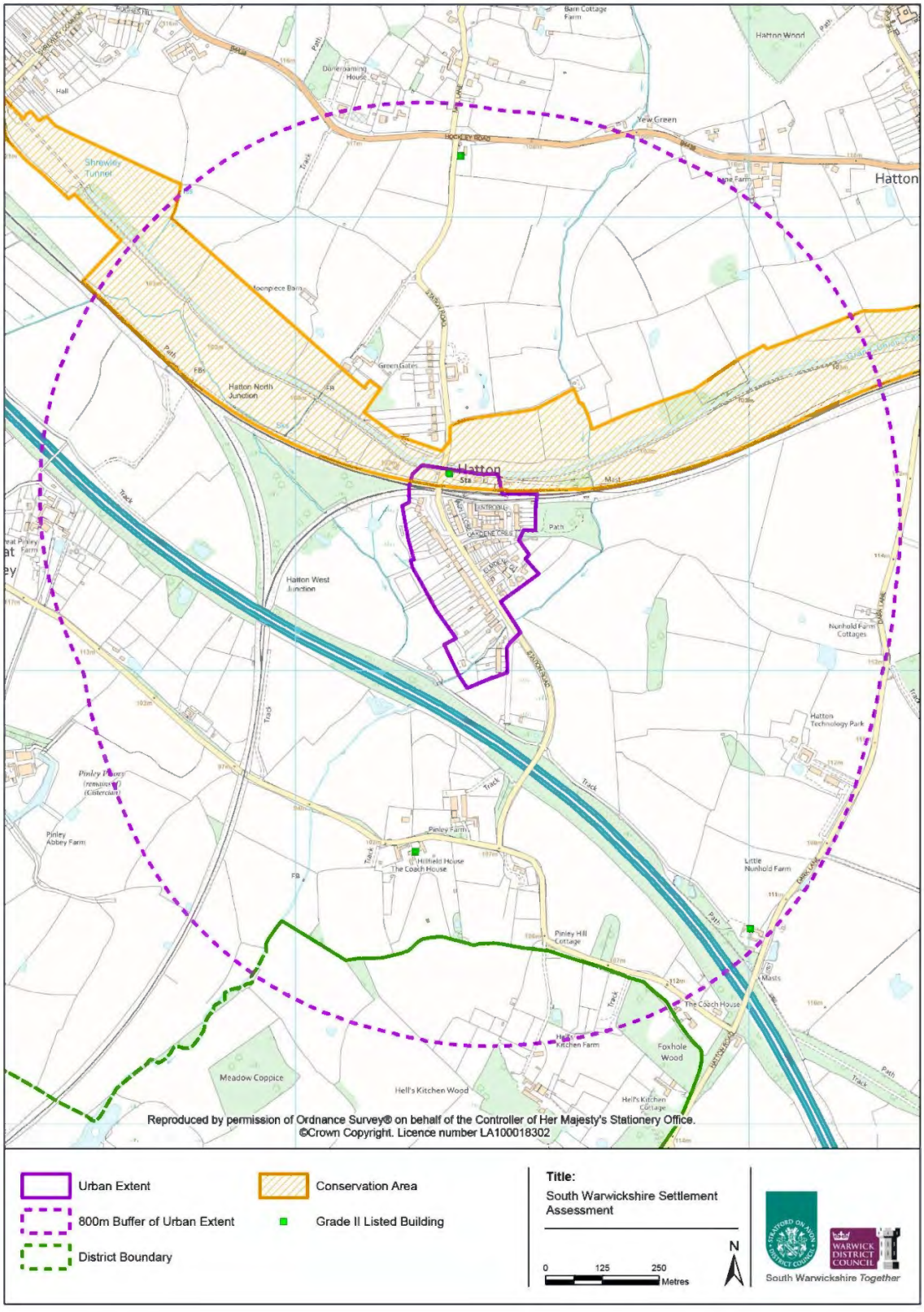
There are four Listed Buildings, all relating to the post-medieval rural settlement pattern. The Scheduled Pinley Priory is not located within the survey area, but its setting could extend into the south-western edge of the survey area. The Grand Union Canal Conservation Area bisects the area.

**Potential Enhancement**

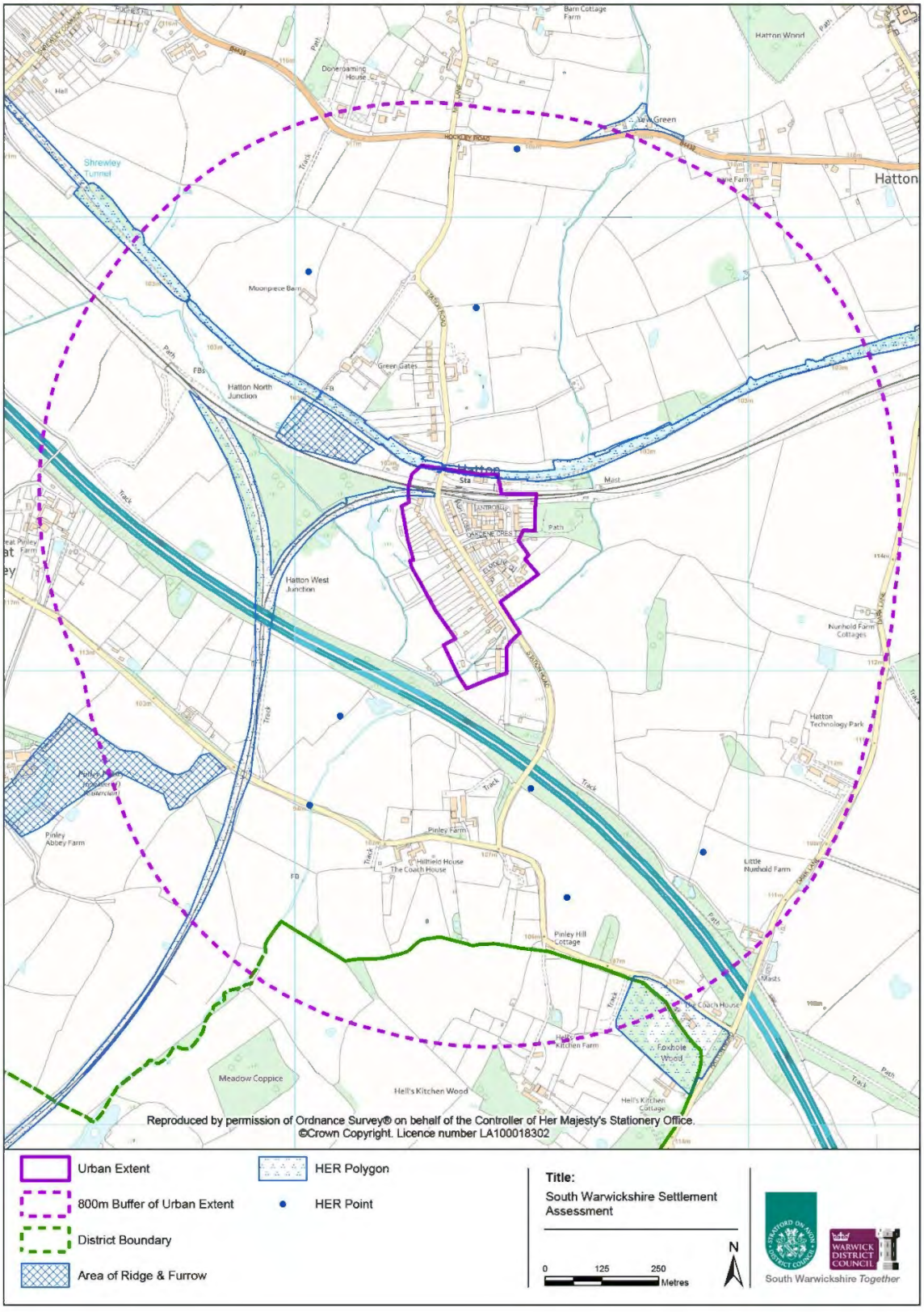
*Note: Areas that could potentially be improved or enhanced.*

| |
|---|
| Opportunities maybe present to enhance the Grand Union Canal conservation area and its experience and amenity value. |
| **Recommendations** |
| The relationship of the scheduled priory with its rural setting makes a considerable contribution to the understanding and appreciation of these heritage assets.<br><br>The relationship between the Grand Union Canal conservation area and its rural setting makes a contribution to the understanding and appreciation of this heritage assets.<br><br>Equally the relationship of the Listed Buildings with their rural setting makes a contribution to the understanding and appreciation of this heritage assets.<br><br>It is therefore recommended that from a heritage perspective, development should not take place within the south-western corner of the survey area and that any development in the remainder of the survey area should make efforts to mitigate the impact of the development on the conservation area and Listed Buildings. |

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Hatton Station | North | GREEN | Canal Conservation Area and Listed Buildings are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Hatton Station | South | GREEN | Canal Conservation Area and Listed Buildings are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Hatton Station | South-west | RED | Scheduled Monument and Listed Buildings are highly sensitive to change to their rural setting. There is little scope to accommodate large-scale development in this area. |




***Hatton Station – Designated heritage assets***




***Hatton Station – Non-designated heritage assets***

## 10.12 Henley-in-Arden

| **Settlement Name: Henley-in-Arden** | **District: Stratford-on-Avon** |
|---|---|
| **Location:** Henley-in-Arden is located approximately 8km east of Redditch on the Birmingham Road (A3400) next to the River Alne. It is bounded to the west by the railway line and to the north-east by the scheduled Beaudesert Castle. | |
| **Settlement Description:**<br><br>Henley-in-Arden is an old market town that formed as a linear settlement to the west of Beaudesert Castle. Beaudesert Castle Scheduled Monument comprises a motte and double bailey castle, two fishponds and ridge and furrow cultivation at the north eastern end of the settlement. It occupies a high point in the local landscape, with extensive views into and out of the site. The River Alne forms the manorial and parish boundary between Henley and Beaudesert however they are experienced as one settlement.<br><br>The Church of St Nicholas is located just outside the Scheduled Monument and is Grade 1 listed. Henley-in-Arden Conservation Area includes Beaudesert Castle and the linear settlement along with part of the dismantled railway to the north and the school to the south.<br>The settlement has a high concentration of Listed Buildings along the High Street, many of these date to the fifteenth century. The historic built form is two-storeyed and a mix of brick, timber-framed and rendered. The church is the oldest surviving building dating to the twelfth century. It is constructed of rubble and dressed limestone with ashlar dressing.<br><br>The modern development is largely located between the railway and Conservation Area on the western side of the settlement and to the south of Beaudesert Castle and east of the Conservation area forming the south eastern part of the settlement. | |
| **Summary History:**:<br><br>The earliest occupation identified in the vicinity of Henley-in-Arden is the line of a trackway, possibly dating from the prehistoric period, existing partially as an earthwork, visible on aerial photographs.<br><br>Neither Henley-in-Arden, nor Beaudesert are recorded in the Domesday Book (1086) although part of the name 'Henley' is Old English for 'high wood'. The River Alne formed the manorial and parish boundary between Henley and Beaudesert.<br><br>The Scheduled Monument of Beaudesert Castle is situated in a prominent strategic position on The Mount, 400 metres east of the town. It dates to the twelfth century. The monument comprises a motte and double bailey castle, two fishponds and ridge and furrow cultivation and survives as an earthwork of a ringwork with a double bailey to the south-west. Motte and bailey castles are medieval fortifications which acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal | |

administration. The castle is thought to have been constructed by Thurstane de Montfort and was completed c.1140. The importance of the castle probably declined when the de Montfort estates passed to the Earl of Warwick in the fourteenth century.

Documentary evidence has shown that the High Street and Stratford Road (A3400) is a medieval royal route that ran between Stratford and Henley. Either side of the road were the medieval deer parks of Henley Great Park (to the north west of the settlement) and Henley Little Park (surrounding Beaudesert Castle). A number of fishponds are also located around the settlement. The church was constructed in the mid twelfth century likely associated with the castle and is Grade 1 listed. It has a fifteenth century tower and was subject to some rebuilding in the sixteenth and nineteenth centuries.

The settlement grew into a market town in the thirteenth century when Peter de Montfort was granted a charter for weekly market and a yearly fair to be held in the town. A manorial court is recorded in documentary evidence from the mid thirteenth century The town developed in a linear fashion along the High Street. The town had a Guild and hospital from the late fourteenth or early fifteenth centuries. There was also a watermill located here in the medieval period. The market cross, a designated Scheduled Monument, dates to the fifteenth century and is located in the market place, along the High Street, just north of Beaudesert Lane. To the south of the town a gibbet was located near to the road, it was in use throughout the medieval and into the post medieval period. Evidence of ridge and furrow is preserved within the Scheduled Monument at Beaudesert Castle indicating the medieval agricultural exploitation of the area of the area around the castle and the town.

To the east of the town at Kite Green is the site of a possible medieval shrunken settlement identified from documentary sources.

The linear settlement at Henley-in-Arden continued to grow in the seventeenth and eighteenth centuries. The seventeenth century houses along the High Street are largely timber framed with painted plaster or decorative brick infill and Grade 2 listed. A Manor House was located just southwest of the castle next to the church. The market place contained a market hall and market cross. Henley's location along a major coaching route resulted in its importance growing in the eighteenth century, with many inns within the settlement and along the route south to Wooton Wawen. Some of these inns and public houses remain and are Grade 2 listed including the Black Swan, the Blue Bell and the Nag's Head. The White Swan Hotel is Grade 2* listed. A Methodist Church and Baptist Church in 1822 were created to serve the growing population and a gas works was located along the river. A windmill has been identified to the north of the settlement and a number of farms were scattered around the settlement in the wider landscape.

The decline in the use of coaches during the nineteenth century steadied the settlement's growth. However the Stratford-upon-Avon Canal was constructed between 1793 and 1816 to the east of the town. Henley was only connected to the railway network in 1894. Work had started on a branch line connecting Henley with the main Great Western Railway line in 1860, but work stopped due to lack of funds. The line was finally completed by the Great Western Company in 1894. During the First World War the tracks were taken up and the line fell into disuse. The present line connecting the town with Stratford and Birmingham was opened for traffic in 1908. The North Warwickshire line was of significance to the local economy in the mid to late twentieth century. A steam mill was located in Henley in Arden around 1850.

During the early to mid-twentieth century Henley underwent a phase of growth to the west between the historic linear core, the railway station and the branch line to the north. During the First World War the Public/Memorial Hall served as an Auxiliary Hospital. A Royal Observer Corps Underground Monitoring Post was also located at Beaudesert. Monitoring posts were to be used for the reporting nuclear bursts and monitoring fall-out in the modern period, the post was demolished sometime after it closed in 1968.

The settlement has been subject to a number of floods including in 1932, 1951 and 1998 due to its location in the river valley. Some modern infill has occurred along the High Street and in the late twentieth century a large development was built to the east of Henley south of the Scheduled Monument. Henley market closed after 100 years of existence in 2011 and, along with the site of the egg grading station, made way for modern housing.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Around the church allow an understanding of the relationship between the church, the settlement and the castle, an understanding of the designated assets within the historic core
- To and from the castle to the historic core which allows an understanding of the relationship between the castle and the settlement
- To and from the castle into the wider rural landscape enabling an appreciation of the designated assets' original setting. The location of the castle was specifically designed to see and to be seen.
- Into the historic settlement/Conservation Area looking south from Birmingham Road and north from Stratford Road.
- Within the historic core, particularly along the High Street and Stratford Road, including those into the Scheduled Monument.
- Along the river of the rear of the historic core and Conservation Area.

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Henley-in-Arden Conservation Area

**Listed Buildings:**

| Grade 1: | 2 | Grade 2*: | 4 | Grade 2: | 118 |
|---|---|---|---|---|---|

**Scheduled Monument:**
Beaudesert Castle: motte and bailey castle and two fishponds and the Village Cross

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
Mays Wood

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement comprises the site of Beaudesert Castle, church and the original historic settlement, including a large number of Listed Buildings. The historic settlement developed along the High Street with the majority of the Listed Buildings opening directly onto the street. There has been later historic development out from this initial core, between the linear settlement and the railway and more recently to the southeast of the settlement. The historic core is therefore now largely enclosed to the west and southeast of the settlement. The limited development between the historic core and the Scheduled Monument to the northeast has helped partially preserve the setting of the Listed Buildings, the conservation area and the Scheduled Monument. This has also preserved the entrance to the historic settlement to the north which is still verdant and open. Likewise the buffer of the river to the south and east of the settlement has also helped preserved this rural boundary.

Views north and south from the historic core have been preserved as well as the open area and relationship between the church, historic settlement and castle to the northeast. Therefore, to the north/northeast and the southeast the Conservation Area retains its links to the open fields; this is also partially preserved to the southwest.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The river forms the eastern edge of the historic town with the castle to the west. The surrounding landscape comprises the river valley and is surrounded by hills. The surrounding landscape also includes the Scheduled Monument of Beaudesert Castle and Mays Wood Ancient Woodland.

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

Northeast:
The north-eastern side of the settlement between Beaudesert Castle and the A3400 contains the Scheduled Monument of Beaudesert Castle and part of the historic settlement and Conservation Area, with numerous Listed Buildings, which makes this side of the town highly sensitive and susceptible to change. The heritage assets retain their links to their original rural landscape which provides an important contribution to the significance of these assets. This area should not be subject to large-scale development.

Southeast:
The south-eastern area comprises the area between Beaudesert Castle and the A3400. Modern development on the eastern side forms infill between the historic core and the Scheduled Monument. There are a number of Listed Buildings at Kite Green and their wider rural setting contributes to their significance. The Conservation Area extends to the southern edge of the settlement area and there are a number of isolated Listed Buildings beyond the urban limits. The wider rural setting contributes to the significance of the designated assets. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area.

Southwest:
The south-western area comprises the area between the A3400 to the east and the A4189 to the north. There are a number of Listed Buildings beside the A3400 and the Conservation Area extends into this area, the area also includes the Ancient Woodland of Mays Wood. The wider rural setting of these assets contributes to their significance. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area.

Northwest:
The north-west side of the settlement comprises the area to the north of the A4189, with the A3400 forming the eastern limit. The area between the historic settlement and the railway line has already been developed. There are a few isolated Listed Buildings which would be sensitive to changes to their setting and the conservation area around the disused railway line, but there may be scope for carefully considered development in this area

**Significance of heritage assets and impact of development**

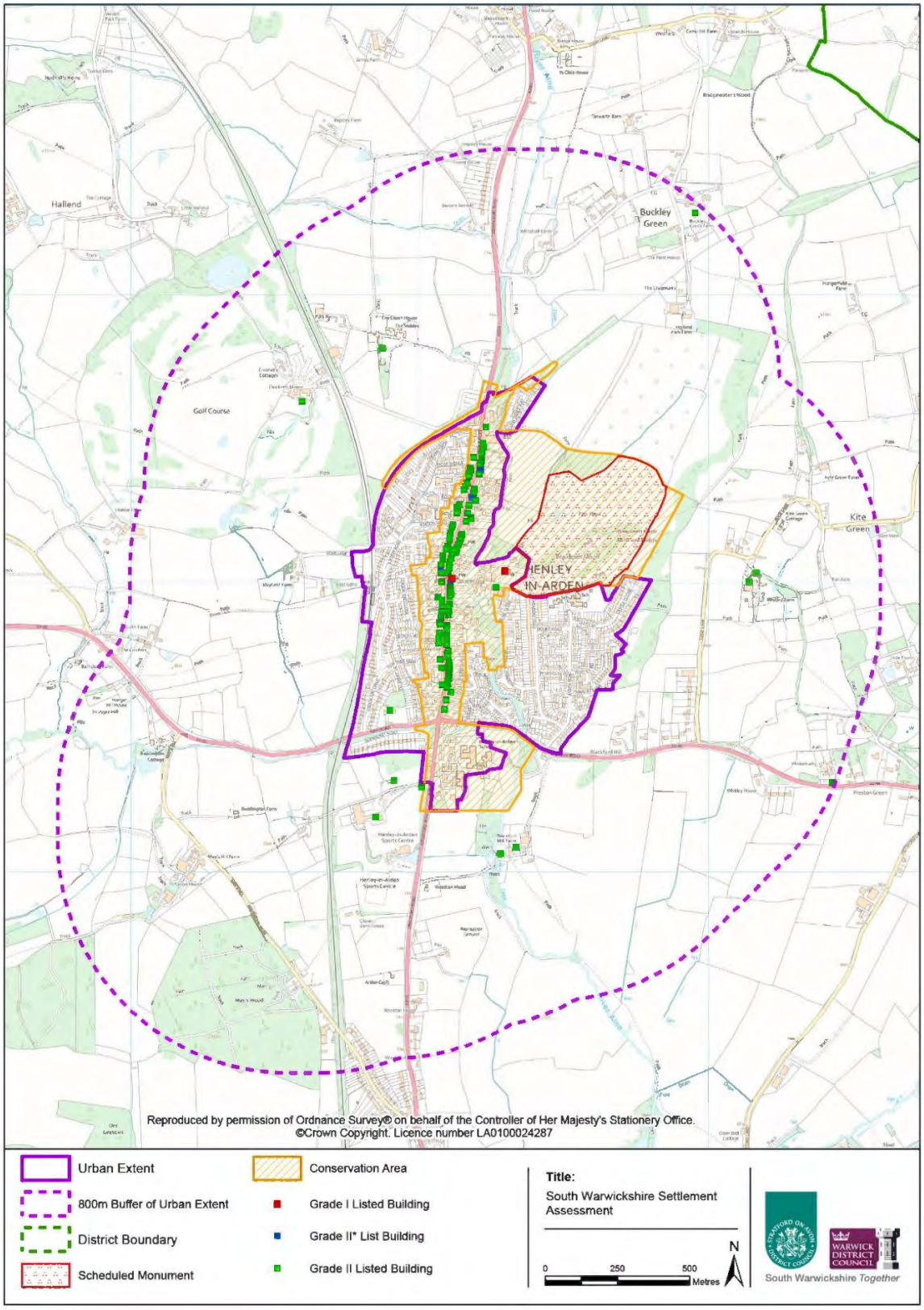
*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

Henley-in-Arden includes the Scheduled Monument of Beaudesert Castle which is of national significance. In addition, the core of the historic town contains a high number of Listed Buildings which together allow an understanding of the historic settlement, its development, character and form. These Listed Buildings, along with the Grade 1 listed church of St Nicholas, and the scheduled market cross are of high value. The conservation area encompasses the above heritage assets and abuts the rural landscape to the north and south of the village which enhances the setting of the designated assets. To the southwest of the settlement just outside the conservation area is Mays Wood ancient woodland.

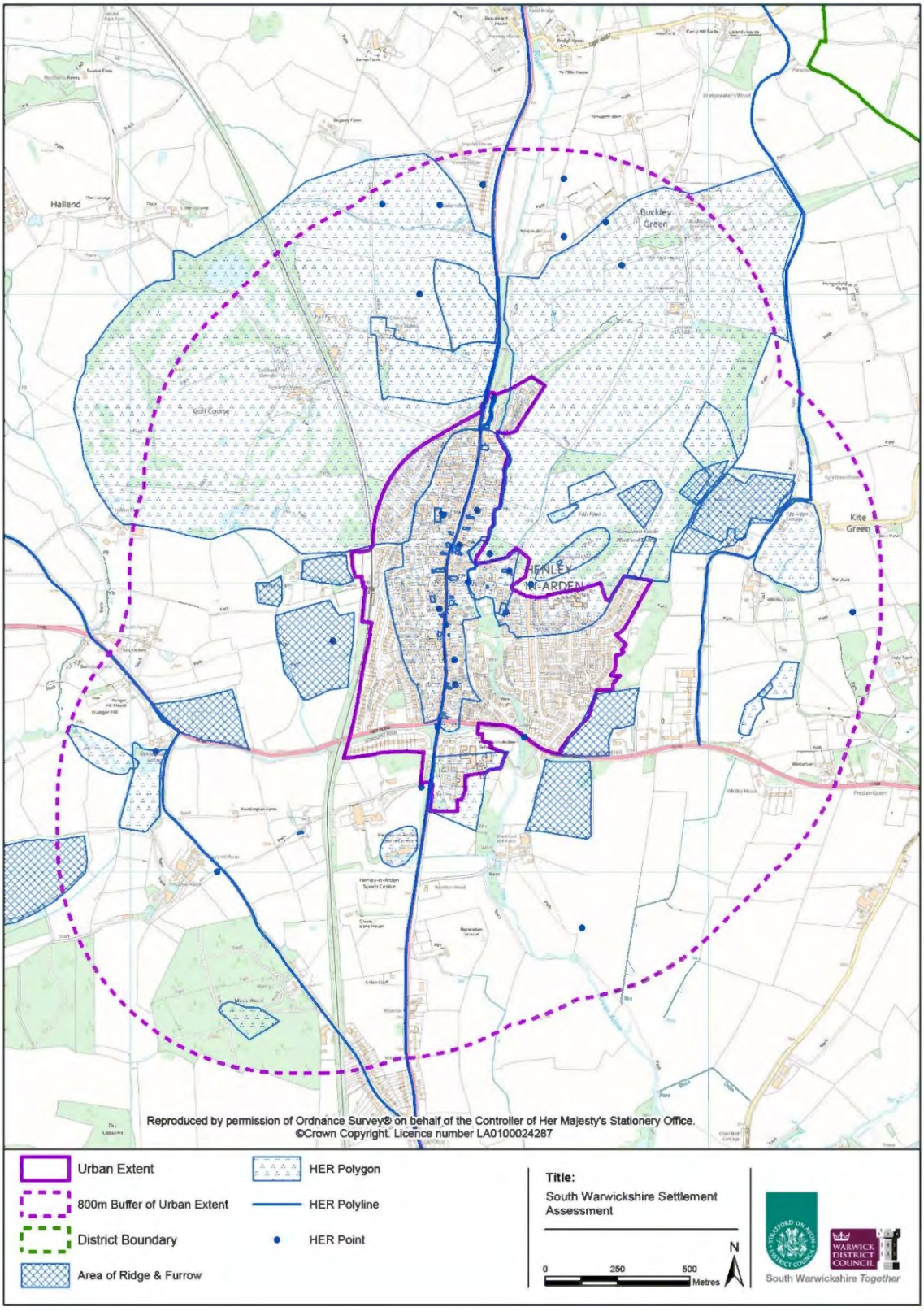
Henley-in-Arden has had modern development to the west and southeast which has partially enclosed and eroded its value and sense of place on those sides of the settlement.

| |
|---|
| **Potential Enhancement** |
| *Note: Areas that could potentially be improved or enhanced.*<br><br>Opportunities should be sought to enhance the management and amenity value of Beaudesert Castle. |
| **Recommendations** |
| Henley-in-Arden is particularly noteworthy for its castle and the linear settlement with a wealth of Listed Buildings. The linear historic settlement pattern is well preserved along the High Street. The setting of some of these assets, particularly the castle and church, are still currently experienced within the historic open agricultural landscape. It is therefore recommended that development of the land beyond the north-eastern edge of the settlement should be avoided.<br><br>There are constraints regarding designated heritage assets and ancient woodland to the north, southeast and southwest but should the appropriate mitigation be undertaken it is thought development could be undertaken in these areas. |

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Henley-in-Arden | North-east | RED | The presence of the castle, church and other designated assets makes development to the northeast highly damaging to the historic environment of the town. This area should not be subject to large-scale development |
| Henley-in-Arden | South-east | GREEN | Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area |
| Henley-in-Arden | South-west | GREEN | Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Henley-in-Arden | North-west | GREEN | There is extensive modern development to the west of the historic core and Conservation Area and a few isolated Listed Buildings. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |




***Henley-in-Arden – designated heritage assets***




***Henley-in-Arden – non-designated heritage assets***

## 10.13 Kenilworth

| **Settlement Name: Kenilworth** | **District: Warwick** |
|---|---|
| **Location:**<br>Kenilworth is located about 8km to the north of Warwick and 10km to the south-west of Coventry. It is sited on the Finham Brook, a tributary of the River Sowe. To the south of the town is the Avon valley. | |
| **Settlement Description:**<br><br>Kenilworth is a large town located to the west of the A46, originating in the Saxon period with the settlement developing to the east of the castle and priory. Kenilworth Castle is located on the western edge of the present settlement, with the Abbey ruins forming open space between the castle and the urban area. The Castle, Abbey and castle fish-ponds are Scheduled. The town is bisected by the Finham Brook, which had been extensively modified in the past to form the Mere associated with the castle, the castle fish-ponds and the Abbey Pool. The Church of St Nicholas is located at the north-east corner of the Abbey Grounds. To the west of the castle is the Grade 2* park and garden. The Conservation Area comprises most of the historic core including the Castle and Abbey.<br><br>To the north of the castle and abbey lies the historic settlement core, along Castle Hill and the High Street. To the east the north-south route comprises Fieldgate Lane and Bridge Street/Rosemary Hill. To the south of the Abbey grounds is the Warwick Road which links to Rosemary Hill along Abbey Hill. The majority of the Listed Buildings are found along these streets.<br><br>The castle buildings are constructed of the local red sandstone, the listed domestic and commercial buildings of the historic town are largely of red brick construction, though rendered and timber-framed buildings are also present, and a few stone structures, these are primarily commercial buildings such as banks, or institutional buildings.<br><br>The modern development is largely located to the east and south of the historic town, and between the B4103 and A452 to the north-west.<br><br>To the south of the modern town and the A46 is Stoneleigh Park, a Grade 2* Registered park and garden and the Scheduled Roman settlement site at Glasshouse Wood. | |
| **Summary History:**<br><br>The evidence for prehistoric activity includes the discovery of Iron Age staters to the north of Kenilworth in the vicinity of Crackley Wood.<br><br>To the south of the modern town is the scheduled Roman Settlement at Glasshouse Wood, it is bisected by the A46. The site comprises the site of a Romano-British villa, which survives as a series of buried archaeological remains and associated earthworks. Limited excavations in the 1970s date the villa from the mid-late 1st century to the late 3rd/early 4th century. Other Roman | |

buildings are recorded to the north of the scheduled site at Knowle Hill and to the south-east at Bullimore Wood

The original settlement on the site dates to the Late Saxon period and is recorded in the Domesday Book (1086) as *Chinewrde*.

In the 1120s Geoffrey de Clinton founded both Kenilworth Castle and an Augustinian Priory. The castle, which is located on the western side of the modern town, has a complex building history with numerous additions and phases of remodelling, in scale and quality of build it was of regal quality, and it was a royal castle for much of its history. At its core is the Norman keep, built 1124-30. By the late 12th century, a dam, causeway and artificial lake had been added to the west. In the early 13th century King John financed the construction of the curtain wall and its towers, as well as an additional story to the keep and the heightening of the dam. Simon de Montfort may have created the outer defences at The Brays. Following his defeat in 1265 the castle withstood a six-month siege, thought to be the longest siege in British medieval history. The castle then became a base for the Lancastrian faction in the War of the Roses.

The second great period of building at Kenilworth was in the late 14th century under John of Gaunt, who transformed the castle into a place mansion. The remodelling included the Great Hall, the Strong and Statelowe towers and the state apartments. At the far end of the mere, to the west of the castle a Pleasance was created for Henry V (c.1417-8).

The third major phase of building was under Sir Robert Dudley, Earl of Leicester, in anticipation of Queen Elizabeth's visits in 1572 and 1575. The works included the conversion of the 12th century forebuilding into a loggia, the construction of Leicester's Building and the gatehouse. The Elizabethan gardens created by English Heritage in 2009 are based on documentary records of the elaborate gardens created for the Queen.

The Castle was 'slighted' in the Civil War, with the great tower blasted over and the mere drained. By the early 18th century it was picturesque ruin. It was made famous in Sir Walter Scott's *Kenilworth* novel in 1821. Gradual restoration began in the 1860s and it has been managed by English Heritage since 1984.

The early 12th century Church of St Nicholas on the High Street is Perpendicular in style with added Renaissance touches, it was restored and enlarged in 1864-5.

An Augustine Priory was founded in 1119 by Geoffrey de Clinton. It became an abbey in 1447 and by the time it was dissolved in 1538 it was one of the wealthiest monastic houses in Warwickshire. By 1600 most of the buildings had been demolished. The site of the abbey and its surrounding grounds now form an important open space within the historic settlement.

The town functioned as a market town, originally servicing the Castle and Abbey. There was very little industry, although from the mid-18th century combs of horn and bone were manufactured within the town. The Scheduled Glasshouse Wood to the south of the modern town contains the remains of medieval and post-medieval glassworks.

The town became a centre of tourism in the early 19th century, encouraged by the success of Sir Walter's Scott's novel in 1821 and by its proximity to the fashionable Leamington Spa. In 1844 the railway was added to the south-eastern edge of the town. Development proceeded slowly over the next few decades, largely comprising infilling of the space between Abbey Hill and Albion Street

and the railway. A residential area developed in Station Road, in 1848, Southbank Road and Priory Road were laid out c. 1885. The Wesleyan Chapel was erected in 1844 and the Congregational Church in 1873 and other non-conformist chapels were built between these dates. The existence of the railway allowed for the development of the large horticultural industry. The brick making industry also expanded to provide for the new housing developments which were expanding from the mid 1920's onwards initially as ribbon development along the primary roads leading into the town

In the second half of the 20th century there was considerable expansion to the town, both to the north-west between the B4103 and A452, and to the east and south of the town behind Warwick Road and beyond the railway line. Trial trenching off the A452 shows that development is beginning to develop in the area between the town and the A46.

To the south of the modern town and the A46 Stoneleigh Park, a Grade 2* Registered park and garden had its origins as a 17th century detached deer park within the former lands of Stoneleigh Abbey. In 1809 Humphrey Repton was commissioned to produce a Red Book for the landscaping of the park. The site has associations with Jane Austen, who used it as part of her inspiration for *Mansfield Park*.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- From Castle Green to the castle allows an understanding of the relationship between the castle and the settlement
- From and into the Registered Park and Garden and the Pleasance Moated Site to the castle, abbey and settlement beyond, enabling an understanding of the designated assets within their wider setting
- Outwards into the wider rural landscape and park and garden and the Pleasance Moated Site from the castle and abbey and the Castle green part of the settlement enabling an appreciation of the designated assets' original setting
- In and out of the Conservation area from the north-east to Fieldgate Lane, Upper Spring Lane and New Street, linking the historic core to its wider rural setting.
- Within the historic core, including those into the Abbey grounds.
- Into and from Stoneleigh Park and the Roman Settlement at Glasshouse Wood which place the designated assets within their wider rural landscape setting

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Kenilworth Conservation Area (including Avenue Road)

**Listed Buildings: within the settlement and the buffer area**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 3 | 2 | 134 |

**Scheduled Monument:**

| |
|---|
| Kenilworth castle<br>Kenilworth Abbey<br>Roman Settlement at Glasshouse Wood |
| **Registered Park and Garden:**<br>Kenilworth Castle II*<br>1 Castle Hill, II<br>Stoneleigh Park II* |
| **Registered Battlefield:**<br>None |
| **Heritage at Risk:**<br>Roman settlement at Glasshouse Wood |
| **Landscape Designations within the settlement and the buffer area** |
| **AREA OF OUTSTANDING NATURAL BEAUTY:**<br>None |
| **SITE OF SPECIAL SCIENTIFIC INTEREST:**<br>None |
| **SPECIAL AREAS OF CONSERVATION:**<br>None |
| **Ancient Woodland:**<br>Crackley Wood to the north of the settlement<br>Thickthorne and Bullimore Woods at the A452/A46 junction |
| **Key Characteristics** |
| **Settlement:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>The historic built form comprises the castle, abbey and original historic settlement, including the church, along Castle Green and the High Street. There has been later historic development out from this initial core, originally in the form of ribbon development along the approach roads and around the railway station. The historic core is now largely enclosed to the east, south and south west of the settlement, however, the views to the Castle both from the historic core and from the west of the town are preserved. Similarly, the northern part of the Conservation area retains its links to the open fields to the north.<br><br>To the south of the settlement and originally separate from it were Stoneleigh Park (formerly Stoneleigh Abbey) and the Roman Settlement at Glasshouse Wood. |
| **Surrounding Landscape:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.* |

The historic settlement is located within the shallow valley of the Finham Brook, with gentle undulations marking the valley slopes before it drops again to the south to the valley of the River Avon. The surrounding landscape is open and rural in character, it includes the Grade 2* Registered park and garden of Stoneleigh Park and the Scheduled Roman Settlement at Glasshouse Wood.

**Sensitivity and susceptibility of the settlement to new development**

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

North:
This comprises the area between the A259 and the railway line. The Conservation Area abuts the northern side of the town, here it is more open and rural in nature especially in the Upper Spring Lane area. The relationship between the Conservation Area and its wider rural setting contributes to the significance of the Conservation Area. There may be scope for carefully considered development in some areas, provided that appropriate master-planning and mitigation measures are put in place.

East:
This comprises the area between the railway line and Crew Lane. There is a single Listed Building at Dalehouse Farm and it derives some significance from its relationship with its original rural setting. However, the extensive modern development on the eastern side means that the town is less sensitive to change in this area and there may be opportunities for further development provided that appropriate mitigation was put in place.

South-east:
This comprises the area between Crew Lane and the A452. To the south of the modern town and the A46 is Stoneleigh Park and the Scheduled Roman Settlement, again the setting of these heritage assets reflects their historic rural location and contributes to their significance. There is little scope for the accommodation of development in this area.

South-west:
This comprises the area between the A452 and Rouncil Lane. There is a single Listed Building at Wootton Grange Farmhouse and it derives some significance from its relationship with its original rural setting. Extensive modern development to the north means that the historic core is less sensitive to change in this area and there may be opportunities for further development provided that appropriate mitigation was put in place.

West:
The western side of the settlement comprises the area to the north of Rouncil Lane, which follows the former line of the park pale and the A452. It contains Kenilworth Castle, the Registered park and garden, Kenilworth abbey and part of the historic urban area, with numerous Listed Buildings. This entirety of the west side of the town is highly sensitive and susceptible to change. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. There is little scope for the accommodation of development in this area.

**Significance of heritage assets and impact of development**

*Note: Based on designation status (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.*

Kenilworth Castle and its park and garden and the abbey grounds are of national significance. In addition, the core of the historic town contains a dense concentration of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, along with the Grade 1 listed church of St Nicholas, are of high value. The conservation area encompasses the above complex of heritage assets and abuts the rural landscape to the west and north of the town which enhances the setting of the designated assets. To the south of the town and separate from it are the Scheduled Roman settlement at Glasshouse Wood and Stoneleigh Park, both are of national importance.

Kenilworth has had extensive modern development particularly to the south and east which has partially eroded its value and sense of place on that side of the settlement.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*

Opportunities could be sought to protect and enhance the Scheduled Roman settlement at Glasshouse Wood which has been identified as being At Risk

## Recommendations

Kenilworth is particularly noteworthy for its castle and the surrounding park and garden, as well as the extensive open space that constitutes the former site of the abbey. The historic settlement pattern is well preserved in the core of the settlement which lies in the north west of the town. The setting of these assets makes a considerable contribution to their significance as they are still currently experienced within the historic open agricultural landscape, it is therefore recommended that development of the land beyond the western part of the settlement edge should be avoided.

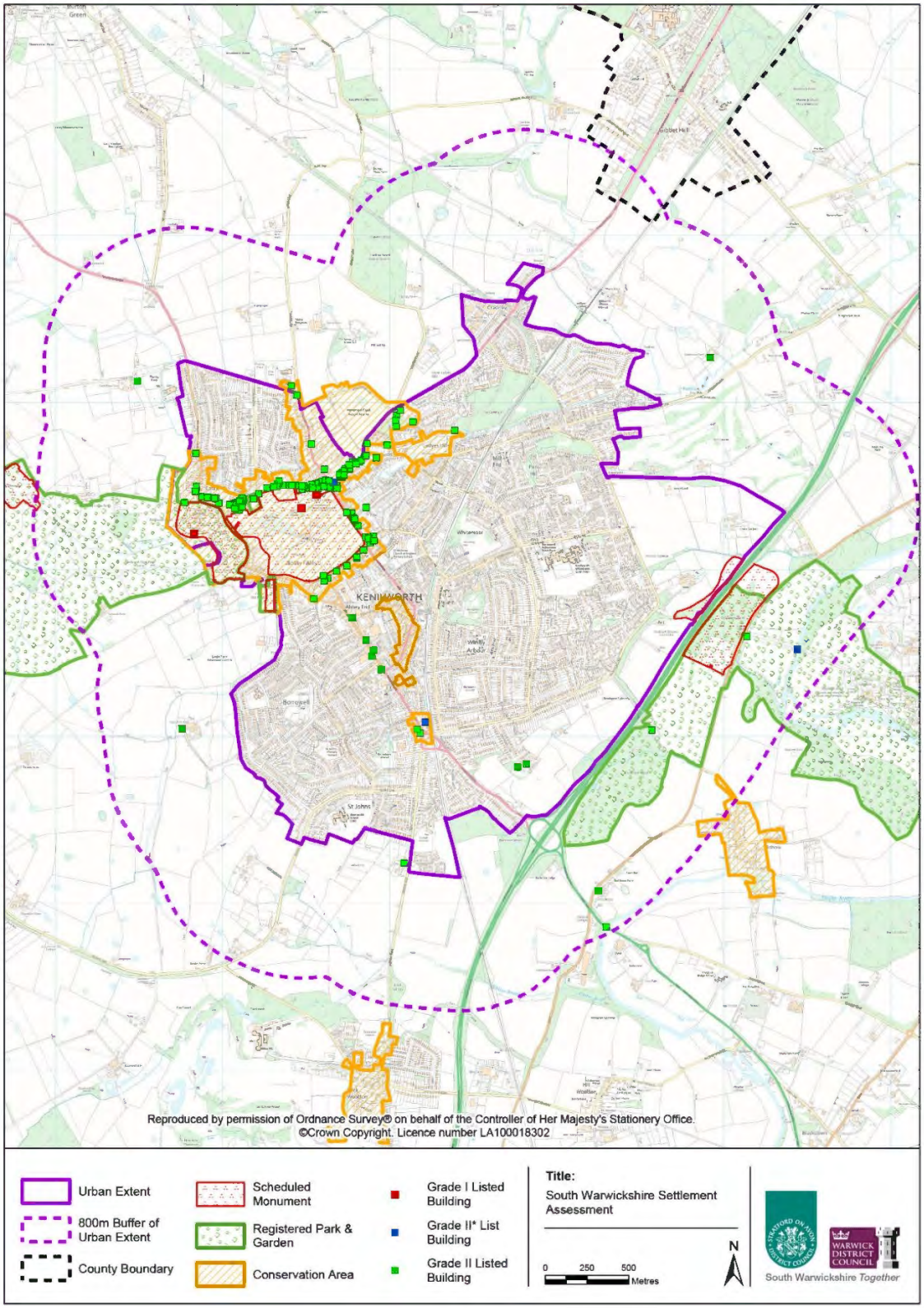
Equally the rural setting of the Upper Spring Lane and Tainters Hill part of the Conservation Area makes a considerable contribution to the understanding and appreciation of this former rural lane.

On the southern side of the town, and partially separated from it by the A46 are the Registered Grade 2* Stoneleigh Park and the Scheduled Roman Settlement at Glasshouse Wood. Any development in this area has the potential to impact on the heritage assets.

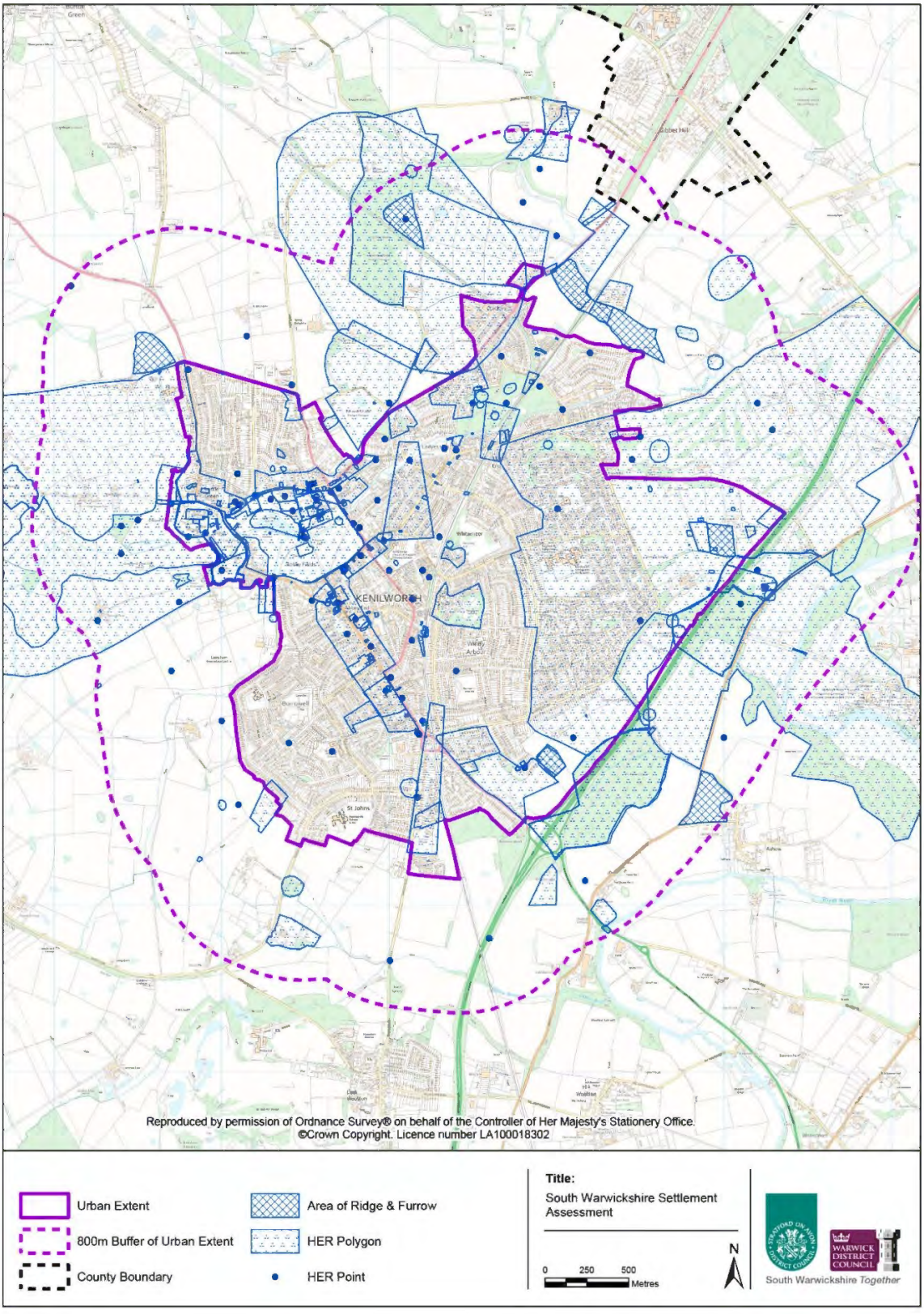
It is therefore recommended that from a heritage perspective development should be restricted to the eastern side of the present settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Kenilworth | North | AMBER | The conservation area and a number of Listed Buildings abut this area. Carefully located development may be possible in some areas. |

| | | | |
|---|---|---|---|
| Kenilworth | East | GREEN | The historic town is enclosed by modern development to the east. Dalehouse Farm will require mitigation of impact of development. Carefully located development may be possible in this area. |
| Kenilworth | South-east | RED | This area contains Stoneleigh Park designated park and garden and a scheduled Roman settlement as well as a number of Listed Buildings. There is little scope to accommodate development in this area. |
| Kenilworth | South-west | GREEN | The historic town is enclosed by modern development to the south-west. Wootton Grange Farm will require mitigation of impact of development. Carefully located development may be possible in this area. |
| Kenilworth | West | RED | The presence of the castle, priory and church makes development to the west highly damaging to the historic environment of the town. There is little scope to accommodate development in this area. |




***Kenilworth – Designated heritage assets***




***Kenilworth – Non-designated heritage assets***

## 10.14 Kineton

| **Settlement Name: Kineton** | **District: Stratford-on-Avon** |
|---|---|
| **Location:** Kineton is located on the northern bank of the River Dene, approximately ten miles north of Banbury. The Registered Battlefield of Edgehill is sited immediately to the south-east of the settlement. DSDA Kineton on the eastern edge of the survey area is the United Kingdom's main military ammunition depot. | |
| **Settlement Description:**<br><br>Kineton is a village located at the junction of four significant routes, Banbury Road, Bridge Street, Warwick Road (B4086) and Lighthorne Road/Southam Street. The wider landscape setting for the settlement is rural in nature.<br><br>The village has its origins in the early medieval period. The twelfth century Scheduled King John's Castle is located on the western edge of the village. The settlement developed around the church and marketplace which form the historic core of the village. The Church of St Peter is Grade 2* listed. Many of the gravestones and monuments associated with the church are listed in their own right. The village lies to the north of the Registered Battlefield of Edgehill 1642 which lies to the south of the settlement.<br><br>The church is the oldest surviving building, it dates to the mid thirteenth century and is constructed in ashlar ironstone rubble, it is on the Heritage at Risk register. The marketplace and church comprise the earliest part of the historic core; later during the seventeenth century the village expanded along Southam Street, from the market to the church, Warwick Road, out towards the castle, along Manor Lane, Banbury Street and Bridge Street, creating a triangle, and infilling in the market square. The majority of the Listed Buildings are found along these streets with some later nineteenth century buildings along Banbury Road. Coursed and dressed lias limestone, a locally sourced material, has been used for many of the seventeenth century buildings; this continued into the eighteenth century but by the nineteenth century the buildings were overwhelmingly of brick construction. Kineton Conservation Area encloses the historic core and the later post-medieval development along Warwick Road, Southam Street and Banbury Street. The modern development is largely located to the east and west of the historic core.<br><br>To the south of the village is the Little Kineton conservation area. Modern housing has occurred around the former Kineton House and Kennels.<br><br>On the western edge of the survey area is the Scheduled Medieval settlement at Brookhampton. The monument includes the buried and earthwork remains of the medieval settlement of Brookhampton, located upon the south facing slopes of a hillside above the River Dene. The settlement includes the remains of the manor house, the medieval fishpond complex, house sites, gardens and allotments of the medieval village, and its associated hollow ways, field boundaries, enclosures and ridge and furrow cultivation remains. It is linked to Kineton by Brookhampton Lane. The Registered Park and Garden of Compton Verney and the ancient woodland of Brick Kiln | |

Coppice is located outside to the southeast of the buffer area in the wider landscape. Otherwise, Kineton is largely encircled by enclosed agricultural land.

**Summary History:**

There are numerous archaeological sites recorded on the Warwickshire Historic Environment Record. The earliest evidence for activity around the settlement comprises flint objects. Bronze Age ring barrows are visible on the aerial photographs to the south of the settlement. A series of undated enclosures are also visible on aerial photographs, these maybe the remains of a World War II searchlight battery.

To the west of Kineton a potential Roman villa/settlement has been identified during a field walking survey. Finds of building stone, hypocaust and roof tiles as well as many pottery sherds were recovered. A linear feature is visible as a cropmark on aerial photographs which has been interpreted as a possible Roman trackway. A second Roman settlement site is located to the east of Kineton near Banbury Road Farm.

The earliest medieval settlement on the site likely dates to the Late Saxon period. Excavation recorded a 9th century ditch within the town. Land was granted, comprising ten hides, to Kineton by King Edgar in 969. In 1861, ten human skeletons were discovered in a stone pit 1km northwest of St Peter's Church. The burials are believed to part of an early medieval cemetery.

Kineton is recorded in the Domesday Book (1086) as 'Quintone'. King Edward is recorded as the preconquest holder and King William in 1086. By 1086 the settlement comprised a recorded population of 100 villagers, eighteen smallholders, three slaves and two female slaves. To the west of the historic settlement, at the foot of Pittern Hill, is the Scheduled Monument of King John's Castle, a medieval motte and bailey castle likely dating to the eleventh or twelfth century. It survives as an earthwork, although the bailey is no longer clearly marked.

The church of Kineton, with its lands and tithes was granted to Kenilworth Priory by Henry I. The church dates to mid-thirteenth century and is Grade 2* listed, it probably replaced an earlier church on the same site. In the thirteenth century a market was granted to Stephen de Seagrave for Kineton. Kineton is considered to be a typical example of a medieval urban failure. It was developed as a small urban community in the thirteenth century, with burgage plots, a market and shops and workshops. The nascent borough prospered in the fourteenth century, but by the end of the fifteenth century the situation had changed; the number of tenants had fallen dramatically, land was no longer held by burgage tenure, and those who remained no longer practised any crafts but now worked on the land. After little more than 200 years, the small town with its urban economy appears to have faded and been remoulded into a rural settlement with an agricultural economy. Archaeological monitoring at land off St Peter's Road recorded substantial archaeological remains associated with the medieval borough. A limestone rubble surface was recorded, likely laid down as hard standing, a yard associated with buildings along the former market place, now Southam Street, to the west. An east-west aligned ditch, containing thirteenth century pottery, most likely formed a burgage plot boundary dating to the establishment of the town by Stephen de Seagrave.

Only a few buildings survive from the sixteenth century, and these are largely centred around the marketplace just north of the church; these are largely of timber framed and brick construction.

There are extensive areas of surviving and former ridge and furrow in the survey area, evidence of the agricultural exploitation of the area around Kineton during the medieval period.

The hamlet of Little Kineton is located to the south of the Kineton.

On the western edge of the survey area is the Scheduled Monument of the Medieval settlement at Brookhampton which comprises the buried and earthwork remains of the manor house, the medieval fishpond complex, house sites, gardens and allotments of the medieval village, and its associated hollow ways, field boundaries, enclosures and ridge and furrow cultivation remains. It would have been linked to Kineton by Brookehampton Lane. Little Kineton, to the south of Kineton, also has medieval origins.

The English Civil War broke out in 1642 between King Charles and Parliament. The site of the Battle of Edge Hill, October 23rd, 1642, lies just south of the River Dene, southeast of the settlement. It was the opening battle of the Civil War with the Royalists led by the King and the Parliamentarians by the Earl of Essex. The battle was fought in the area between Edge Hill and Kineton and is designated as a Registered Battlefield. It is believed the King and his army returned to Kineton after the battle. A mound at the foot of Edge Hill, just outside Radway, is reputed to be a war cemetery. The mound survives as an earthwork at Graveground Coppice. A commemorative modern monument for the Battle of Edge Hill is located by the side of the road between Kineton and Radway.

The settlement continued to grow in the seventeenth and eighteenth centuries along Warwick Road, Southam Street, infilling in the market and forming a triangle of Manor Lane, Bridge Street and Banbury Street located south of the church. Many of the seventeenth century buildings are of coursed dressed lias limestone, some with painted coursed rubble/stucco, some with painted brick. The eighteenth century buildings similarly use the local dressed lias limestone though brick is also evident along Bridge Street and Banbury Street. Two turnpike roads from Upton to Wellesbourne and Southam to Kineton, meet in Kineton. A number of inns existed within the settlement including the Red Lion along Warwick Road and the Swan Inn on Banbury Street. A manor house was built in the seventeenth century and a post mill still survives to the northwest. Other industrial processes are known at Kineton including lime kilns, brickworks, a corn mill and later a gas works was located here where gas was produced for domestic use.

Development proceeded during the nineteenth century with ribbon development occurring along Banbury Street and Warwick Road. The East and West Junction Railway, previously known as the Stratford on Avon and Midland Junction Railway, arrived in Kineton in the late nineteenth century however was largely unsuccessful and although Kineton railway station opened in 1871 it closed in 1877. The station was reopened in 1885 with the Evesham Redditch and Stratford-upon-Avon Junction Railway and closed again in 1952.

Further linear development occurred in the twentieth century along Banbury Road and Warwick Road, with a few new roads and infill development occurring within and around the historic core. Clarendon House on Bridge Street was an Auxiliary Hospital in the World War One. It was opened in 1914 and manned by Numbers 3, 8 and 28 Voluntary Aid Detachments which were attached to the 1st Southern General Hospital, Birmingham University. An airfield which was in use during the 1930s for private landings and aerial displays is situated northeast of Kineton along with an aircraft hangar built in the 1930s, made by Boulton & Paul Ltd of Norwich.

Kineton continued to play a role in World War Two when the village was used as a transit camp for Polish and Czechoslovakian soldiers. To the south-east of the village was MOD Kineton which was used as a Royal Pioneer Corps camp during this period. The site later became Defence Munitions Kineton or the Defence Storage and Distribution Agency (DSDA) main military ammunition depot for the UK, it is now home to the Army School of Ammunition. RAF Gaydon, a former Royal Air Force station, was the first to receive a Vickers Valliant, a strategic bomber used to carry nuclear weapons and played a significant role in the Cold War.

Twenty-first century development at Kineton is has largely focussed to the northeast, north and west of the settlement.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Into and out of the historic core and conservation area allow an understanding of the interrelationships between the church, the settlement and the designated assets within the historic core, the river and the wider rural landscape beyond the village
- To and from the castle allows an understanding of the relationship between the castle and the settlement and the river and wider rural landscape
- Looking north from battlefield to settlement and vice versa allows an understanding of the relationship between the battlefield and the settlement and the events associated with it
- Into and out of the scheduled deserted medieval settlement at Brookhampton place it within its wider rural landscape.

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Kineton Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 2 | 68 |

**Scheduled Monument:**
King Johns Castle,
Medieval settlement at Brookhampton

**Registered Park and Garden:**
None

**Registered Battlefield:**
Battle of Edgehill 1642

**Heritage at Risk:**
Church of St Peter Grade 2*

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**

None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the church and the original historic settlement, including a large number of Listed Buildings. There has been later historic development out from this initial core in a radial manner along the major transport links and later to the northeast. The historic core is now largely enclosed to the northeast, east and west with significant views retained north and especially to the south with the views across the River Dene to the rural landscape and the designated battlefield. The castle maintains much of its open rural setting to the south and east though this is being encroached upon. The Registered Battlefield occupies approximately a quarter of the survey area to the south-east of the settlement from Little Kineton to the Banbury Road. The river Dene forms a natural boundary to the south of the settlement; with the present northern edge is the formed by the line of the former railway. Development is just beginning to appear north of this boundary.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is located in the valley of the River Dene with Pittern Hill to the north. The surrounding landscape is open and rural in nature. There are extensive areas of ridge and furrow in the survey area.

## Sensitivity and susceptibility of the settlement to new development

North-west
This area lies to the north of Brookhampton Lane and to the east of Lighthorne Road. The north-west has had modern development to the west of the historic core of the settlement. The former railway line provides a green buffer between the present historic core and the wider town and the rural landscape to the north-west, although development has recently encroached into this area. There are three isolated designated structures (Longbourn Farm, the windmill and a milepost). There are known below-ground archaeological remains and areas of ridge and furrow, and the designated assets are sensitive to changes to their setting, but there may be scope for considered development in this area.

North-east
The north-east side of the historic settlement from east of Lighthorne Road to north of the line of the former railway has the Conservation Area enclosed by modern development which creates an

existing buffer to the historic core. Any further development here is unlikely to negatively impact the setting of the designated heritage assets. There are known below-ground archaeological remains and areas of ridge and furrow, but there may be scope for development in this area.

South-east:
This area comprises the area of the Battlefield and a small number of fields to the south of the former railway line. The Conservation Area and some of the Listed Buildings abut the river to the south. Beyond this is the Registered battlefield of Edgehill and the conservation area and Listed Buildings of Little Kineton. The relationship between the Conservation Areas and their wider rural setting contributes to the significance of the Conservation Areas as does the relationship between the Conservation Areas and the battlefield. Any development within this area would cause significant harm to the setting of the wide range of heritage assets.

South-west
This area encompasses the land south of Brookhampton lane and west of the designated battlefield. The scheduled King John's Castle is located on the western edge of the village set largely within a rural landscape overlooking the River Dene and adjacent to the Conservation Area of Little Kineton. On the western edge of the buffer lies the deserted medieval village of Brookhampton and retains its relationship to its wider rural setting. There is very limited opportunity for development in this area.

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

Kineton lies next to the Scheduled Monument of St John's Castle and the Registered Battle of Edgehill 1642 which are of national significance. In addition, the Conservation Area comprises the core of the historic town, it contains a large number of Listed Buildings which together allow an understanding of the historic settlement character and form. The rural landscape and river to the south of the village enhances the setting of the designated assets.

Kineton has had modern development particularly to the north, west and east which has partially enclosed and eroded its value and sense of place on those sides of the settlement.

The historic hamlet and Conservation Area of Little Kineton is sited to the south of Kineton and to the west is the Scheduled deserted medieval village at Brookhampton. These retain their historic interrelationship with their wider rural setting.

**Potential Enhancement**

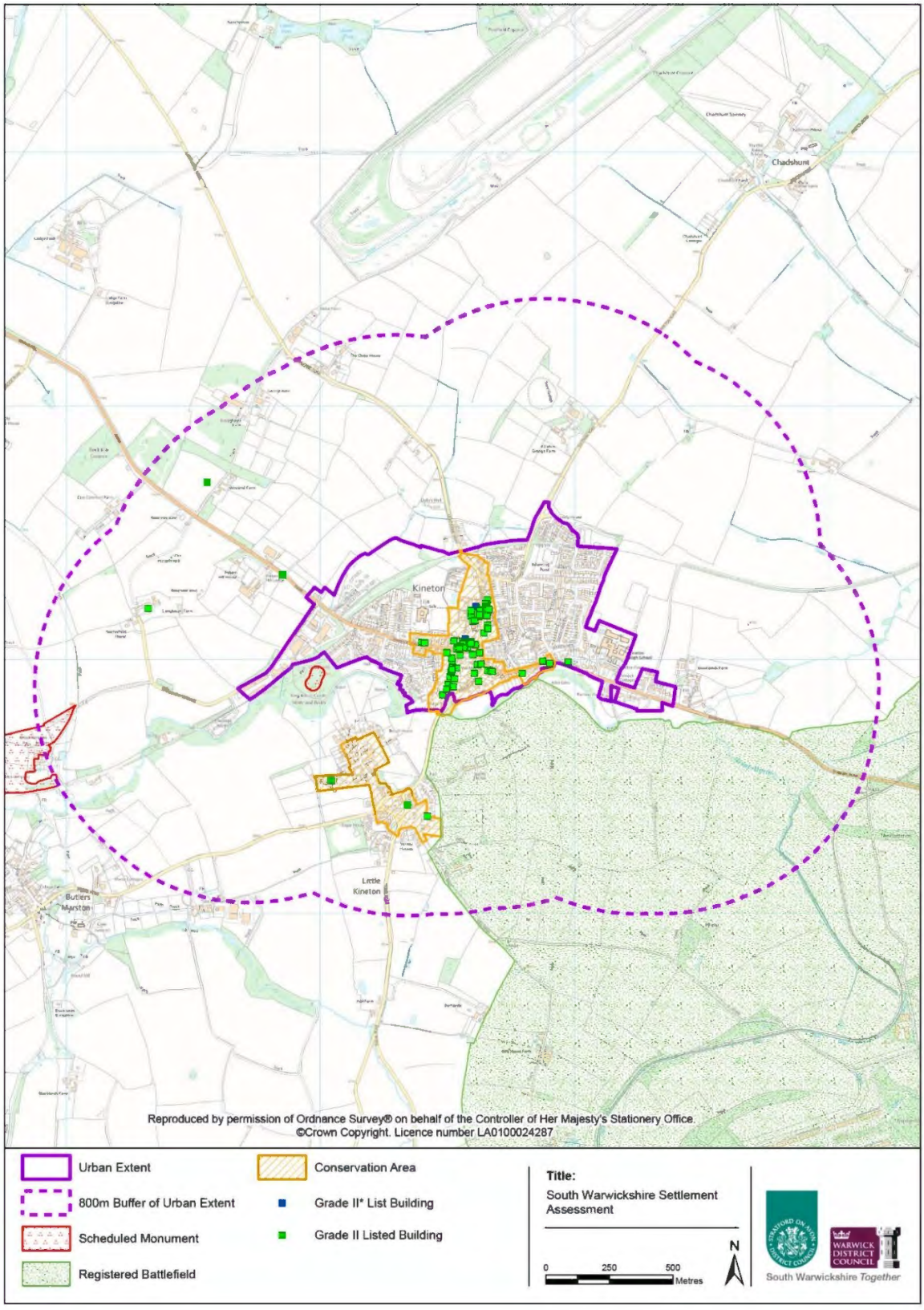
*Note: Areas that could potentially be improved or enhanced.*

Potential enhanced management and promotion for the Battlefield and Scheduled Monuments could be agreed if other areas are developed.

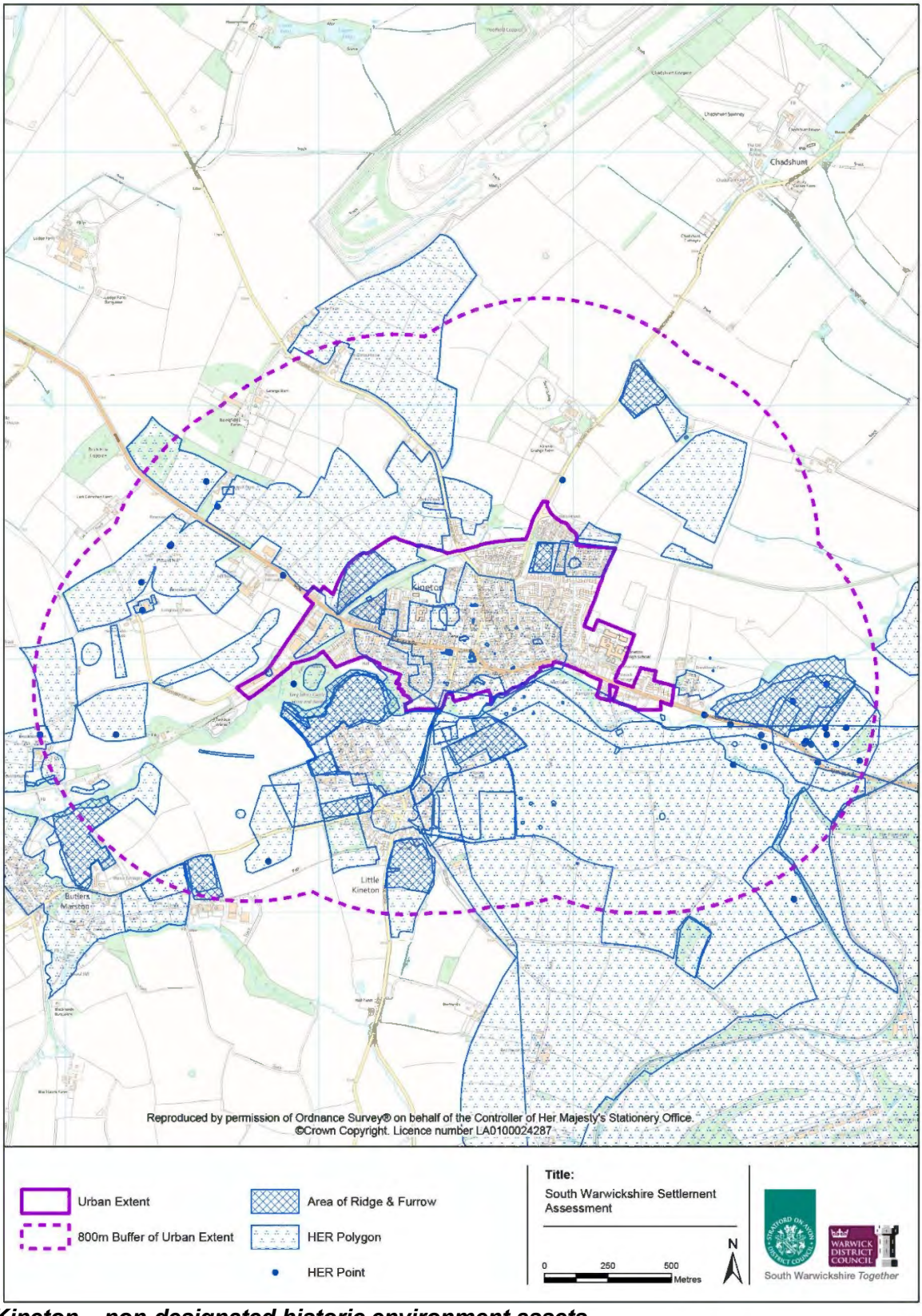
**Recommendations**

Kineton has a complex history with connections to significant historical events in the nation's past. The castle and battlefield are highly significant and are evidence for Kineton's importance as a settlement. The historic settlement pattern is well preserved in the core of the settlement which remains in the centre of the village. The setting of these assets makes a considerable contribution to their significance and to the south some are still currently experienced within the historic open agricultural landscape, it is therefore recommended that development of the land to the south should be avoided, and development should be restricted to the north/western and north/eastern side of the present settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Kineton | North-west | GREEN | Largely rural area with a single designated farm and separate windmill. The setting of the dispersed designated assets will need to be taken into account to ensure these are not negatively impacted by development. There may be scope for development in this area |
| Kineton | North-east | GREEN | The north-east of the historic settlement is buffered by existing development. Care would need to be taken to ensure the setting of the designated battlefield is preserved. There may be scope for development in this area |
| Kineton | South-East | RED | King Johns Castle and the Lower Kineton Conservation Area views from these designated assets have been retained and these should be preserved. |
| Kineton | South-west | RED | The links between the Conservation Areas of Kineton and Little Kineton overlooking the rural landscape to the south and the location of the battlefield makes development to the south-west highly damaging to the historic environment, This also contains the Scheduled sites of the Castle and deserted medieval village of Brookhampton. |




***Kineton – designated historic environment assets***




***Kineton – non-designated historic environment assets***

## 10.15 Kingswood

| **Settlement Name: Kingswood** | **District: Warwick** |
|---|---|
| **Location:** Kingswood is a village midway between Solihull and Warwick on the Old Warwick Road in the Forest of Arden. It is located at the junction of the Grand Union Canal with the Stratford-upon-Avon Canal. | |
| **Settlement Description:**<br><br>Historically Kingswood comprised a rural landscape of dispersed farms, cottages and moated sites, with the Old Warwick Road running east west and Mill Lane and Lapworth Street running north-south. Kingswood Brook ran on a north-south course to the east of Mill Lane. In the eighteenth century the old Warwick Road became a toll road which ran between Hatton and Hockley Heath.<br><br>The current village of Kingswood had its origins in the early nineteenth century with the settlement developing at the junction of the Grand Union Canal and the Stratford-upon-Avon Canal. The Oxford-Birmingham Branch of the great Western Railway was constructed in the 1840s.<br><br>The village is divided by the Canal Conservation Area and located between the Registered Park and Garden of the Grade 1 listed Packwood House to the east and the Registered Park and Garden of the Grade 1 listed and Scheduled Baddesley Clinton Hall to the west<br><br>The oldest surviving building within the settlement is Kingswood Manor House dating to the sixteenth century. The majority of the Listed Buildings are found along Old Warwick Road and the Stratford-upon-Avon Canal, with a scatter of former farmhouses along Lapworth Street. Modern development is located to the south between the railway and the Stratford- upon-Avon Canal and branching east of Station Lane. Baddesley Clinton Hall has its origins as fortified twelfth or thirteenth century manor, the current stone and brick building is fifteenth century with later additions and alterations. Packwood House is a late sixteenth century timber-framed house.<br><br>The surrounding landscape is still largely rural, but with numerous detached properties in large gardens strung out along the roads. | |
| **Summary History:**<br><br>The earliest evidence for activity around the settlement comprises a stone axe dating to the Neolithic period. To the south of the village is the former site of Harborough Banks, a possible Iron Age hillfort.<br><br>The medieval landscape is represented by a dispersed rural settlement of moated manor houses, farms and cottages. Baddesley Clinton Hall, is a manor house and moated site with fishponds. The site originated as a clearing in the Forest of Arden. The twelfth to thirteenth century moated island is occupied by Baddesley Clinton Hall, a fortified manor house constructed in the mid | |

fifteenth century when John Brome acquired the hall and built much of the present house from stone quarried on the estate and created fishponds in the grounds. Packwood House was built in the sixteenth century by the Fetherston family at the centre of a small estate and became an important place within the parish. In addition to the gardens and estate there are a number of planned vistas out into the wider countryside from the house, these are included in the Registered Park and Garden extent. Other residences included the Grade 2 sixteenth century Kingswood manor house located just south of the current settlement, which also dates to the sixteenth century, and Broom Hall moated site and fishponds to the west. Other fishponds have been identified; these were exploited in the medieval and postmedieval periods for the breeding and storage of fish. A road dating to this period which ran from the Old Warwick Road to the canal is preserved as field boundaries.

The village of Kingswood settlement developed around Kingswood junction, at the junction of the Grand Union Canal and the Stratford on Avon Canal. Both canals now form a single Conservation Area. The canals were created for transporting heavy goods, such as coal, salt and agricultural produce, southwards. In 1793 the Warwick and Birmingham Canal was authorised and later merged into the Grand Union, The Stratford-upon-Avon Canal was also authorised by an act of parliament in 1793; some funding came from local sources, landowners, farmers and businessmen. The Grand Union was opened up to Kingswood in 1800 and Kingswood junction in 1803. In 1813, the barrel roofed cottage at Kingswood Junction was constructed along with canal workshops. Nine locks and overflows are located to the south and west of the settlement between Bridge 31 and Bridge 38 on the Stratford-upon-Avon Canal dating to the nineteenth century; all of the bridges and locks are listed and are located within the Canal Conservation Area. There are also a number of Listed Buildings associated with the Stratford upon Avon Canal including the distinctive lock-keepers cottages, the canal office and an Engineering Works Building.

During the early nineteenth century Kingswood comprised a small number of large houses spaced sporadically along the Old Warwickshire Road and Station Lane including the Grade 2 listed Mill House. There were two pubs at this time the Boot Inn and the Bird in Hand. The railway arrived at Kingswood in the 1840s and the station was opened in 1854; it is now named Lapworth Station. Infill development continued into the twentieth century creating linear settlement along Old Warwick Road and Station Lane. Kingswood remains much the same as it was in the twentieth century.

**Key relationships**

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Inter-relationship between the Stratford-upon-Avon Canal and Grand Union Canal conservation areas and their associated heritage assets, such as the lock-keepers cottages, and the wider rural landscape which allows an understanding of the designated assets in their historic setting
- The inter-relationship between Packwood House, its Registered park and garden, ancillary buildings and the wider rural landscape setting
- The inter-relationship between Baddesley Clinton, its Scheduled Monument, Registered park and garden, ancillary buildings and the wider rural landscape setting

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Kingswood Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 1 | | 32 |

**Scheduled Monument:**
Baddesley Clinton Hall moated site and fishponds

**Registered Park and Garden:**
Baddesley Clinton Hall
Packwood House

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
**None**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises two principal groups. Firstly there are the historic dispersed manor and farm complexes, these include Baddesley Clinton Hall, Packwood House, and a number of other farmhouses, cottages and ancillary buildings. The second group of heritage assets are associated with the two canals, these include the locks, bridges, lock-keeper's cottages, canal office and engineering works. There has been very little development in the last 100 years although in more recent years some has occurred to the south between the railway and the Stratford- upon-Avon Canal and branching east of Station Lane. The settlement and the canals have a close historic relationship and their intervisibility adds to the understanding and character of the settlement.

Views along the canals and out towards the Registered Parks and Gardens also preserve the historic character and legibility of the settlements development in the nineteenth century.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The settlement is located between two historic parklands at Baddesley Clinton Hall and Packwood House. Baddesley Clinton, to the east, also contains the Scheduled Monument of Baddesley Clinton Hall moated site and fishponds. The surrounding landscape is open, agricultural and rural in character with some heavily wooded pockets; it includes The Grand Union Canal and the Stratford-upon-Avon Canal and the railway.

## Sensitivity and susceptibility of the settlement to new development

North:
This area comprises land north of Rising Lane and East of Chessetts Road. It is bisected by the route of the canal and its associated Conservation Area. On the far south-eastern edge the area abuts the Registered park and garden at Baddesley Clinton whose setting would be highly sensitive to change in this area. The Conservation Area would require appropriate protection within any design within this area. This area may be able to accommodate development in some areas

East:
To the east of Kingswood are two Listed Buildings, the Canal Conservation Area and the group of designated assets (Registered Park and Garden, Listed Buildings, Scheduled Monument) that comprise Baddesley Clinton Hall and estate. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. These areas are highly sensitive and susceptible to change. There may however be some scope to accommodate development to the immediate east of the current settlement.

South:
Much of the southern side of Kingswood falls within the Canal Conservation Area, which encompasses the Stratford on Avon Canal, the Grand Union Canal and Kingswood Junction, as well as an important group of listed structures and buildings associated with the canal. In addition, there are a number of Listed Buildings associated with the rural history of the area. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. These areas highly sensitive and susceptible to change and there is little scope to accommodate large-scale development.

West:
To the west of the settlement study area is the Grade 1 Packwood House, and its Grade 2 listed ancillary structures, and Registered park and garden. The avenue leading to the estate runs through this area and it and its setting is sensitive to change. The Grade 2 listed Little Rising cottage is located to the south-east of Packwood House. The southern edge of this area is formed by the Canal Conservation Area and its associated listed structures and buildings. These assets are highly sensitive and susceptible to change. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. The area between the settlement and Mill Lane is less sensitive and may be able to accommodate sympathetic development.

## Significance of heritage assets and impact of development

Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.

The Registered parks and gardens and Scheduled Monument of Baddesley Clinton Hall and Packwood House are of national significance, both in their structural form but also in their associated landscapes/parks and gardens. These are set within a rural open landscape which forms an important part of their setting.

The significance of the Canal is drawn from its historic interest. It is a tangible feature of the historic network which demonstrates the changes made to the area in the late eighteenth century, and the advancement made to travel and infrastructure. The canal was a vital method of trade particularly as part of a Birmingham to London route and is of significance as a part of this national historic infrastructure.

The historic rural setting contributes to the tranquil experience of the canal. Development would potentially impact this tranquillity and result in incremental changes such as increased noises, kinetic movement and diurnal changes through light pollution. Therefore, with regard to the NPPF paragraph 197 there would likely be harm to the non-designated heritage asset of the canal through the loss of its rural historic character and changes to its historic setting. This impact could cause low to moderate levels of less than substantial levels of harm to designated heritage assets through indirect impact. Although this cannot be fully mitigated, there is potential for the impact to be minimised through sensitive design, the use of buffers and master-planning.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

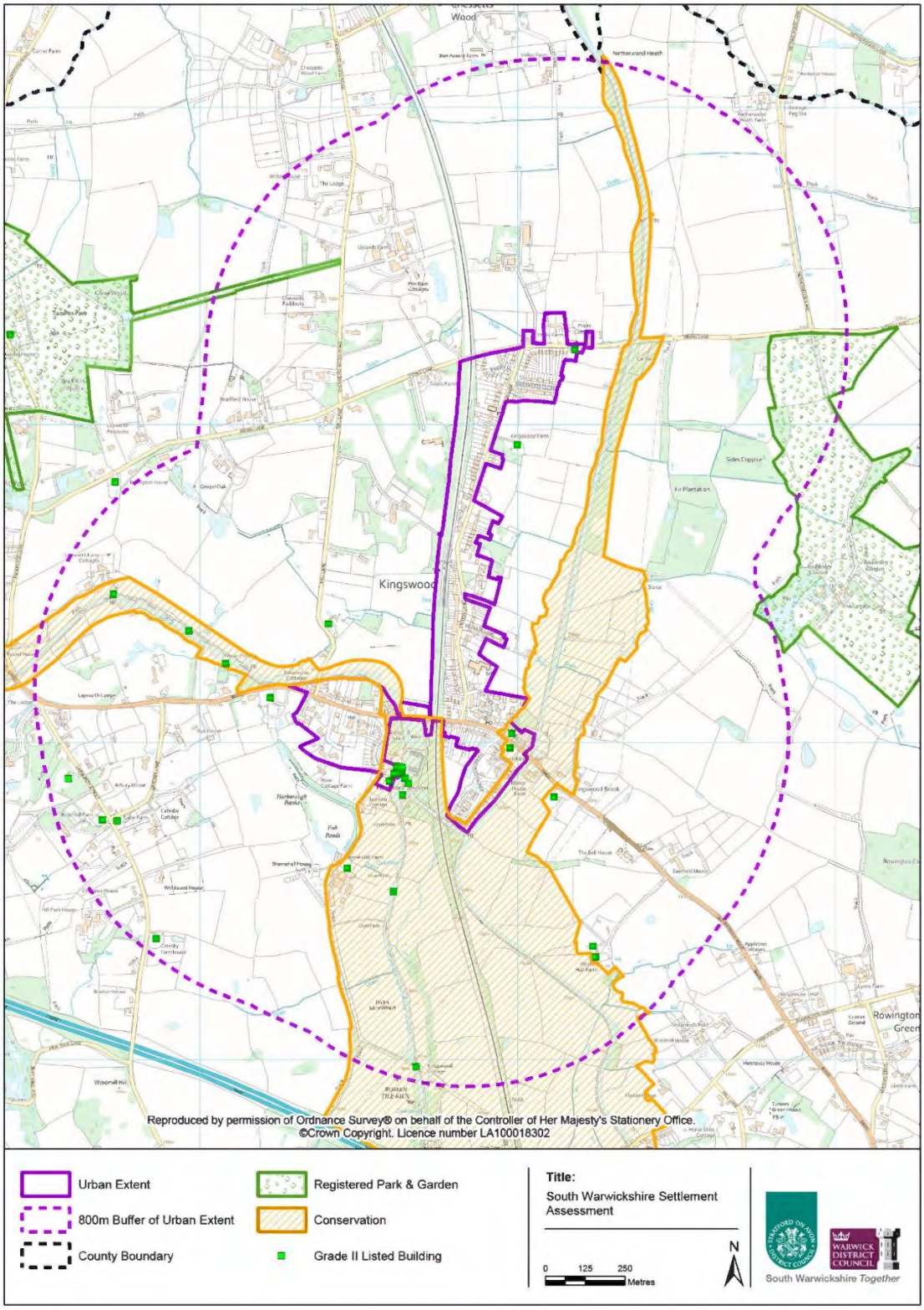
Consideration can be given to the enhancement and promotion of the Conservation Area, as well as the surrounding landscapes of the designated parks and gardens.

**Recommendations**

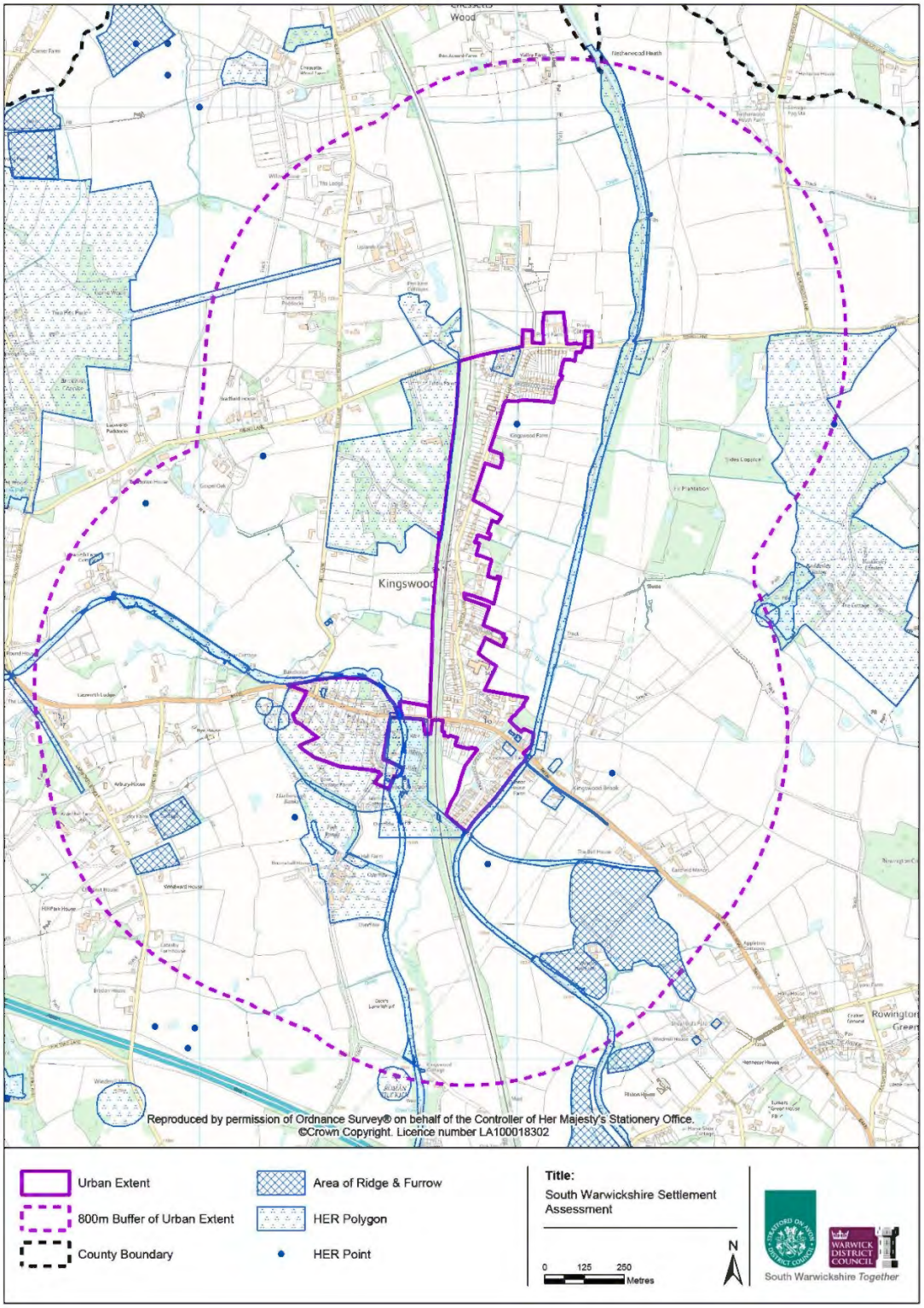
Kingswood is particularly noteworthy for Kingswood Junction at the junction of the Stratford-on-Avon and the Grand Union Canals to the immediate south of the modern village. There are numerous listed assets associated with the canals, which are included within the Canal Conservation Area. The wider landscape is rural in nature, it is dominated by the two great houses at Baddesley Clinton and Packwood House, with their Grade 1 listed mansions, other listed ancillary buildings, Registered parks and gardens and in the case of Baddesley Clinton Scheduled moat and fish-ponds. Other Listed Buildings reflect the historic medieval and post-medieval rural settlement pattern. The historic nineteenth century settlement pattern is well preserved in the linear developments along the Old Warwickshire Road and School Lane and the settlement remains open, green and with views to the canals and to the wider landscape

There are constraints regarding the setting of the numerous designated heritage assets. However there is scope for development between the railway and Mill Lane/Chessetts Wood Road, subject to appropriate mitigation for potential impacts on the Conservation Area to the south, Mill House and the long-distance vista from Packwood House.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Kingswood | North | GREEN | This area comprises land to the north of Rising Lane and east of Chessetts Wood Road. The area is bisected by the Canal Conservation area and the eastern most edge abuts the designated grounds of Baddesley Clinton. Development may be possible with careful protection of the designated assets and their setting. |
| Kingswood | East | AMBER | To the east of Kingswood are two Listed Buildings, the Canal Conservation Area and the group of designated assets that comprise Baddesley Clinton Hall and estate. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. The area between the present settlement boundary and the edge of the conservation area may have potential for some development. |
| Kingswood | South | RED | This area is defined by land to the south of the Old Warwick Road to the east and the Conservation Area and land to its south on the west. The Canal Conservation Area and a range of Listed Buildings and structures. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. This area has little potential to accommodate development. |
| Kingswood | West | AMBER | This area comprises land north of the Conservation Area, south or Rising Lane and west of Chessetts Wood Road. Grade 1 Packwood House, and its Grade 2 listed ancillary structures, and Registered park and garden, lie to the west of the area but its setting extends into the study area along with its access drive. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. Areas close to the present settlement extending out to Mill Lane may have potential for development. |




***Kingswood – designated heritage assets***




***Kingswood – non-designated heritage assets***

## 10.16 Royal Leamington Spa

| **Settlement Name: ROYAL LEAMINGTON SPA** | **District: Warwick** |
|---|---|

**Location:**
Royal Leamington Spa or Leamington is divided by the River Leam, which joins the River Avon just to the west of Leamington. Leamington has several suburbs, it has incorporated the former village of Lillington, and the suburbs of Milverton, Campion Hills, Sydenham and Heathcote. Warwick is located to the west of Leamington on the opposite bank of the Avon. The two towns, together with Whitnash, have in effect become a single conurbation. The village of Cubbington adjoins Leamington to the north-east and Radford Semele to the east.
The Leam is prone to flooding and the former flood meadows are likely to preserve important waterlogged archaeological deposits and palaeoenvironmental evidence.

For the purposes of this assessment the Avon and Europa Way has been taken as the boundary between Leamington and Warwick. The boundary between Leamington and Whitnash is taken as the Heathcote Lane, Tachbrook Road and Grosvenor Road.

**Settlement Description:**
Leamington was originally a small village called Leamington Priors located on the southern bank of the River Leam. However, little above ground survives of this period as the settlement was entirely remodelled in the late eighteenth century as a Spa town. Building of the New Town to the north of the river started in 1808 and had reached Warwick Street by 1822 and Beauchamp Square and Binswood Avenue by 1834. The extent of the development is shown on Squirhills's 1838 plan, including New Milverton to the north-west. The population was only 315 in 1801 but had risen to 15,700 in 1841 and 23,000 in 1881. The village of Lillington, which had already been partially developed as North Leamington by the second half of the nineteenth century, was formally taken into the borough in 1890.

The Regency building boom between 1820 and 1840 saw the construction of what Pevsner described as 'typical Leamington stucco terraces of four storeys'. However, Leamington is particularly notable for its villas, constructed not only in the classical style, but also in the cottage orné, Gothic and Jacobean style. In addition to the housing, numerous chapels and churches were built between 1825-1890. The best public architecture dates to the 1860-1880s, this includes the Town Hall and the remodelled Pump Rooms. The Registered Spa Gardens comprise a linked series of gardens and parks running alongside the River Leam through the centre of the town. From the 1850s onwards there was a growing number of industrial sites with accompanying working-class terraced housing. The post-war period saw some redevelopment and significant losses of older buildings. There has been further expansion in the late twentieth and early twenty-first century.

The village of Old Milverton is located to the north west of the urban area. To the immediate west of Old Milverton is the Registered Guy Cliffe park and garden, an early nineteenth century gardens and pleasure grounds in part designed by Uvedale Price, which were developed from seventeenth

century riverside walks and mid eighteenth century rococo gardens. The gardens span the Avon and extend into the Warwick area.

**Summary History:**
The earliest archaeological evidence comprises the remains of elephants and wholly rhino excavated in the 1930s in sand and gravel pits in Cubbington Road. Roman artefacts and burials have been recorded in the Lillington area.

There is evidence for medieval occupation across the survey area, in addition to the original village of Leamington Priors, situated on the south bank of the River Leam, there was the village of Lillington and there are the earthworks of a medieval deserted settlement at Lower Green, Old Milverton and a below-ground settlement at Emscote. Leamington Priors took its name from both the river and Kenilworth Priory. Leamington Priors had been a manor belonging to Kenilworth Priory before the dissolution. The medieval and early modern village was situated around All Saints' Church in the area of the present day Old Town. The only visible traces of the old village are in the pattern of streets in Old Town, and a row of two cottages along Church Street. At the time of the Norman Conquest, Leamington was held of Edward the Confessor by Olwin, also known as Wulfwine. Twenty years later, the Domesday Survey showed that Roger de Montgomery, Earl of Shrewsbury held Leamington, and recorded the presence of 12 households comprising five villagers, three smallholders, three slaves and a priest. This implies the existence of a church, possibly on the site of All Saints. Surrounding this early settlement were arable lands for eight ploughs in a year, although only six plough teams were recorded, while 26 acres of meadow and two mills were situated along the banks of the River Leam. Leamington Priors remained a village into the early nineteenth century.

The earliest reference to the mineral springs is from c.1480, when they were described as 'a salt well and many springs about where might be made many wells and having salt water running the whole year and the river Leam that runs by oft times flows over them'. In 1662, Dr Fuller in *History of the Worthies of England* mentions the Leamington Priors spring as possibly being used for 'health cures'. However, it was not until 1757 that accounts appear of doctors in Midland towns, such as Northampton, sending patients to Leamington to 'take the waters'.

In the late eighteenth century, the Earl of Aylesford had provided a free well in front of All Saints' Church. The first commercial baths and pump room were built in mid 1780s. The success of other spa towns such as Bath and Cheltenham were an incentive for Leamington landowners to develop their springs; seven privately owned bath houses were built south of the river in the Bath Street and Clemens Street area, and Leamington quickly became a fashionable residential resort. Clemens Street was recorded as the most elegant street within the town and had a number of hotels where fashionable members of society stayed. The focus of this development was originally to the south of the river around the Parish Church of All Saints. This changed in 1806 when a group of businessmen formed a consortium to develop land north of the river; this became known as Union Parade, now called the Parade. This first phase of development began in 1808 and was completed in 1811 with the building of the Bedford Hotel and the Upper Assembly Rooms. In 1814 the new Pump Rooms and Baths were opened. The continued popularity of the resort led to the building of Regent Hotel in 1818, and in 1838 Queen Victoria stayed here. Following her visit, the town was granted the right to be called Royal Leamington Spa.

In the nineteenth century the town experienced one of the most rapid urban expansions in England when taking the waters was highly fashionable. Leamington doubled in size between 1831 and 1841, but growth then slowed leaving large numbers of plots still vacant. The nature of the town changed in the mid century; the fashion for spa treatments waned, the town gained a higher proportion of residential middle-class professionals, while from the 1850s day trippers came by rail. In 1862 the Local Board of Health created the New River Walk on completion of its works to speed the flow of the sewage-laden Leam by raising and straightening its banks. In 1875 was extended to the Pump Room Gardens. In 1896 Victoria Park was added as a 'people's park'. The final component of Spa Gardens, Mill Garden, opened in 1903. To the east, along the river, is Welch's Meadow, a local nature reserve, and Newbold Comyn, where a country park was established in 1973.

The early nineteenth century Grand Union Canal Conservation Area runs to the south of the river, the railway echoed its route in the 1850s. The Arches, a former railway viaduct, is Locally Listed. As a consequence of these transport links Leamington developed a thriving industrial base that resulted in a period of renewed growth. By the end of the nineteenth century a number of industrial works were to be found within the town: these included the Leamington Brewery Works, the Brick Yard, the gas works, the Ranelagh Cake Mills, and the Eagle Iron Foundry.

In this period the town became a popular place of residence for wealthy retired people and the middle classes from Birmingham and Coventry. Extensive middle-class suburbs developed to the west in Milverton, and also to the southeast and north of the town. A number of these villas are Listed or Locally Listed. Due to the presence of wealthy residents Leamington became a popular place for shopping and recreation. In 1863 the Royal Pump Rooms were extended to include a Turkish bath and swimming pool; a further swimming pool was added in 1890. In 1875 the Royal Pump Room Gardens were opened to the public. In 1872, Leamington became the home of the first lawn tennis club in the world, when a club was founded on the lawns of the Manor House Hotel, on Avenue Road. The Locally Listed late nineteenth century Clapham Terrace and Shrubland schools are important surviving examples of Community Schools. The Locally Listed 48-50 Parade is built in a distinctive Art Deco style.

During the Second World War Leamington was substantially damaged by bombing. The town was also home to the Free Czechoslovak Army, there is a memorial to then in the Jephson Gardens. Other military remains include the site of former camps and landing-strips.

The medieval village of Lillington to the north-west of Leamington has its origins in the early medieval period. The oldest part of the settlement contains the former village and the parish church of St Mary Magdalene, the manor house, some Victorian terraced houses and post-1930 housing estates. The more recent part of the settlement is centred on Crown Way, and largely comprises a post-1950s council house estate.

The historic elements of the settlements have been largely enclosed by modern development. There are areas of open fields to the north, between the town and the River Avon, and to the east between the town and Offchurch Conservation Area. This latter area includes Newbold Comyn Country Park, which was laid out in the 1970s.

**Key relationships**

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Between the Conservation Area, the Listed Buildings, the Registered parks and gardens, the Rivers Leam and Avon and the Grand Union Canal, enabling an understanding of the origins and development of the settlement as a whole
- In and out of Guys Cliffe Registered Park and Garden to the River Avon and Old Milverton enabling an understanding of the origins and development of the Park and the relationship of the site with the rivers and historic landscape
- Within the historic core of Leamington, including those views linking the various elements of the historic town
- Within the historic village of Lillington, including those views linking the various elements of the historic settlement

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Leamington Spa Conservation Area
Canal Conservation Area
Lillington Road Conservation Area
Lillington Village Conservation Area

**Listed Buildings: within the settlement**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 19 | 427 |

**Scheduled Monuments:**
None

**Registered Park and Garden:**
- Spa Gardens II
- Guy's Cliffe II

**Heritage at Risk:**
Church of All Saints, Bath Street II*
Guy's Cliffe Registered Park and Garden II

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the original historic settlement. In addition, there are extensive areas of belowground archaeology associated with the origins and development of both Leamington Priors and Lillington.

The historic core is now largely enclosed by modern development except to the east of the settlement. However here there are significant views into and out of the Conservation Area to the valley of the River Leam.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is located at the junction of the Rivers Avon and Leam. The surrounding landscape is largely open and rural in character, it includes the Grade 2 Registered park and gardens at Guys's Cliffe and the Spa Gardens, and Newbold Comyn Park.

**Sensitivity and susceptibility of the settlement to new development**

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

There has been extensive modern development around the historic core, and there is little scope for large-scale development here except possibly on brownfield sites.

Northwest:
This comprises the area between the A445 and the A452. It contains the Registered Park and Garden of Guy's Cliffe and the historic hamlet of Old Milverton, and the corner of the Leamington Conservation Area abuts it beside the A452. The heritage assets retain their links to the rural landscape and the River Avon which provides an important contribution to the significance of these assets. However there may be potential for development in this area, particularly to the east of the railway line, provided that appropriate master-planning and mitigation is put in place to lessen the impact on the designated assets.

Northeast:
This comprises the area between A452 and the A445. The corner of the Leamington Conservation Area abuts it beside the A452. However the majority of the historic town has been encircled by modern development. There may be some potential for development in this area with appropriate mitigation to reduce its impacts on the Conservation Area and the Locally Listed Jephson House, Blackdown.

Southeast:
This comprises the area between Buckley Road and the A425. It contains part of the Leamington Conservation Area, the Registered Spa Gardens and a Listed Building. There are also extensive views into and out of the Conservation Area to the west. The rural setting contributes to the understanding and significance of these heritage assets. The area is therefore highly sensitive to

change and there is little scope to accommodate large-scale development, except possibly to the east of Newbold Comyn Park

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

Leamington, with its numerous Listed Buildings, Registered Spa Gardens and Conservation Area are of national significance. The designated heritage assets are linked by the river and the Grand Union Canal.

To the northwest of historic Leamington, but now subsumed into the larger urban area are the Conservation Areas and Listed Buildings of Lillington, these are of national significance. Other significant sites include the historic hamlet of Old Milverton and the Registered Park and garden of Guy's Cliffe.

Leamington has had extensive modern development to the northwest, northeast and south which has partially eroded its value and sense of place on those sides of the settlement.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*
The Spa Gardens and the rivers and canal form an important heritage and amenity asset and there may be further opportunities for improvement and enhancement in this area.

Opportunities should be sought to address the needs of the two Heritage at Risk sites; Church of All Saints, Bath Street and Guy's Cliffe garden

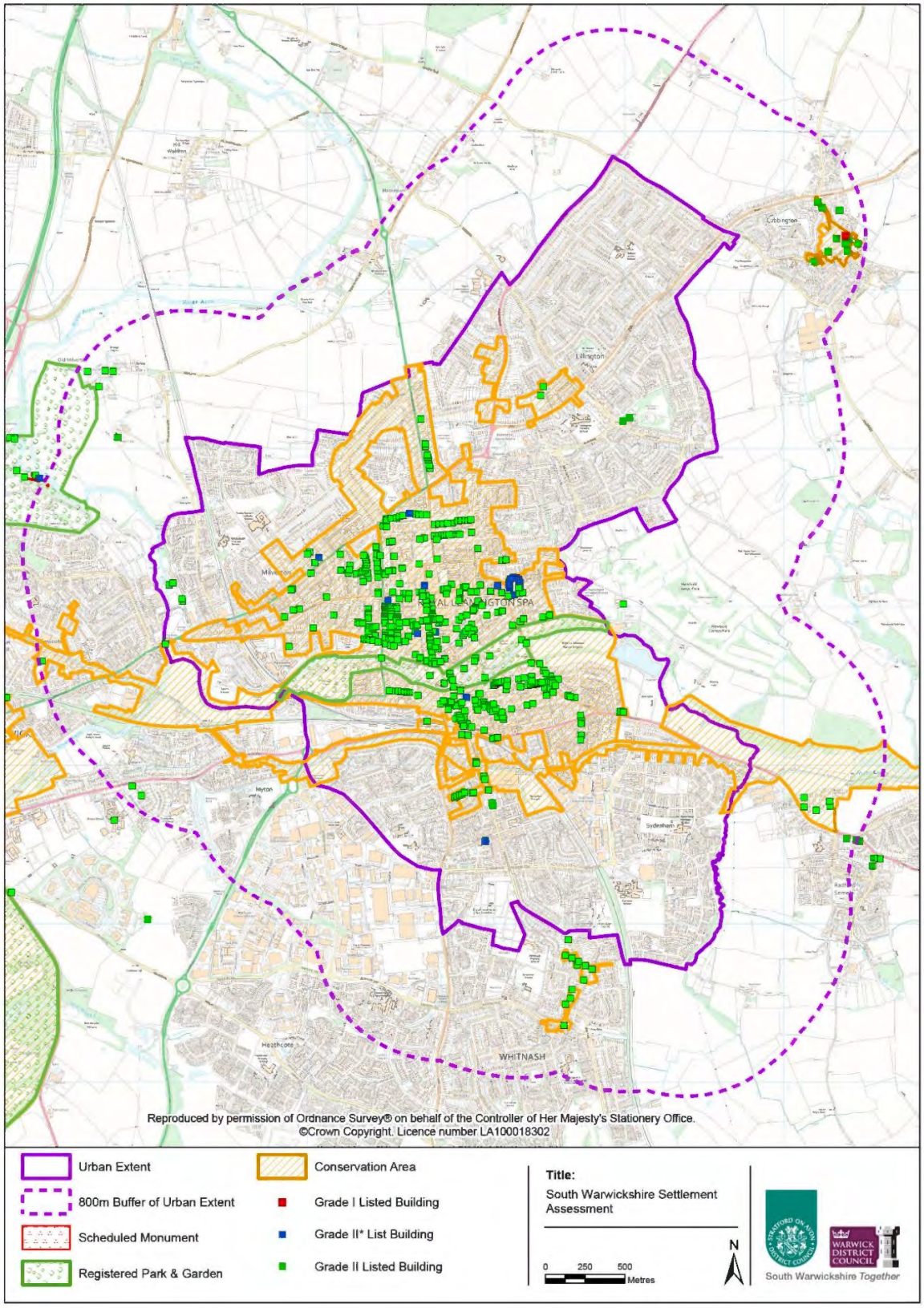
## Recommendations

Royal Leamington Spa is noteworthy for its early 19th century spa architecture. The historic settlement pattern is well preserved in the core of the settlement. The setting of these assets makes a considerable contribution to their significance, this includes the inter-relationship between the various heritage assets, and the valleys of the Avon and the Leam, as well as the Grand Union Canal and the historic agricultural landscape.

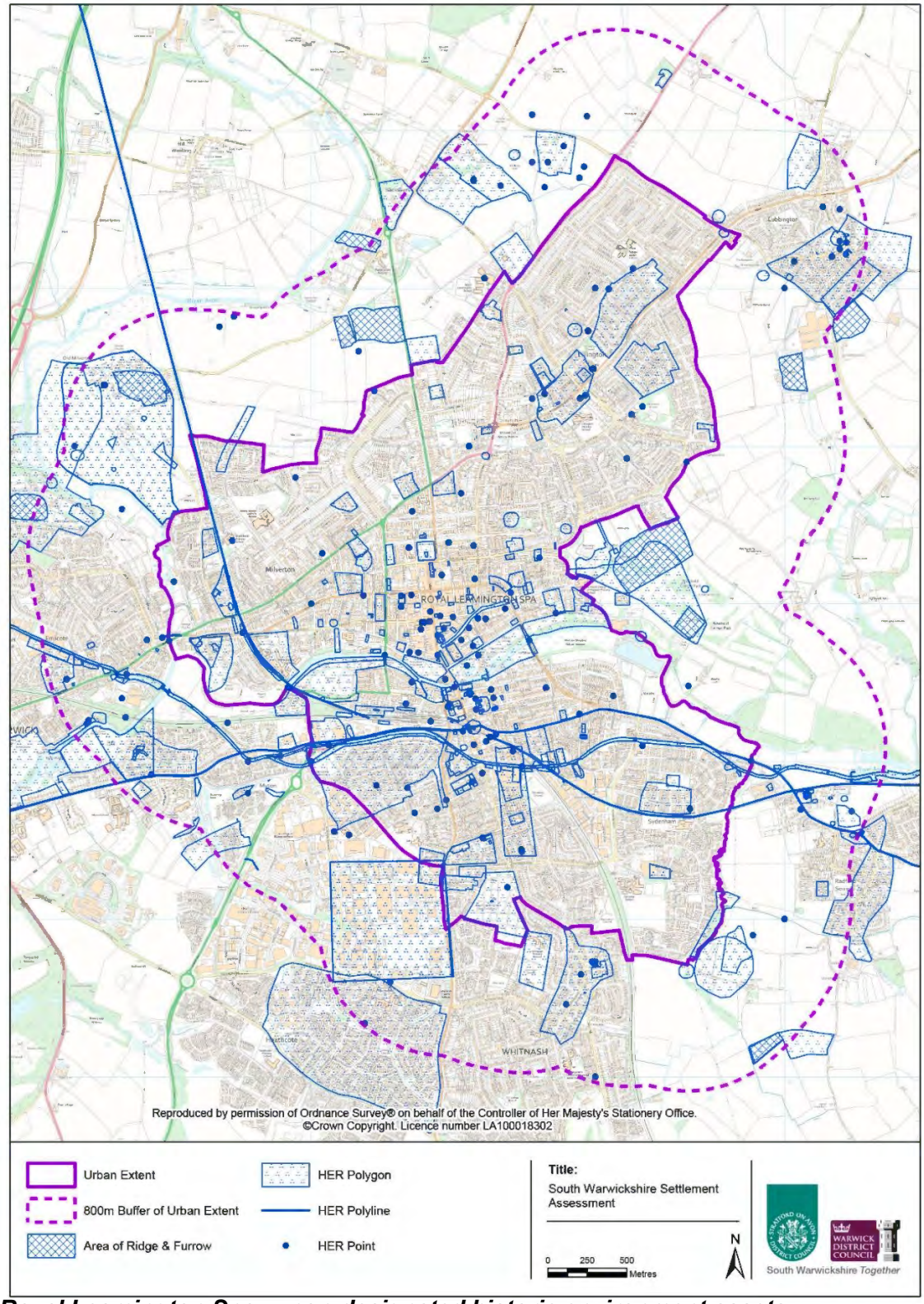
There has been extensive modern development around the historic core, and there is little scope for large-scale development here except possibly on brownfield sites.

It is recommended that from a heritage perspective development should avoid the area to the south-east of the town.

| Settlement | Location | RAG score | Summary notes |
|---|---|---|---|
| Leamington | Northwest | AMBER | The Registered park and garden, Listed Buildings and conservation area are sensitive to changes to their setting. There may however be scope for carefully considered development in this area |
| Leamington | Northeast | GREEN | Historic settlement largely enclosed by modern development. There may be scope for development in this area. Care will need to be taken to not negatively impact on the corner of the Conservation Area abutting this area |
| Leamington | Southeast | RED | The Conservation Area with its Listed Buildings abuts this area and there are extensive views from one to the other. There is little scope for large-scale development in this area |




***Royal Leamington Spa – designated historic environment assets***




***Royal Leamington Spa – non-designated historic environment assets***

## 10.17 Long Itchington

| **Settlement Name: Long Itchington** | **District: Stratford-upon-Avon** |
|---|---|
| **Location:** Long Itchington is located on the north bank of the River Itchin, which flows into the Grand Union Canal 400m to the south of the village. The settlement lies 2.5km to the north of the market town of Southam. The conservation area encompasses most of the historic settlement. | |
| **Settlement Description:**<br><br>Long Itchington is a village located at the junction of the Leamington Road with the Southam Road. The majority of the historic settlement is centred on the junction and along Church Road which runs between Leamington Road and the River Itchen. The Grand Union Canal passes to the south of the settlement.<br><br>There is evidence for prehistoric and Roman occupation within the vicinity of the settlement, however the village has its origins in the early medieval period. The settlement developed around the church and road junction. The Church of the Holy Trinity Church is Grade 2* listed along with White Hall Farmhouse and Tudor House. Many of the gravestones and monuments associated with church are also listed. The church is the oldest surviving building, it dates to the twelfth century with later additions and is constructed in lias rubble interspersed with sandstone blocks. The green and church comprise the earliest part of the historic core along with White Hall farmstead to the west; during the seventeenth century a number of houses were built along Church Road up to and around the green. The green itself is unusual in that it largely comprises a large pond at the road junction. The majority of the Listed Buildings within the settlement are found along Church Road and at the green. Expansion of the historic settlement from these two areas began to occur in the mid twentieth century along Southam Road and south of Leamington Road. The buildings of nineteenth and twentieth date are largely of brick construction apart from Long Itchington School which is constructed of the local coursed lias stone. Earlier buildings are generally of timber framed construction with rendered infill. The Conservation Area encompasses the historic core along Church Road and around the green, some of the mid twentieth century development along Leamington Road. Some large areas of open spaces have been retained to the south between the conservation area, the potential battlefield and the river.<br><br>The modern development is largely located to the west and south east of the historic core along Church Road and the Stockton Road, to the north of the canal. There is an industrial estate on the southern bank of the canal on the edge of the survey area, and another together with some small-scale housing estates on the A423 to the north of the village | |
| **Summary History:**<br>The earliest evidence for activity around the settlement comprises flint objects, including a stone axe dating to the Neolithic which have been found north of Toll House Bridge. Bronze Age activity has been identified during excavations off Marton Road including the remains of a possible Bronze Age burnt mound. A possible Bronze Age cremation cemetery has also been located to the west of Southam Road. A series of undated enclosures and linear features are also visible on aerial photographs to the southwest of the settlement. Roman activity has also been identified within the | |

vicinity of the settlement to the south of the Grand Union Canal, with the recovery of pottery, coins and brooches associated with a ditch.

There is evidence for early medieval activity within Long Itchington. This includes the site of a possible Anglo Saxon burial, comprising an urn and fragments of human bone within a barrow. Finds of a girdle hanger, brooch and coins have also been recorded from the settlement. The site of a ford is referred to in eleventh century charter as 'stanforda' or stone ford; it is therefore likely that a precursor to Southam Road was in existence in the early medieval period. A manor is recorded at Long Itchington in the Domesday Book (1086) as 'Icentone' and is said to be the birthplace of St. Wulfstan, Bishop of Worcester in the eleventh century. The settlement had 99 households in 1086 and was held both as Tenant-in-chief and as Lord by Christina, Princess of Wessex. It is possible there was an early minster church at Long Itchington as the Domesday Book records the church as having two priests, often a key indicator of minster status. The current Holy Trinity Church dates to the early twelfth century with alterations made in subsequent years. There were also two mills recorded in the manor.

To the west of the current settlement the hollow ways and house platforms of an abandoned medieval settlement survive as earthworks at White Hall Farm, medieval pottery has been found on this site. A holloway and a fishpond of probable medieval date is visible from aerial photographs joining the earthworks from the north and a possible mill at Old Yards. There is high potential for undisturbed below-ground features and waterlogged deposits to be present. The deserted medieval village is considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68). White Hall Farmhouse is Grade 2* and is fifteenth-early sixteenth century in date.

Archaeological work to the southeast of the settlement at Glebe Farm recorded trackways, ditches and the post holes of timber framed buildings, indicating that the medieval settlement once extended out this far to the east. The surviving Listed Buildings which date to the fifteenth/sixteenth century include No. 8 The Square, Devon House and Tudor House. These buildings are largely timber framed with rendered infill. It appears that either Long Itchington was once a polyfocal settlement, or that it contracted considerably in size in the later medieval period

Further settlement extended along Church Road in the seventeenth century. The English Civil War broke out in 1642 between King Charles and Parliament and a skirmish occurred at Southam in the August of the same year; the site of the battlefield cannot be defined however it is thought to have been located between long Itchington and Southam. A cannon ball and an inlaid spur have recently been discovered in the area. More cannon balls were found in a garden in Long Itchington and are thought to be connected with the battle of Southam.

In 1793 the construction of the Warwick and Birmingham Canal was authorised by act of parliament, this stretch of canal was subsequently merged into the Grand Union Canal. Cottages associated with the canal are listed along with the lock to the east. A disused canal, Kaye's Arm, linked the Cuttle Lime Works to the Grand Union Canal.

Long Itchington became a centre of the extraction industry in the eighteenth and nineteenth centuries. There are numerous stone and gravel pit quarries are located to the east and south of the settlement, these include the Cuttle Lime Works and associated tramway, Tatham Kay's blue lias works, and Charles Witherington's yellow limestone quarry. The Southam Cement Works and

quarry was described as 'Long Itchington Cement and Lime Works' in the Ordnance Survey map of 1886. There were three lime and cement works in the area from the nineteenth century; Greaves and Kirsham started in 1840, Tatham and William Oldham from 1854 and George Nelson in 1844. To the north of Long Itchington a possible clay pipe factory has also been identified. The Model Village to the south of Long Itchington was built in the early twentieth century to house workers from the Southam Cement Works.

The London and North-western Railway arrived on the Weedon to Leamington Spa branch line on the 1 August 1895 with the Southam and Long Itchington Railway Station opening at the same time. The line was closed by 1985.

To the north of the settlement is a Second World War searchlight battery - the battery is visible as a cropmark on aerial photographs. Twentieth century development at Long Itchington stretched along Southam Road and extended along Stockton Road.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- The inter-relationships between the church, conservation area, Listed Buildings, River Itchen and the wider rural landscape enables an understanding of the origins and the development of the settlement and its associated designated assets
- Relationship between White Hall Farm, the deserted medieval village and views along the Itchen to the conservation area and church, and the wider rural landscape enables an understanding of the origins and development of the settlement and its associated designated and non-designated assets.
- Along the Grand Union canal, including its associated designated heritage assets and its links to the wider rural and industrial landscape as well as to the historic settlement.

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Long Itchington Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 3 | 17 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

| **Landscape Designations within the settlement and the buffer area** |
|---|
| **AREA OF OUTSTANDING NATURAL BEAUTY:**<br>None |
| **SITE OF SPECIAL SCIENTIFIC INTEREST:** |
| **SPECIAL AREAS OF CONSERVATION:**<br>None |
| **Ancient Woodland:**<br>None |
| **Key Characteristics** |
| **Settlement:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>The historic built form comprises the church and the original historic settlement, including a number of Listed Buildings. The archaeological evidence is that the original medieval settlement was either poly-focal in nature or that it has considerably reduced in scale, with below-ground archaeological remains and earthworks to the east at White Hall Farm and to the west at Glebe Farm. The surviving historic core is now largely enclosed to the north and west with some impact from development to the southeast; however significant views and relationships survive to the south and north-east to the surrounding landscape and to the canal to the south. Many of the former industrial areas have remained in industrial use.<br><br>The White Hall Farm deserted medieval village is considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68). |
| **Surrounding Landscape:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>The historic settlement is located in the valley of the River Itchin. The surrounding landscape is open and rural in character. The River Itchen flows into the Grand Union Canal. There are a number of areas of woodland, particularly bordering the canal. |
| **Sensitivity and susceptibility of the settlement to new development** |
| Northwest:<br>On the north-western side of the settlement between Leamington Road and Marton Road the modern development has largely enclosed the historic settlement and conservation area. There may be scope for carefully considered development in this area. Appropriate mitigation measures would however be needed to lessen the impact of any development on the setting of the Grade 2* White Hall Farm to the south of the area.<br><br>Northeast: |

On the north-east of the settlement between the Marton Road and Cash pole Spinney the north-east corner of the conservation area borders the open countryside and there are potentially significant views and relationships between the Conservation Area and the wider rural landscape and the designated assets within the conservation area. There may be scope for carefully considered development over much of the study area with careful protection given to the Conservation Area relationship with the rural landscape and the creation of a buffer to facilitate protection and enhancement of the canal to the south of Ash Pole Spinney.

Southeast:
This area comprises the land south of Ash Pole Spinney and west of Southam Road. The southeast of the settlement, along Stockton Road, has seen considerable modern development. There may be scope for further development in this area. Along the northern part of the area and immediately south of the settlement lies the Grand Union Canal with an extensive lock gate complex on the eastern side. This important non designated heritage asset comprising the canal, associated post-medieval buildings, structures and remains of industrial works is sensitive to development and needs to be protected. Key views along the canal should be preserved. Non-designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area, especially to the south of the Canal

Southwest:
This area includes the land west of Southam Road round to the eastern side of Stonebridge Lane. The settlement Conservation Area is directly linked to the rural landscape and river to the south; with the landscape more open and rural in nature with views from the Conservation Area to the rural landscape and Grand Union Canal. The relationship between the Conservation Area and its wider rural setting contributes to the significance of the Conservation Area and the relationship between the two contributes to the legibility of their historic connection. The Listed Buildings retain their links to the rural landscape which provides an important contribution to the significance of these assets. This area is both significant and highly sensitive to change and there is little scope to accommodate development within it.

West:
This area lies to the north of Stonebridge Lane and south of Leamington Road. To the west infill development has occurred between Church Road and Leamington Road, as well as extending along Church Road up to Stonebridge Lane. White hall farm is Grade 2* listed and the deserted medieval village there can be considered to meet the NPPF criteria of ‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets’ (NPPF para. 200, footnote 68). There are significant views and relationships between the White Hall Farm and deserted medieval village and the designated assets within the conservation area to the east and to the River Itchen to the south. This area is both significant and highly sensitive to change and there is little scope to accommodate development within it.

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

Long Itchington lies to the north of the Grand Union Canal. The core of the historic town contains a number of Listed Buildings which together allow an understanding of the historic settlement

character and form. These Listed Buildings, along with the Grade 2* listed Church of the Holy Trinity, White Hall Farmhouse and Tudor House, are of high value. The conservation area encompasses the above of heritage assets and abuts the rural landscape to the south of the village which enhances the setting of the designated assets. The canal should be seen as a nationally significant heritage asset; in many other areas the canal is part of a Canal Conservation Area. Modern development to the southeast abuts the canal and has partially enclosed and eroded its setting.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*
The site of the deserted medieval village at White Hall Farm should be assessed for scheduling.

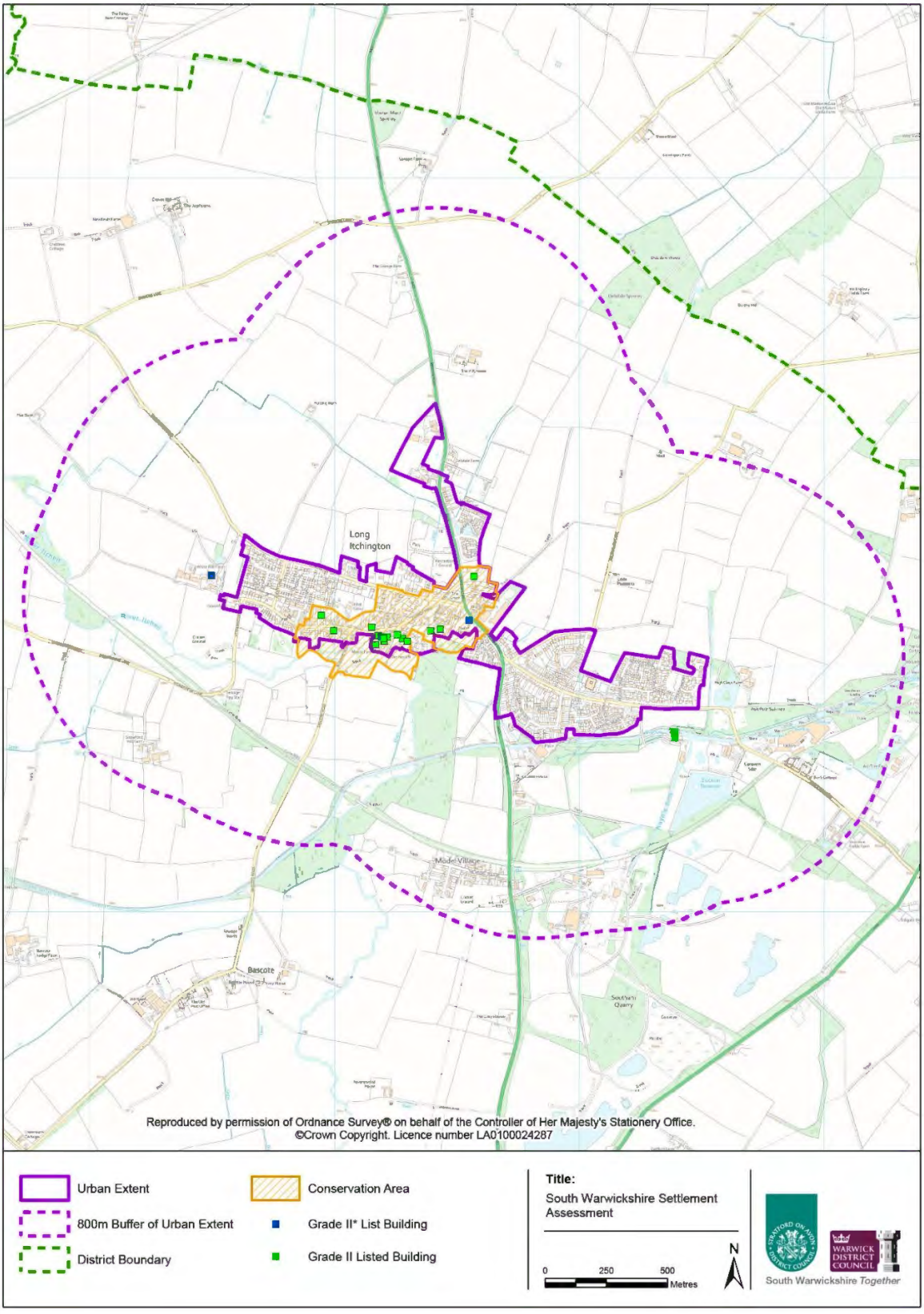
The canal should be seen as a significant heritage asset; in the neighbouring Warwick District the Grand Union Canal is part of a Canal Conservation Area. Many of the locks and associated structures are listed. Historic industrial sites have considerable place-making potential and can be particularly attractive to today's creative industries. These routes are also important for enhancing the heritage value and amenity value of the canal and its associated assets.

**Recommendations**

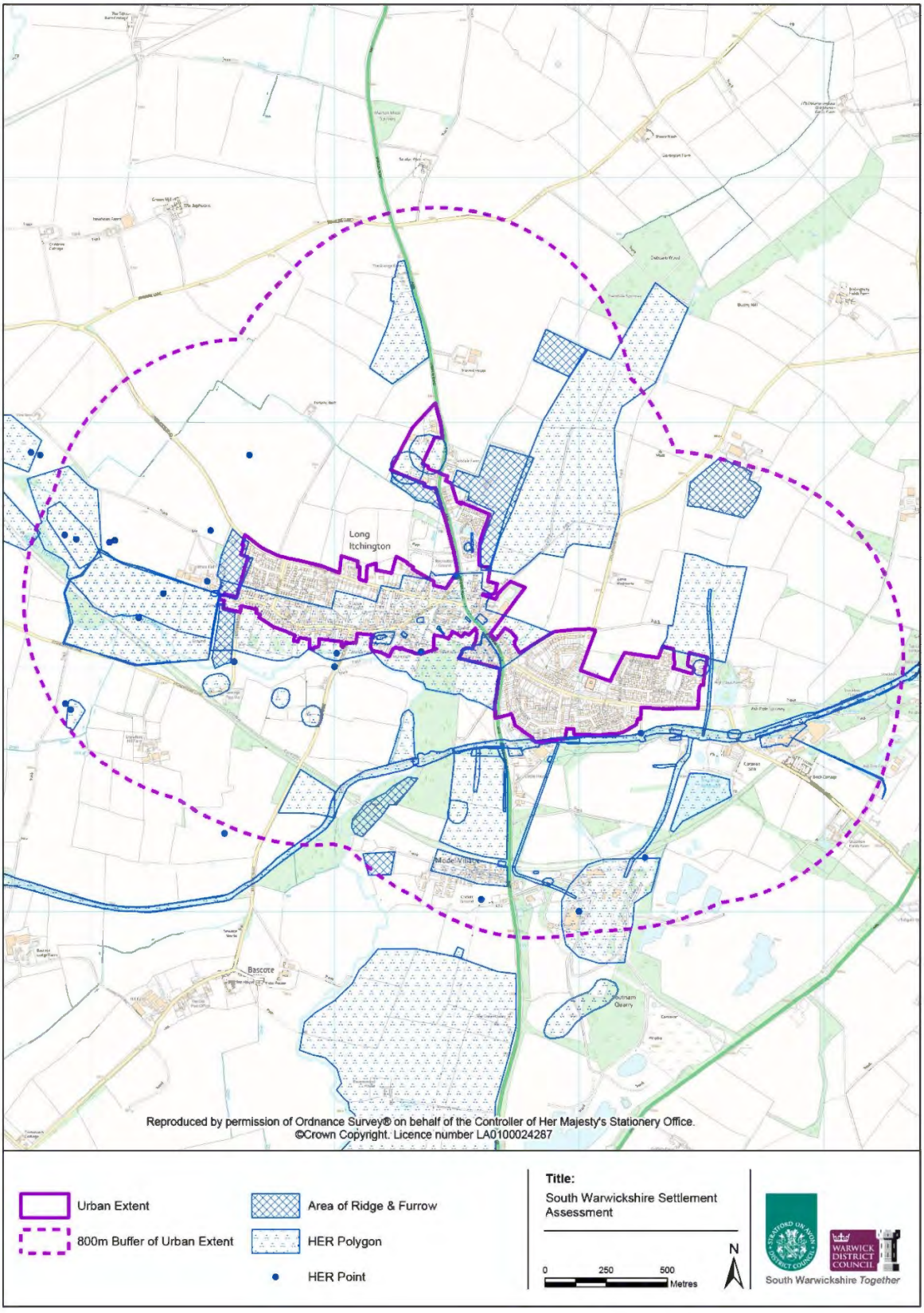
Long Itchington has a long history of occupation, with evidence for a once more extensive early medieval and medieval settlement on the site. The historic settlement pattern is well preserved in the core of the settlement which remains in the centre of the village. The Grand Union Canal and its associated designated structures plays an important role within the understanding of the historic development of the village. The setting of these assets makes a considerable contribution to their significance and to the south some are still currently experienced within the historic open agricultural landscape, it is therefore recommended that development of the land to the south should be avoided, and development should be restricted to the north and eastern side of the present settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Long Itchington | Northwest | GREEN | The north-western side of the historic settlement is largely enclosed by modern development. There may be scope for development in this area, though care will need to be taken not to compromise the setting of White Hall Farm |
| Long Itchington | Northeast | GREEN | The conservation area and associated designated assets abut the rural landscape on the north-eastern side of the settlement. There may be scope for development in this area. |
| Long Itchington | Southeast | AMBER | The southeast side of the historic settlement is already largely developed and there may be scope for further development. Industrial development has already impacted the setting of the Grand |

| | | | |
|---|---|---|---|
| | | | Union Canal off Stockton Road. Care will need to be taken to not further negatively impact on the canal and its associated designated and non-designated heritage assets. |
| Long Itchington | Southwest | RED | The conservation and associated designated assets retain their original rural setting to the south making development in this area highly damaging. The Grand Union Canal runs to the south of the settlement and forms a significant non-designated heritage asset. There is little scope to accommodate development in this area. |
| Long Itchington | West | RED | The area to the west encompasses White Hall Farm and deserted medieval village. There are significant links to the conservation area and its associated designated assets. There is little scope to accommodate development in this area. |




***Long Itchington – Designated heritage assets***




***Long Itchington – Non-designated heritage assets***

## 10.18 Radford Semele

| **Settlement Name:** Radford Semele | **District:** Warwick |
|---|---|
| **Location:**<br>Radford Semele is a village located approximately half a kilometre to the east of the modern outskirts of the Leamington Spa/Whitnash conurbation, historically it was about 3 km east of historic Leamington Spa. The Grand Union Canal is located just to the north of the village, with the River Leam located immediately to the north of the canal. | |
| **Settlement Description:**<br>The historic settlement lay along Southam Road and Lewis Road, with the church and Radford Hall lying to the north-west, separate from the settlement. The church and Radford Hall are included in the Canal Conservation Area. The area between the church and Hall has been infilled with modern properties.<br><br>Modern settlement has infilled the area around the historic settlement and spread outwards to the west and north-east.<br><br>The historic built form largely comprises post-medieval brick and timber-framed cottages. The church is of ashlar construction. Radford Hall is a large, early seventeenth century red brick hall with stone dressings. The modern development comprises a mix of infill and later twentieth and twenty-first century housing estates. | |
| **Summary History:**<br>A palaeolithic hand axe was found during building work just north of Southam Road. A prehistoric worked flint was found at The Moorings, Southam Road. To the south-west, an area of cropmarks indicates a settlement of possible prehistoric date.<br><br>The Fosse Way Roman Road runs approx. 1.5km to the east of the settlement. It was in existence by the mid-1st century, and it has been suggested that it follows the line of an earlier route. Around the settlement are cropmarks of features, including probable settlement enclosures, which are provisionally dated to the Iron Age and Roman periods. Excavation on land to the south of Southam Road revealed an enclosed settlement dating to the Iron Age/Roman period. Other ditches discovered in the evaluation appear to be tracks and enclosures for stock management.<br><br>Saxon settlement is mentioned in the Domesday Book at Radford (red ford), the ford was presumably on the River Leam. By 1086, there were 35 households, with 12 plough teams, meadow, and a mill. At that time, the manor was held by Thorkil of Warwick and the lord was Ermenfrid. The overlordship passed to the earls of Warwick. By 1279 it was held by Geoffrey de Simely, whose name forms the second part of the placename. Before 1367 the manor passed to Kenilworth Priory. After the dissolution the manor passed through various hands until the Greswolde Williams family, who held it from the seventeenth century up to the twentieth century. | |

The Church of St Nicholas was originally built early in the 12th century. The south wall of the nave survives from this period, and the tower dates from the 14th century. The rest of the church was rebuilt in 1889. Radford Hall is probably on the site of the original manor house. The current hall was built in the early 17th century but was restored in 1836, when the brick façade was added. The surrounding wall dates from the early 17th century or earlier.

The Hall and Church are sited to the west of the main historic settlement. Between the church and the historic settlement core are the below-ground remains of medieval settlement, the site has been partially excavated and largely dated to the twelfth to early thirteenth centuries. It is possible that Radford Semele is a shrunken settlement and that it originally spanned the area from the church to Lewis Road, alternatively the focus of the settlement may have shifted eastwards over the centuries.

At the junction with the Offchurch Lane is the Manor with its 1809 Gothick tower, which though non-designated, makes a notable local landmark.

The River Leam which flowed to the north of the settlement was partially canalised in the late eighteenth century. The canal and part of the River Leam forms a single conservation area. The Warwick and Napton Canal was authorised in 1794 and was built and opened simultaneously with the Warwick and Birmingham Canal in 1800. It was therefore an essential link in the route from Birmingham to London which was completed by 1805. Initially prosperous, it was badly hit first by the opening of the Fazeby - Coventry Canal to Oxford Canal route to London, and later by the railways. By 1845 Warwick Canal was in the hands of the receivers but struggled on. By 1929 the canal was absorbed into the Grand Union Canal Company who invested in new locks, bridges and warehousing in the hope of rejuvenating the canal. It was the Grand Union Canal who gave the canal its characteristic wide concrete locks, often leaving the old narrow locks alongside as overflow channels.

The Rugby-Leamington railway line was built in 1851, the line was closed to passengers in 1959 and completely closed in 1965. However the former railway viaduct over the canal is locally listed. The Second World War pill-box on Offchurch Lane is Locally Listed.

To the north of the canal just outside the survey area is the Offchurch Conservation Area. Offchurch Bury Park, which comprised an extensive area of parkland with pleasure grounds around the house, Offchurch Bury Lodge which was built in the cottage orné style, is locally listed and sited within the Canal conservation area.

The Listed houses along Southam Road mostly date to the 17th century. There is an 18th century cottage, and a few houses dating from the 19th century. Most of the rest of the settlement dates from the twentieth and twenty first centuries.

**Key relationships**

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- To and from Radford Church to the core of the historic settlement on Southam Street and Lewis Road
- To and from the historic settlement out into the wider rural landscape
- To, from and along the Canal Conservation Area

- To and from the Canal Conservation Area to the Offchurch Conservation Area

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Canal Conservation Area
Offchurch Conservation area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | | 11 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement of Radford Semele comprises two distinct areas, the listed Church and Hall complex to the west of the settlement and the Listed Buildings on the Southam Road and Lewis Road. The Church and Hall complex forms part of the wider Canal Conservation Area.

Both settlement areas have seen late twentieth and early twenty-first century infilling and expansion and their original built form and legibility has been compromised. To the west the urban expansion of Leamington Spa and Whitnash abuts the survey area and development along the Southam Road has effectively linked the larger urban area with Radford Semele.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*
The immediate surrounding landscape of Radford Semele is rural in nature. The Canal Conservation Area and the River Leam, together with their adjacent woodland forms a significant historic element within the wider landscape.

## Sensitivity and susceptibility of the settlement to new development

North:
This area comprises the Canal Conservation Area, including the Church and Hall Listed Buildings, the triangle of land between Southam Road and Offchurch Lane next to the Church, and the areas to the north of the conservation area, up to the edge of the Offchurch Conservation Area and the locally listed heritage assets. The Conservation Areas and the associated designated heritage assets, together with their immediate rural settings are sensitive to change. The open space between the church and the Offchurch Lane is highly sensitive to change, with significant views to the Listed Buildings and the inter-relationship between the church and hall complex, the canal and the designated assets on Southam Road. In addition, there are known to be significant below-ground archaeological deposits relating to the former extent of medieval Radford Semele in this area. As a consequence, large-scale development in this area would have a significant negative effect on a range of designated and non-designated heritage assets.

East:
The Canal Conservation Area forms the northern side of this area and the Southam Road forms the southern side of the area. There are known to be below-ground archaeological remains in this area. However, to the east of the modern development between Offchurch Lane and Southam Road there may be potential for carefully considered development in this area with careful master-planning and appropriate mitigation to reduce its impacts on the designated and non-designated assets.

South:
This comprises the area to the south of Southam Road and Barn Farm Lane. The designated heritage assets are effectively screened from any further impact from development by the current modern housing. There are known to be below-ground archaeological remains in this area and there is the potential for further as yet unknown remains. There may be potential for development in this area subject to appropriate mitigation is put in place to lessen the impact on the designated and non-designated assets.

West:
This comprises the area to the south of Southam Road and north of Barn Farm Lane. The majority of the designated heritage assets are effectively screened from any further impact from development by the current modern housing. However, a small part of the canal Conservation Area abuts the north-west corner of this area. There are known to be below-ground archaeological remains in this area. There may be potential for development in this area provided that appropriate mitigation is put in place to lessen the impact on the designated and non-designated assets.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

The significance of the Canal is drawn from its historic interest. It is a tangible feature of the historic transport network, demonstrating the changes made to the area in the late eighteenth century, and the advancement made to travel and infrastructure.

The historic rural setting contributes to the tranquil experience of the canal. Development would potentially impact this tranquillity and result in incremental changes such as increased noises, kinetic movement and diurnal changes through light pollution. Therefore with regard to the NPPF paragraph 197 there would likely be harm to the non-designated heritage asset of the canal through the loss of its rural historic character and changes to its historic setting. This impact could cause low to moderate levels of less than substantial levels of harm to designated heritage assets through indirect impact. Although this cannot be fully mitigated, there is potential for the impact to be minimised through sensitive design, the use of buffers and master-planning.

Large-scale development will likely completely remove and destroy any archaeological deposits that might be present. The potential of the survey area to reveal features of significance has not yet been fully understood. As part of any future planning application a programme of archaeological evaluation should be undertaken in accordance with NPPF para. 189 and 194.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

The canals provide good public amenity, including forming part of National Cycle Route 41, but could be further promoted as an amenity asset.

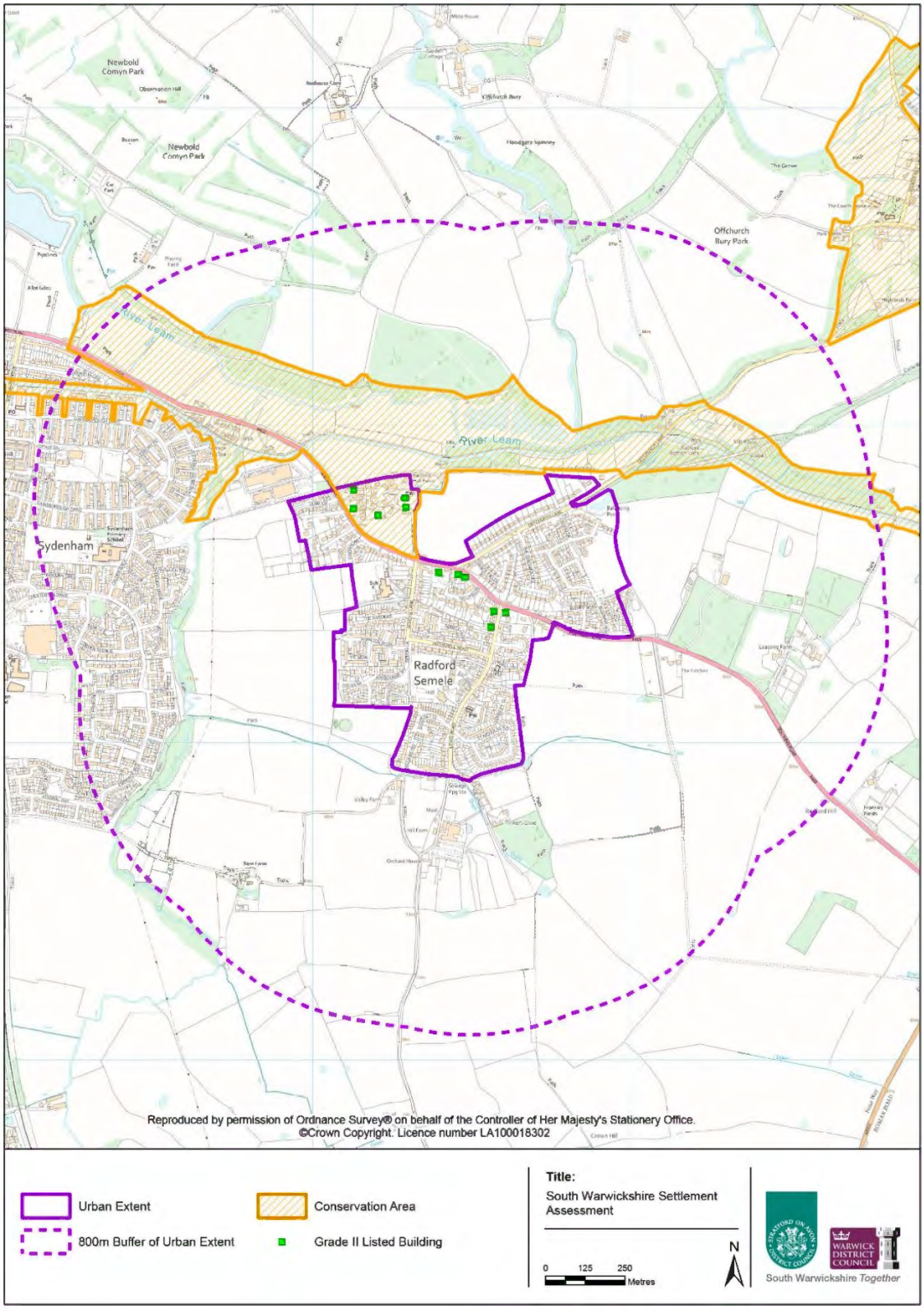
**Recommendations**

The designated heritage assets within the survey area include the Canal Conservation Area and two groups of Listed Buildings, which reflect the dual historic centres of Radford Semele, around the Church and Hall and at the junction of Southam Road and Lewis Lane. The Offchurch Conservation Area immediately abuts the survey area. There are also a number of locally listed heritage assets located within the Canal Conservation Area. There are known below-ground archaeological remains, and the potential for further discoveries.

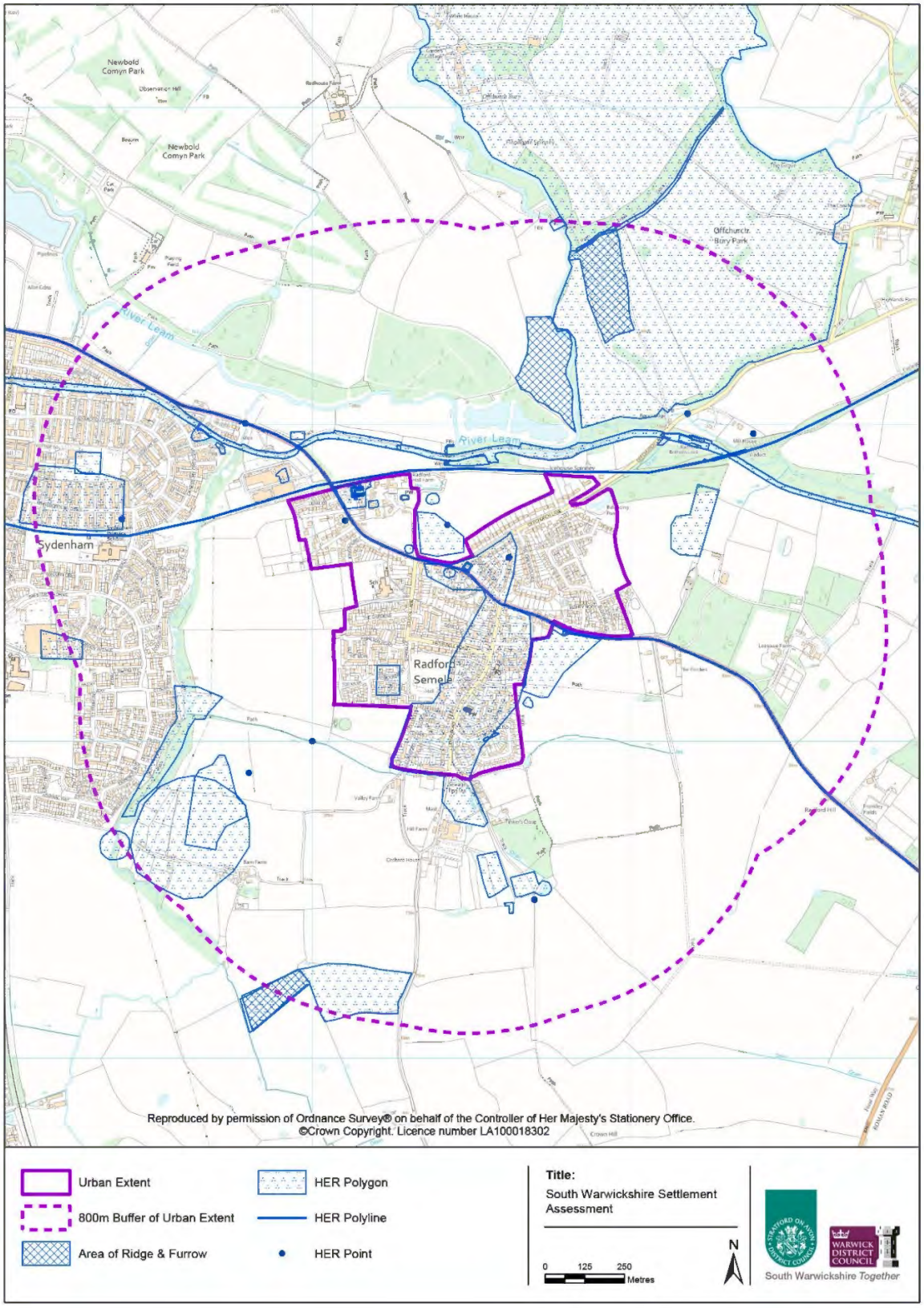
The Conservation Areas and the associated designated heritage assets, together with their immediate rural settings are sensitive to change. However, there is scope for carefully considered development in with careful master-planning and appropriate mitigation to reduce its impacts on the designated assets. It is recommended that the area between the church and Offchurch lane is not developed, due to the impacts on the adjoining designated assets and to a lesser extent the below-ground archaeology. The areas to the south and west of the current settlement in particular have been identified as having potential to accommodate development.

It is recommended that where possible surviving elements of the historic landscape, such as footpath, lanes and hollow-ways are incorporating into the master-planning for any development in order to preserve these historic routes within the landscape.

| Settlement | Location | RAG score | Summary notes |
|---|---|---|---|
| Radford Semele | North | RED | Comprises the Canal Conservation Area, the Listed Buildings around the Hall and Church, and the immediate setting of the Offchurch Conservation Area. Large-scale development in this area would be harmful to the heritage assets. |
| Radford Semele | East | GREEN | Comprises the area to the south of the Canal Conservation Area. Will need careful planning of mitigation of impacts on Conservation Area but may be able to accommodate development. |
| Radford Semele | South | GREEN | To the south of Southam Road and Barn Farm Lane. Designated heritage assets screened by existing modern development. Known below-ground archaeological remains. May be able to accommodate development |
| Radford Semele | West | GREEN | To the south of Southam Road and north of Barn Farm Lane. Most designated heritage assets screened by existing modern development. Known below-ground archaeological remains. May be able to accommodate development with appropriate mitigation in vicinity of Canal Conservation Area |




***Radford Semele – designated heritage assets***




***Radford Semele – non-designated heritage assets***

## 10.19 Salford Priors

| **Settlement Name:** Salford Priors | **District:** Stratford-on-Avon |
|---|---|
| **Location:** Salford Priors lies just to the west of the River Arrow, which joins the River Avon to the east of the church. It lies immediately to the east of the Worcestershire border. | |
| **Settlement Description:**<br>The historic settlement was originally along Station Road and Evesham Road, to the north-west of the River Avon, and west of the River Arrow. An old loop of the River Arrow (the Old Arrow) passes between the bypass and the village. The Conservation Area includes all the Listed Buildings, though the church is outside the settlement boundary. Modern settlement extends north-westwards from the historic core, and a small development lies to the south-east of the village.<br><br>The Listed Buildings date mostly to the 17th century, but there is one house dating from the 16th century. Other houses date to the 17th/early 18th centuries, the late 18th century, and late 18th/early 19th century. | |
| **Summary History:**<br>The earliest evidence for activity in the Salford priors area is the cropmark of a Neolithic or Bronze Age ring-ditch. North of Salford Priors there is a scheduled Late Iron Age settlement and Roman villa and field system. This has been partially excavated. There are further cropmarks of undated enclosures of probable late prehistoric or Roman date on either side of School Road.<br><br>Salford Priors is first recorded as Saltford in 714, taking its name from a ford crossing the River Arrow on the Salt Way, a route from Droitwich to Cleeve. At Domesday in 1086 the settlement comprised 8 villagers, 8 smallholders, 7 slaves and a priest. There were 10 plough teams with land comprising meadow, woodland and a mill. The manor was in the hands of the Abbey of Evesham in 703, passing to Countess Godiva, then in 1122 it formed part of the foundation charter to Kenilworth Priory. The Grade 1 listed church of St Matthew dates from the 12th century, with additions in the 13th, 14th and 15th or 17th centuries. The nave roof is medieval, but the chancel roof is of the 19th century. Medieval settlement extended along the roads in either direction from the church. Immediately to the southwest of the church is the site a moated manor house, surviving partially as earthwork.<br><br>Salford Bridge was built in 1806 but replaced a medieval bridge first mentioned in 1293. To the west was the site of a watermill on the Old Arrow, which is mentioned in medieval documents from 1086 onwards. Excavation has recorded gullies and pottery dating to the medieval period on Station Street.<br><br>To the south of Salford Priors is the smaller settlement of Abbot's Salford, most of which is within the Abbbot's Salford Conservation Area. This contains the medieval moated site of Salford Hall, which began as a retreat for the monks of Evesham Abbey. After the Reformation, c.1600, the stone hall was partially rebuilt and much enlarged. It is possible that the settlement has shrunk in | |

size since the medieval period, as there are possible medieval earthworks in the post-medieval formal garden of Salford Hall.

In the Second World War a Land Army Hostel was located on the western edge of the settlement, this area has been re-developed.

The A46 Salford By-pass was constructed in the late 20th century. There has been quarrying to the north of the Ban Brook.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Interrelationships and views between the Salford Priors Conservation Area and associated Listed Buildings and the Old River Arrow.
- Interrelationships and views between the Abbot's Salford Conservation Area and associated Listed Buildings and the wider rural landscape
- The relationship and views between Salford Priors and Abbot's Salford
- The inter-relationship and views between the Scheduled Monument and wider archaeological landscape

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Salford Priors Conservation Area

**Listed Buildings:**

| Grade 1: | 1 | Grade 2*: | | Grade 2: | 12 |
|---|---|---|---|---|---|

**Scheduled Monument:**
Enclosures ¾ mile (1200m) north of Salford Priors

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*
Salford Priors had its origins as a small rural village with its origins in the early medieval period. To the south is the even smaller rural village of Abbot's Salford. There has been modern development to the west of Salford Priors.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The surrounding landscape is rural and open in character. The construction of the A46 has damaged the relationship of the historic settlement with the valleys of the Avon and Arrow to the east.

## Sensitivity and susceptibility of the settlement to new development

Northwest:
This comprises the area north of School Road and west of the A46. It contains the Scheduled cropmark enclosures that represent a Late Iron Age and Roman villa site. These form part of a wider non-designated cropmark landscape of settlement enclosures of probable late prehistoric or Roman date. There are significant inter-relationships and views between these sites, which enhance their understanding and significance. There may however be some scope for development on the western edge of the area, or within the area of the former quarries subject to careful master-planning and the development of appropriate mitigation strategies.

Northeast:
This comprises the area to the north of the B439, and east of the A46. The A46 interrupts views from the designated assets into this area. There are no designated assets within the area, though there is evidence for non-designated below-ground archaeology. Development may be able to take place in this area without significant impact on the designated assets on the other side of the A46.

Southeast:
This area comprises the area to the south of the B439 and east of the A46. The A46 interrupts views from the designated assets into this area. There are no designated assets within the area, though there is some evidence for non-designated below-ground archaeology. Development may be able to take place in this area without significant impact on the designated assets on the other side of the A46.

North-west:
This comprises the area to the south of School Road and west of the A46. It includes the Conservation Areas of Salford Priors and Abbots Salford and the Listed Buildings. There are also a number of non-designated cropmarks of enclosures that are associated with the wider archaeological landscape, including the Scheduled Monument. The relationships between the

heritage assets, and the relationship with the wider rural landscape contributes to their significance. There may be some scope for development on the western edge of the area, or within the area of the former quarries subject to careful master-planning and the development of appropriate mitigation strategies.

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

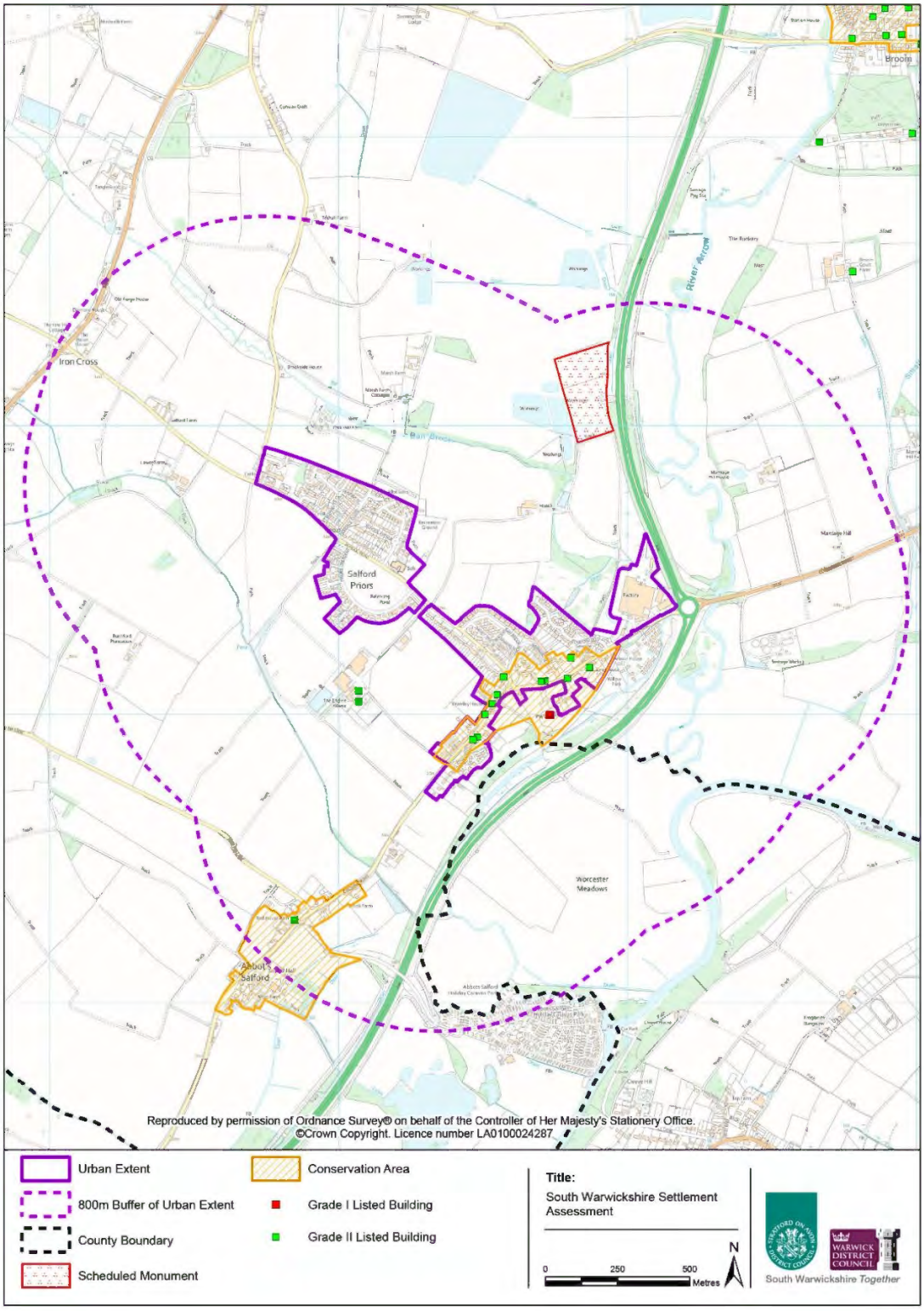
None identified

**Recommendations**

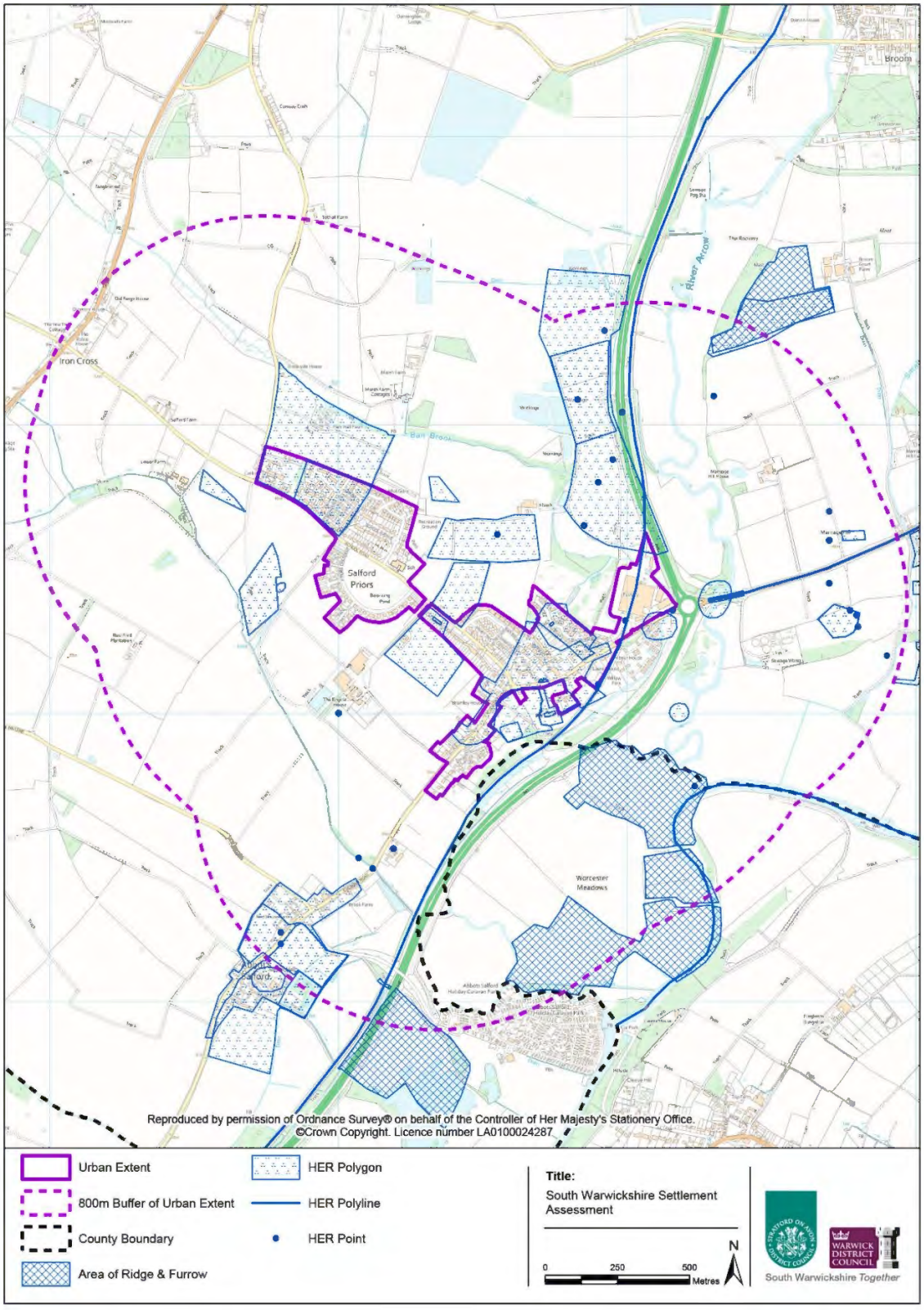
The designated heritage assets within the survey area include Salford Priors and Abbot's Salford Conservation Areas and the Listed Buildings. The Conservation Areas and the associated designated heritage assets, together with their immediate rural settings are sensitive to change. In addition there is a scheduled Late Iron Age and Roman settlement site, as well as known below-ground archaeological remains, and the potential for further discoveries. The non-designated archaeological remains are thought to form part of a contemporary landscape with the Scheduled Monument and contribute towards it significance. However, there is scope for carefully considered development in with careful master-planning and appropriate mitigation to reduce its impacts on the designated assets.
The areas to the east of the A46 and on the far west of the survey area have been identified as having potential to accommodate development.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Salford Priors | Northwest | AMBER | Contains Scheduled Monument and non-designated below-ground archaeology. There may be scope for development in some area subject to careful master-planning and mitigation |
| Salford Priors | Northeast | GREEN | No designated assets, some evidence for below-ground archaeology. May be able to accommodate development subject to appropriate mitigation |
| Salford Priors | Southeast | GREEN | No designated assets, some evidence for below-ground archaeology. May be able to accommodate development subject to appropriate mitigation |

| | | | |
|---|---|---|---|
| Salford Priors | Southwest | AMBER | Contains Conservation Area, Listed Buildings and non-designated archaeology. There may be scope for development in some areas subject to careful master-planning and mitigation |




***Salford Priors – designated heritage assets***




***Salford Priors – non-designated heritage assets***

## 10.20 Shipston-on-Stour

| **Settlement Name: Shipston-on-Stour** | **District: Stratford-on-Avon** |
|---|---|
| **Location:**<br>Shipston-on-Stour is a town located on the west bank of the River Stour, approximately nine miles south of Stratford-on-Avon. It is located just north of the Gloucestershire/Warwickshire border and south east of Waddon Hill. | |
| **Settlement Description:**<br>Shipston-on-Stour is an old market town located to the west of the River Stour at the meeting of London Road, Church Street, Mill Street and West Street. It is a large town which has its origins in the early medieval period before developing as a market town in the thirteenth century. The settlement was focussed around the market and the church and had close ties with surrounding settlements including Barcheston.<br><br>The Church of St Edmund is located to the northeast of the market square along Church Street and is Grade 2* listed. Shipston-on-Stour Conservation Area extends partially up Stratford and Station Roads, contains the historic core and includes extensions along Old Road, London Road and Mill Street to the south. The River Stour forms the western boundary of the settlement.<br><br>The historic settlement formed around the marketplace and church. The settlement has a high concentration of Listed Buildings, and these are mainly centred on the High Street, Market Place, Sheep Street and Church Street. These buildings date to seventeenth, eighteenth and nineteenth centuries. The Grade 2* listed St Edmunds Church is the oldest surviving building dating to the fourteenth century. It is constructed of limestone ashlar and squared coursed rubble with plinth. Other Grade 2* Listed Buildings include the Church of St Martin, in Barcheston, and Tidmington House. To the north of the town is the Registered Park and Garden of Honington Hall.<br><br>To the south and east of Shipston-on-Stour are the shrunken medieval settlements of Tidmington, Barcheston and Willington.<br><br>The modern development is largely located to the north, west and south of the historic town. | |
| **Summary History:**<br><br>The earliest occupation identified in Shipston on Stour is an axe of Neolithic date from Road. Waddon Hill, a vantage point above the river valley to the northwest of the settlement, has also been shown to be a focus of prehistoric activity with Neolithic flint implements and Bronze Age pottery identified on the site. Evaluation along Campdon Road found a prehistoric pit which contained worked flint along with Late Iron Age coins. A Roman agricultural settlement with two distinct phases with multiple forms of activity including small-scale industrial ironworking and Roman ditches, gullies and pits were discovered with a variety of finds. Numerous Roman artefacts have been recovered from around and within the settlement including coins, bowls, brooches and tiles. A Roman site is also known of at Fell Mill, Honington, within the wider landscape. | |

Two trackways dating to the early medieval period, one located to the southwest of Shipton-on-Stour and the other running from Blackwell to Shipston, are visible as earthworks. From documentary evidence an Anglo Saxon cemetery is located just south of the parish boundary between Tredington and Shipston and Neals Ford is also recorded as a convenient shallow crossing place to the east of the settlement at this time. Anglo Saxon finds have also been identified to the west of Shipston. The area of the present Black Horse Inn is thought to be the remnant of an early medieval green. A second area of early medieval settlement was located adjacent to the mill.

Shipston-on-Stour is recorded in the Domesday Book (1086). Both the preconquest holder and post conquest holder are named as the Worcester church of St Mary. By 1086 the settlement comprised a recorded population of c.25 households with fifteen villagers, five smallholders, four slaves and one female slave. A medieval watermill was located near the beginning of mill street and is recorded in 1086 and 1240. The Prior of Worcester
designated the settlement as the site of a planned new town in 1268. Church Street and a green lane to Tidmington formed the two north-south routeways. The new town comprised Sheep Street, High Street and Market Street along with an L shaped marketplace which was granted in the thirteenth and the fifteenth century and continued to the twentieth century. Many of the Listed Buildings within the settlement are located along these historic streets. The Church of St Edmund dates to the fourteenth century and is Grade 2* listed, likely replacing an earlier one on the same site. Evidence of the medieval settlement has been identified in excavations at Watery Lane and from finds found around the town. Much of the town's wealth in the medieval period came from sheep farming and the wool trade. There is surviving ridge and furrow to the north, west and south of the town, important evidence of the agricultural exploitation of the area during the medieval period. By the end of the medieval period sheep farming was in decline but Shipston developed a weaving industry which maintained its prosperity.

To the southeast of the settlement is the medieval village of Barcheston. St Martin's Church is twelfth century in origin with a fourteenth century tower. The site of Barcheston Mill, also medieval in date, was located southwest of the church. Medieval deserted or shrunken villages are thought to be preserved at Barcheston, Tidmington and at Willington as earthworks and below-ground deposits. During the medieval period the manor of Honington belonged to Coventry Priory; a house was built in the seventeenth century and is thought to have been possibly adapted from an earlier monastic grange. In the eighteenth century, maps show rectilinear gardens which stretched down to the river and a park. It is thought the park may date to the sixteenth century and may be the remains of a former deer park. Honington Hall is a Grade 2* listed Park and Garden.

The settlement at Shipston-on-Stour continued to grow in the seventeenth and eighteenth centuries. The seventeenth century houses along the Sheep Street are largely of coursed lias limestone and Grade 2 listed. Barcheston Bridge is also of this date. A Manor House was located along Sheep Street and the Market Hall was located to the north end of the High Street. The marketplace began to be infilled by shops and houses some of which survives today. Shipston-on-Stour's location along the major coaching route meant it grew in importance in the eighteenth century and many Listed Buildings stand testament to this. These houses and shops are constructed either of brick, some whitewashed, or in the coursed lias stone. Development extended along Telegraph Street, Church Street, Sheep Street and West Street linking the two early medieval settlement areas. Many inns existed within the settlement, reflecting its role as a transport hub. A lock up was situated between Old Road and New Street, Shipston. Quakers began to meet in Shipston-on-Stour during the seventeenth century and a cottage was leased and converted for use as a meeting house. A purpose built meeting house was built in 1690-92. A

Calvinist Meeting House and Wesleyan Methodist chapel were added in the eighteenth century to serve the growing population.

The settlement continued to grow in the nineteenth century, mainly infilling along Church Street and Sheep Street. In 1863 a cemetery was developed with stone chapels, the site is locally listed, the cemetery structures were designed by architect M H Knight of Cheltenham. A workhouse was located in the town from the seventeenth century, the former nineteenth century workhouse survives as Shipston House. The Roman Catholic Church of Our Lady and St Michael, Shipston-on-Stour, was constructed in 1847 as a chapel associated with the adjacent workhouse and infirmary located on the north-western side of Shipston-on-Stour. Basket Hall, a nineteenth century property, was erected by an Irish basket maker, George Hornsby. George Hornsby's prosperity was due to the fact that bee-keeping was a thriving local industry, and he was able to supply baskets as "skeps" for housing bees. Quarries are visible as earthworks around Shipton and are likely to have been dug to extract the sand and gravel from the river terrace deposits. A horse-drawn tramway was opened in 1826 between Moreton-in-Marsh and Stratford-upon-Avon, and a branch to Shipston-on-Stour was completed in 1836. The station was located to the north of the settlement. This was converted to a steam railway but fell out of use in the 1950s. A gasworks was also located at Shipston in 1838 and survived at the end of 1963 along with a timber yard. The railway instigated further housing to the north of the settlement along Station Road and Stratford Road and in 1896 a hospital was built and continues as a small community NHS Hospital called Ellen Badger.

During the 1920s the meeting house became an important venue for vocational training for young men. It is now used as a public library and is located in Church Street, Shipston on Stour.During the mid-twentieth century Shipton underwent a phase of growth to the northwest of the historic core along Darlingscote Road. During the First World War Park House served as a Voluntary Aided Detachment Hospital from the 1st of December 1914.  A Prisoner of War Hostel was also located at Shipston. The hostel was an outpost of the main POW Camp at Ettington with hutted accommodation and is recorded as holding 66 German prisoners in 1946.

By the late twentieth century the settlement has almost doubled in size with housing estates built to the south, west of London Road and north and south of Campden Road an extension of the historic West Street, During the early twenty first century, housing was constructed further along Stratford Road and between Stratford Road and Darlingscote Road. In more recent years development has been focussed on Campden Road.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting.  These can include views or historic associations.*

- In and out of the church allow an understanding of the relationship between the church and the settlement, and an understanding of the designated assets within the historic core
- To and from the designated assets out into the wider rural landscape and river valley, enabling an appreciation of the designated assets' original setting
- Inter-relationships within the historic core, and out from the historic core along Mill Lane
- Looking south along the London Road and Stratford Road enabling an appreciation of the major transport route and coaching route

- To and from Barcheston to the river, Shipston-on-Stour, Willington and the wider rural landscape enabling an appreciation of the designated assets' original setting
- To and from Willington to the river, Barcheston, Shipston-on-Stour and the wider rural landscape enabling an appreciation of the designated assets' original setting
- To and from Tidmington to the river, Willington, Barcheston, Shipston-on-Stour and the wider rural landscape enabling an appreciation of the designated assets' original setting

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Shipston-on-Stour Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 3 | 103 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the church and the original historic settlement, including a large number of Listed Buildings. There has been later historic development out from this initial core, along the core routes out of the town. The historic core is therefore now largely enclosed to the west, north and south of the settlement. The limited development to the east of the historic core has helped preserve the setting of some of the Listed Buildings and the conservation area. This

has also preserved the entrance to the historic settlement to the east which is still verdant and open. Likewise, the buffer of the river to the east of the settlement has also helped preserved this green boundary.

To the south-east of the town are the small historic settlements of Barcheston and Willington.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The River Stour forms the eastern edge of both the historic and modern town. The surrounding landscape comprises the open river valley basin with hills to the west of the settlement. Barcheston and Willington are located on the western bank of the river. There are significant areas of ridge and furrow within the survey area.

**Sensitivity and susceptibility of the settlement to new development**

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

North
Comprises the area north of Darlingscote Road and the River Stour (north of the Community Hospital). The Registered Park and Garden of Honington Park and a three associated Listed Buildings extend into the northern part of the survey area. Designated assets are sensitive to changes to their setting, however there may be scope for carefully considered development in these areas subject to appropriate mitigation measures being put in place.

East and southeast:
Comprises the area to the south and east of the River Stour to Shoulderway Lane. This area contains Shipston-on-Stour Conservation Area, together with numerous Listed Buildings. There are significant relationships and views between the town and the three smaller medieval settlements at Barcheston, Willington and Tidmington and their designated and non-designated heritage assets. Theses, together with the wider rural landscape of river, flood-plains and ridge and furrow make an important contribution to the understanding and significance of the heritage assets, and make the eastern and southeastern side of the town highly sensitive to change. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. Large-scale development in this area would be considered harmful to the heritage assets.

Southwest and West:
From Shoulderway Lane to Darlingscote Road. There are no designated assets in the survey area, though the Grade 2 listed Horseleys GFarm is located just outside the southern edge of the survey area. Modern development to the south and west of the Shipston-on-Stour encloses the historic core. Designated assets are sensitive to changes to their setting, and appropriate mitigation should be put in place, however there may be scope for development within this area

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

The core of the historic market town of Shipton-on-Stour is a Conservation Area, with a large number of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, along with the Grade 2* listed church of St Edmund, are of high value. To the east and south are the medieval settlements of Barcheston, Willington and Tidmington, each with their own group of Listed Buildings and significant non-designated archaeological deposits. The interrelationship between the large and small settlements, the river and the wider rural landscape enhances the understanding and significance of all of the designated and non-designated assets.

Shipton-on-Stour was an important market town and has its origins in the early medieval period. It maintained its prosperity in the eighteenth and nineteenth centuries. It has however undergone notable modern development particularly to the north, southwest and west which has largely enclosed and eroded its value and sense of place on those sides of the settlement.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

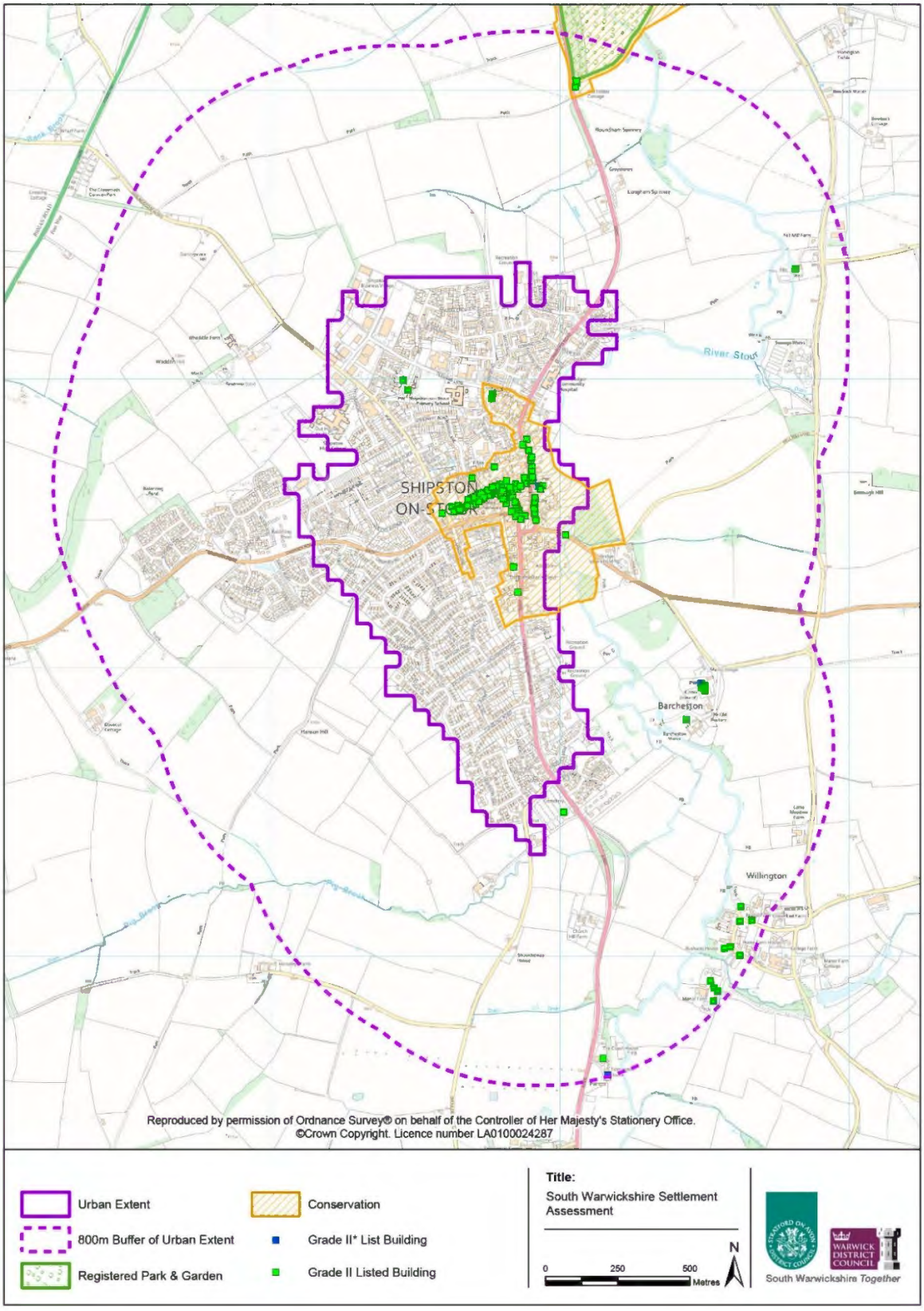
Opportunities could be sought for enhancing the relationship between the historic settlements and the river, both in enabling an understanding of the historic settlements and landscape and as an amenity asset.

**Recommendations**

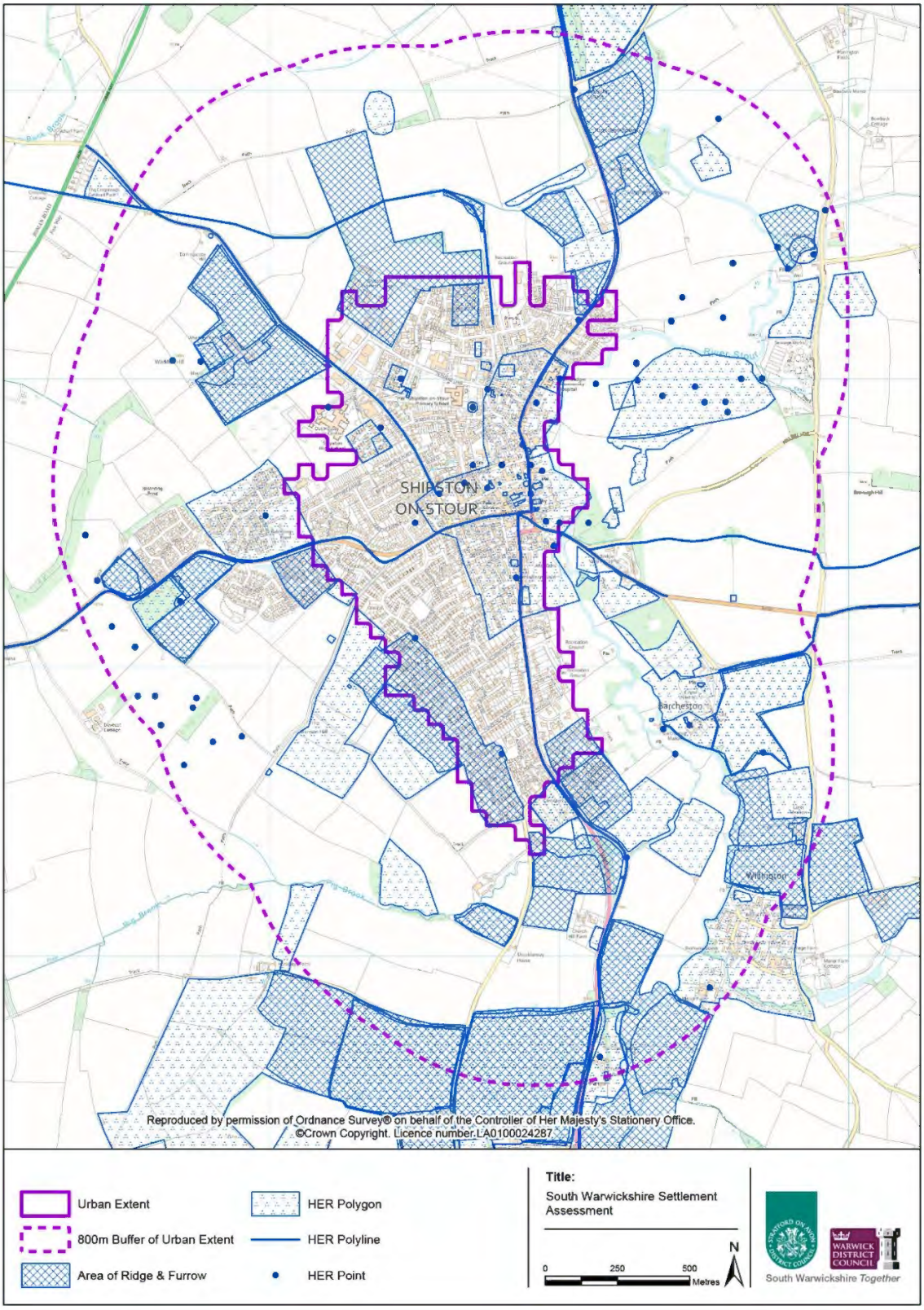
Shipton-on-Stour is particularly noteworthy for its large number of Listed Buildings, marketplace and rural surroundings. The historic settlement pattern is well preserved in the core of the settlement along Church Street, Sheep Street, West Street and around the marketplace. The setting of some of these assets are still currently experienced within the historic open agricultural landscape. To the south and east of the historic towbn are the smaller medieval settlements of Barcheston, Willington and Tidmington. It is therefore recommended that development of the land to the southeast and east of the settlement should be avoided.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Shipston-on-Stour | North | GREEN | Modern development to the north encloses the historic core and its designated assets. On the northern edge of the area are the designated assets associated with Honington Park, these are sensitive to changes to their setting, however there may be scope for development in this area subject to appropriate mitigation. |
| Shipston-on-Stour | East and southeast | RED | The Conservation Area, numerous Listed Buildings and the three shrunken medieval settlements at Barcheston, Willington and Tidmington makes development to the east and southeast highly damaging to the historic environment of the town and the adjacent villages |

| | | | |
|---|---|---|---|
| Shipston-on-Stour | Southwest and west | GREEN | Modern development to the southwest and west of the settlement encloses the historic core and its designated assets. There is a Listed Building on the southern boundary. There may be scope for development in this area subject to appropriate mitigation measures being put in place with regard to the Listed Building. |




***Shipston-on-Stour - designated heritage assets***




***Shipston-on-Stour - non-designated heritage assets***

## 10.21 Shipston-on-Stour

| **Settlement Name: Southam** | **District: Stratford-on-Avon** |
|---|---|
| **Location:**<br>Southam is a large market town located on the A425 (Daventry Road) and the A423 (Banbury Road). Southam is located approximately 7 miles east of Leamington Spa. It is sited on the River Stowe which joins the River Itchen, part of the town is located in the river valley and part to the north is located on a promontory. | |
| **Settlement Description:**<br><br>The village has its origins in the early medieval period though prehistoric and Roman occupation is known within the vicinity of the settlement. The settlement developed around the church and market. The Church of St James is Grade 1 listed. Many of the gravestones and monuments associated with the church are also listed. It is thought that the battle of Southam was undertaken to the north of the settlement.<br><br>The church is the oldest surviving building has its origins in the fourteenth century with later additions and is constructed in lias rubble interspersed with sandstone blocks. The market and church comprise the earliest remaining parts of the historic core. During the seventeenth century a number of houses were built along Daventry Road, Warwick Street and Coventry Road and range in construction from timber framed or brick to coursed lias limestone. The majority of the Listed Buildings within the settlement are found along Warwick Street, Market Hill, Bull Street, Coventry Street and High Street.<br><br>Expansion of the historic settlement occurred in the eighteenth and nineteenth century, along Warwick Road, Banbury Road and Daventry Road with construction either of brick, some whitewashed, or in the coursed lias stone. Southam Conservation Area encloses the historic core along Market Hill and the High Street with extensions along the approach roads. The Conservation Area contains the majority of the Listed Buildings. Some of the earliest mid twentieth century development is located along Banbury Road. Some large areas of open spaces have been retained to the west including Bury Orchard.<br><br>Modern development is largely located to the east, south and north of the historic core. To the west there is partial development around the historic core however links are retained with the surrounding landscape in the river valley.<br><br>Southam Conservation Area is on the Heritage at Risk register. | |
| **Summary History:**<br><br>Southam's location on a low promontory providing a vantage over the River Stowe would have provided a perfect defensive position with access to a wealth of resources for early settlers. The earliest evidence for activity within the settlement area comprises flint tools found at Starbold Farm and north of the church, although settlement evidence has only been identified from the Iron Age. Excavations of Banbury Road identified a ninety metre pit alignment. Finds associated with the thirty two pits within the alignment have dated them to the late Bronze Age to Middle Iron Age. At | |

Griffins Farm, to the northeast of Southam, an Iron Age settlement comprising a banjo enclosure, roundhouses, enclosures, pits, ditches and field systems has been excavated. Settlement on this site continued; Roman finds have been identified in and around Southam. A possible roundhouse a ditch has been identified to the south of Southam and boundary features have been found to the west of the High Street and along Banbury Road. Other features and enclosures have been found at Welsh Road East along with possible structural remains indicating settlement.

The settlement originates in the Late Saxon period. A possible small farmstead was identified north of Southam at Griffiths Farm along with an Anglo-Saxon cemetery. Another cemetery dating to the seventh/eight century has been excavated off Banbury Road, with thirteen burials being identified with the alignment of the burials indicating that this was a Christian burial ground. Radiocarbon dating of the bodies has dated them to the 7th to 8th centuries AD.

The manor of Southam is first recorded in a charter in the tenth century and is recorded in the Domesday Book (1086) as Sucham. It had a population of 35 households in 1086, twenty villagers, eight smallholders and seven slaves. The manor was held as Tenant-in-chief by the Abbey of St Mary's, Coventry and is recorded as having two mills. The name 'Southam' is thought to originate from south, indicating it was part of a system of a large estate common in the seventh to ninth century and 'hamm' meaning bounded by water.

In the thirteenth century a market was granted to Southam and the settlement developed around the market place forming the centre of the town. The Church of St James was built in the fourteenth century and is Grade 1 listed. Excavations under the present day church identified a precursor, possible Anglo-Saxon in date. Archaeological evidence has shown settlement activity at Warwick Road and Wattons Lane during the twelfth century along with a house platform located within 200m of the church marked as a homestead on a 1775 map. Cottages along Abbey Lane and Warwick Road still exist; these are Grade 2 listed and date to the fourteenth and fifteenth century.

A Manor House is likely to have been located in what is now called the Bury Orchard, to the west of the church and north of the river, a name highly suggestive of a Burgh Mote or Manor Court. Extensive foundations have been identified confirming the existence of a building of considerable size and importance. A manor house was built at Market Hill in the sixteenth century. A southern stone wall was identified off Little Park, Southam and is thought to be the remains of a tithe barn.

West of Southam Church is a Holy Well which dates to the medieval period and is protected as a Scheduled Monument. A small colony of Black Monks from the Abbey of Rowcester (Staffs) was located at the Holy Well, their cell being in close proximity to a powerful spring. Only the enclosure of the fountain now remains, the monks having been removed to their old house in 1326.

Surviving ridge and furrow exists to the north, west and east of the town and is important evidence of the agricultural exploitation of the area around Southam during the medieval period. Stoneythorpe Hall existed west of the settlement from the sixteenth century.

The English Civil War broke out in 1642 between King Charles and Parliament and a skirmish occurred at Southam in the August of the same year; the site of the battlefield cannot be defined however it is thought it was northwest of Southam. A cannon ball and an inlaid spur have recently been discovered. A possible cemetery site of the battle has been found at South Fields Farm where ten Royalist burials were discovered. Cannon balls have been discovered within the settlement likely associated with the battle.

The settlement continued to grow as a market town in the seventeenth and eighteenth centuries. Seventeenth century houses along Daventry Road, Warwick Road and Coventry Road range in construction from timber framed or brick to coursed lias limestone. The marketplace began to be infilled by shops and houses at this period with some of surviving today. There was a tannery located on Warwick Street from at least the mid seventeenth century at which time it is recorded as burning down and being replaced in 1659. There were a number of destructive fires in the town in the seventeenth and eighteenth centuries with the result that many of the medieval timber framed buildings were destroyed.

Southam's location along the major coaching and drover route meant it grew in importance in the eighteenth and nineteenth century and many Listed Buildings stand testament to this. These houses and shops are constructed either of brick, some whitewashed, or in the coursed lias stone. Development extended along Warwick Road, Banbury Road and Daventry Road. Many inns existed within the settlement including The Beeswing Public House, The Blue Inn, The Craven Arms Inn, The Woodbine Cottage Public House, The Red Lion Inn, Horse and Jockey Public House and The Black Horse Inn, which are no longer extant, and The Black Dog Public House, The Bull Inn and The Bowling Green Inn. Southam was noted for its large cattle market, which continued in use into the early nineteenth century. Excavation has shown post medieval pits, ditches and structural remains between Park Lane and High Street, Southam. A hospital, congregational chapel and workhouse were built in the town in the nineteenth century to cater for the ever growing population. Southam Poor Law Union was formed on 30th April 1836 and the workhouse, erected in 1837, was a plain red-brick building following the popular cruciform design with accommodation wings; in 1912 the workhouse became officially known as the Southam Poor Law Institution.

Southam was a centre of industrial production during the eighteenth and nineteenth centuries. Quarries are visible as earthworks around Southam and are likely to have been dug to extract the sand and gravel from the river terrace deposits. Lime kilns have also been identified during salvage recording at Wattons Land and west of Myer Bridge. Cuttle Lime Works and associated tramway, Tatham Kay's blue lias works, and Charles Witherington's yellow limestone quarry were all located to the north of the settlement. Southam Cement Works and quarry was described as 'Long Itchington Cement and Lime Works' in the Ordnance Survey map of 1886. There were three lime and cement works in the area from the nineteenth century. Greaves and Kirsham started in 1840, Tatham and William Oldham from 1854 and George Nelson in 1844. A gasworks was also located at Southam in the nineteenth century. The London and North-western Railway arrived on the Weedon to Leamington Spa branch line on the 1 August 1895 with the Southam and Long Itchington Railway Station. The line was closed by 1985. The station was one and a half miles north of Southam.

In terms of leisure activities, a number of pleasure grounds and gardens were located in Southam in the seventeenth and eighteenth centuries located at the large villas within the settlement at The Abbey and The Springs. These pleasure grounds included walks, kitchen gardens and paddocks.

The present building at Stoneythorpe Hall, is possibly sixteenth century in origin with later extensions and alterations. The Manor itself was first recorded in 1308 when Robert Sampsun was Lord of the Manor. Features include avenues, a kitchen garden and a lodge. Stoneythorpe Park comprises parkland surrounding the house which developed in the eighteenth century and was later extended. Features include 17th century gate, avenue, kitchen garden, lodge.

During the mid-twentieth century Shipton underwent a phase of growth to the south of the historic core along Abbey Lane and Banbury Road and with infill development along Warwick Road. During the First World War The Grange served as a Voluntary Aided Detachment Hospital from the 7th of April 1917 treating the wounded. After the war, a billet hut which was bought and rebuilt in Southam after the war at to be used as a community hall. During the Second World War, the settlement housed RAF Southam; a military airfield which opened in 1940 and closed in 1945 it consisted of grass landing areas of about 800 by 600 yards and was equipped with 6 Blister aircraft hangars. During the war it was used for various Royal Air Force units for flying training.

By the late twentieth/early twenty-first century the settlement has almost doubled in size with housing estates built to the east, north, west and an industrial site to the south of Leamington Road.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Looking east from historic core and designated assets along Daventry Road enabling an understanding of the designated assets within their wider setting
- From the church to the west enabling an appreciation of the designated assets' original setting
- In and out of the Conservation Area especially along Warwick Road, linking the historic core and designated assets to their wider rural setting and river valley
- Within the historic core, north and south of the High Street and Market Hill
- Views along the River Valley to Stoneythorpe Hall

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Southam Conservation Area

**Listed Buildings: within the settlement and the buffer area**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 1 | | 40 |

**Scheduled Monument:**
Holy Well 800m west of Southam Church

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
Southam Conservation Area

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
East of Thorpe Rough

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the original historic settlement, largely retained within the Conservation Area, along Market Hill, Coventry Street, Warwick Street, High Street, Oxford Street, Wood Street and Daventry Road. There has been later historic development out from this initial core, originally in the form of ribbon development along the approach roads and northwards towards the railway station. The historic core is now enclosed to the east, south and north with narrow undeveloped slither to the west of the settlement where the Conservation Area retains its links to the open fields and river valley. Bury Orchard is an important survival of a historic Manor House in retained open space within the settlement.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is partially located within the shallow valley of the river Stowe and partially on a high promontory to the north. The surrounding landscape is open and rural in character, it includes the Ancient Woodland to the west of Southam, East of Thorpe Rough. To the west lies the historic house and associated parkland of Stoneythorpe Hall. The river valley of the Stowe to the west of the settlement also contains the Scheduled Monument of the Holy Well

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

North:
An area extending from Welsh Road round to the A126 comprises largely an agricultural and industrial landscape. Extensive quarry has occurred to the north-east of the settlement which would have removed much of the surviving below ground archaeological deposits. No designated assets are located in this area however, archaeological excavation has shown the presence of burials of a Saxon date. This area may be able to accommodate development.

East:

An area from south of the A126 down to Welsh Road East. Large area of agricultural land with urban expansion already occurring down the northern side of West Road East. There is a Listed Building at Fairacres. Aerial photography and the HER indicate extensive areas of surviving ridge and furrow. This area may be able to accommodate development subject to appropriate mitigation.

South:
An area lying to the west of Welsh Road East and south of Leamington Road. Large area of agricultural landscape containing some ridge and furrow. This area may be able to accommodate development. Care would need to be taken to ensure the setting of the historic parkland around Stoneythorpe Hall is not impacted.

West:
An area of land between Welsh Road West and Leamington Road containing the river valley of the Stowe River. The Conservation Area abuts the open landscape of the River Valley with long distance views towards Stoneythorpe Hall and the Scheduled Holy Well. Extensive ridge and furrow as well as other archaeological deposits survive within this area. western side of the settlement contains a number of Listed Buildings, and the Conservation. The Stoneythorpe Hall and associated parkland lies in the western half of this area and its setting would potentially be seriously impacted by the expansion into to the west of the present settlement.

**Significance of heritage assets and impact of development**

*Note: Based on designation status (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.*

Southam lies to the south of Long Itchington. The core of the historic town contains a number of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings and the Grade 1 listed Church of St James are of high value. The conservation area encompasses the above of heritage assets and abuts the rural landscape to the west of the town which enhances the setting of the designated assets. Modern development to the north, south and east of the settlement has partially enclosed and eroded the Conservation Area and its setting.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*
Opportunities should be sought to conserve and enhance the Conservation Area which is on the Heritage at Risk register.

Potential for enhancement of the Holy Well site with information boards, walks etc.

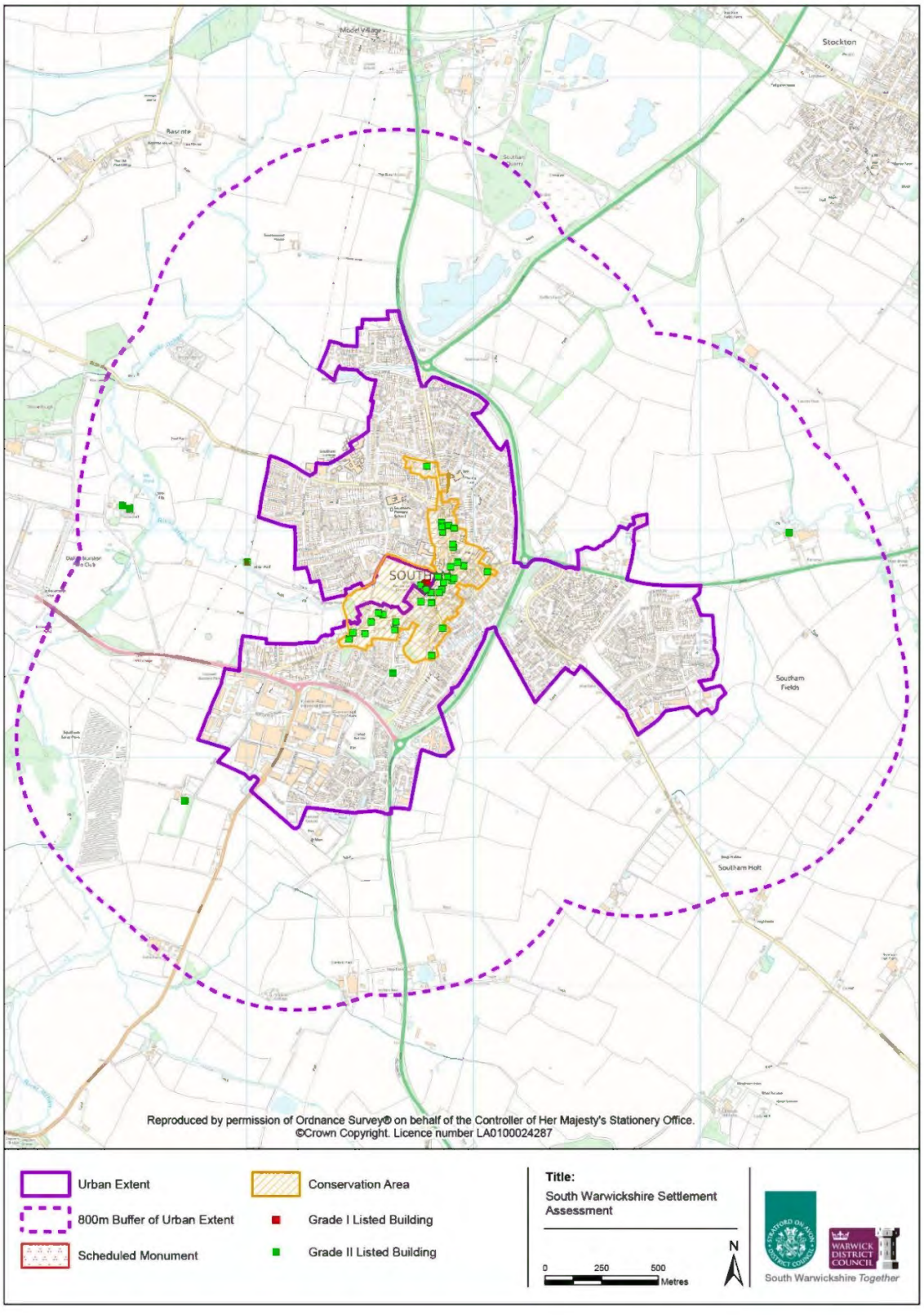
**Recommendations**

Southam has a long history with a scattering of surviving historic buildings. The historic settlement pattern is well preserved in the Conservation Area which is located in the centre of the village. The setting of these assets makes a considerable contribution to their significance and to the west some are still currently experienced within the historic open agricultural landscape, it is therefore

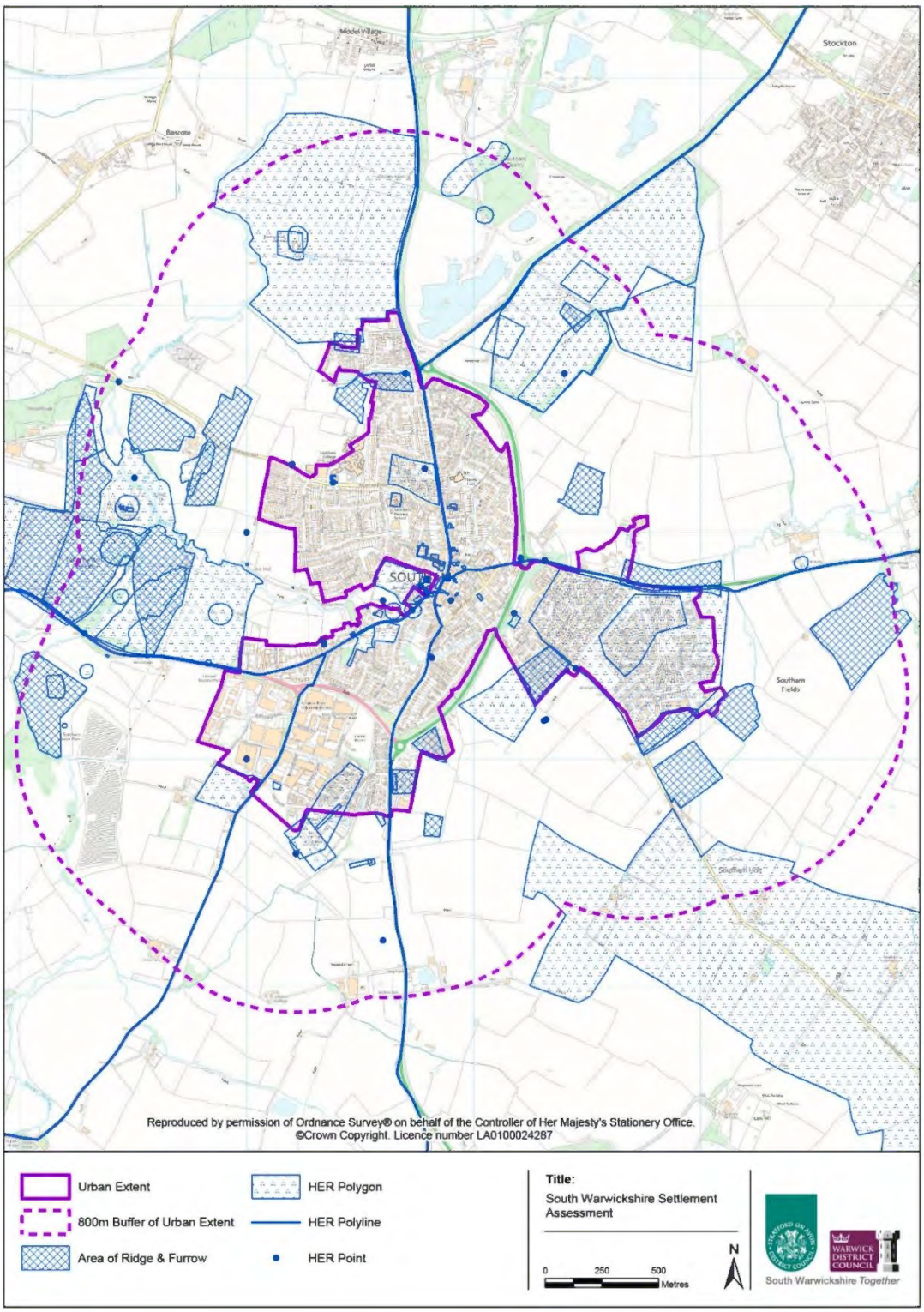
recommended that development of the land to the west should be avoided, and development should be restricted to the north, south and eastern side of the present settlement.

Southam has had extensive modern development particularly to the north, south and east which has partially eroded its value and sense of place on that side of the settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Southam | North | GREEN | Large area of agricultural and quarry landscape to the north of the settlement. Potential for below ground archaeological deposits. This area may be able to accommodate development. |
| Southam | East | GREEN | Large area of agricultural land with urban expansion already occurring down the northern side of West Road East. Contains a single designated building at Fairacres. This area may be able to accommodate development. |
| Southam | South | GREEN | Large area of agricultural land containing a single designated asset. This area may be able to accommodate development. Care would be needed in the area of Leamington Road to ensure that the setting of the historic park is not impacted. |
| Southam | West | RED | This area abuts the Conservation Area and its important views down the river valley. Links along the river valley to the Holy Well and to Stoneythorpe Hall. Any development in this area is likely to seriously impact the heritage assets. |




***Southam - designated heritage assets***




***Southam - non-designated heritage assets***

## 10.22 Stratford-upon-Avon

| **Settlement Name: Stratford-upon-Avon** | **District: Stratford-on-Avon** |
|---|---|

**Location:**
Stratford-upon-Avon is a market town located on the west bank of the River Avon within the River Avon valley with Welcombe Hills Country Park on the promontory to the north. It is located 8 miles to the south-west of Warwick.

**Settlement Description:**

Stratford-upon-Avon is a large market town located to the south of the A46 on the River Avon. Originating in the Saxon period the settlement developed as a planned town in the twelfth century. Stratford lies within a landscape of almost continuous occupation from prehistory onwards with substantial settlement and associated activity during the Roman period. The River Avon forms the eastern boundary of the historic and parts of the modern town; the town is also bisected by the Stratford-upon-Avon Canal. Stratford began as a settlement located at a river crossing and 'the Old Town' near to the church. The Church of the Holy Trinity is located by the river in the Old Town; dating to the thirteenth century, it is one of eleven Grade 1 Listed Buildings in the centre and would have formed the focus for its historic centre. The settlement suffered from numerous fires in the sixteenth and seventeenth centuries. This resulted in regulations in 1650 which encouraged the building in brick rather than timber.

The majority of the Listed Buildings dating to the sixteenth and seventeenth century are found along Sheep Street, Ely Street, Church Street, Waterside Chapel Street, High Street, Wood Street, Bridge Street, Windsor Street, Rother Street and Henley Street . the majority of which are of timer framed construction. The nineteenth century Listed Buildings comprise brick built terraces in Payton Street, Bull Street, College Street and Shakespeare Street.

There are two Conservation Areas in the survey area, comprising the main historic core of Stratford-upon-Avon and the second at Shottery on the western side of the settlement.

Modern development is largely located to the west and north of the main historic core, and on the eastern side of the River Avon, there is further modern development to the north and south of the Shottery Conservation Area.

**Summary History:**

The earliest evidence of human activity in the area is a Palaeolithic hand axe found at Tiddington. Stratford's location close to hills providing a vantage over the River Avon would have provided a perfect defensive position with access to a wealth of resources for early settlers. Flint artefacts from the Mesolithic period have been found south of Tiddington Road, Loxley Road and at Shottery. Occupation evidence has been excavated at Knights Lane and Henley Street.

A number of Neolithic and Bronze Age finds and features have also been identified in and around Stratford showing evidence for human activity here in later prehistory. Round barrows and ring

ditches are located at Tiddington, Temple Hill, Cranford and northwest of Bordon Wood. Flint scatters have been discovered at New Street, Tiddington, and the Manor Hotel, Stratford upon Avon. Additional Neolithic finds have been found at Loxley Road, Clopton, Bishopton Hill, south of Tiddington Road and a funerary site at Alcester Road, Shottery. Bronze Age pottery has been found in Stratford-upon-Avon's town centre.

The occupation of the landscape and its exploitation, along with more permanent settlement, accelerated during the Iron Age. Structural remains were identified at Tiddington where archaeological evaluation within the Scheduled Monument identified four phases of occupation including a coaxial field system, walls, gullies, ditches and evidence of buildings. Within the centre of Stratford Iron Age activity has been found at New Place indicating possible settlement evidence and along Shipton Road to the south of the settlement.

The activity and settlement patterns within the Roman period echoes that of the Late Iron Age, these comprise a number of small settlements and farmsteads. The most significant of these is the scheduled Roman Settlement at Tiddington, located to the north of the modern town. The site comprises the site of a Roman small town, which survives as entirely buried structures, layers and deposits which have been confirmed through the discovery of chance finds, partial excavations and crop- and soil-marks. A large-scale excavation on the east side of the settlement revealed dense Roman occupation with a large defensive ditch was dug round part of the settlement. The houses were mostly of timber with thatched roofs. The plots also contained outbuildings, corn-drying ovens, wells and rubbish pits, and there were streets paved with gravel. Outside the settlement, areas of cemetery, rubbish pits and a field system were located. To the north of Tiddington Road further dense occupation was found including timber roundhouses surrounded by enclosures for animals, paved roads and a pottery kiln; later burials were found alongside them. A cemetery of 220 burials has also been identified in the area. In addition, a farmstead has been identified at Rayford Caravan Park within the northeast area of Stratford. It is thought that there were two Roman roads in the area, one which ran north-west from the small town of Alchester to the river crossing at Stratford and another Roman road is believed to have run along the southern bank of the Avon, through Tiddington.

To the west of Stratford, Romano-British settlement was identified in 2015 on land to the north of Evesham Road with a high density of ditches, gullies, pits and a possible hearth. A probable farmstead site has been identified from finds to the southeast of Stratford, northeast of Little Luddington. To the northwest of Stratford, there is another settlement with evidence of enclosures, gullies and ditches containing Roman pottery.

The remains of a Roman Road have been identified at Wood Street. The area around Stratford-Upon-Avon saw significant Roman occupation and Roman artefacts have been identified at Tiddington, Church Street, Tiddington Road, Ryon Hill, Loxley Road, Bishopton Hill and found during dredging of the River Avon.

Anglo-Saxon settlement is also known to have existed on the east bank of the river, just to the south of the Roman town and river crossing. There is no clear continuity of settlement between the Roman and Saxon settlement. Most traces of the Saxon settlement are known from a large cemetery in the area of Bridgetown, and at the east end of the medieval Clopton Bridge. Archaeological work has uncovered skeletons, cremation burials, a palisade, hearths, jewellery, vessels and weapons. Other burial sites have been found within the modern town south of Clopton and at the Centenary Gardens. A potential structure and other features have been identified at Mill Lane near to the Holy Trinity Church. It is possible that the settlement grew around a Saxon

Minster which is thought to be on the site of the present Holy Trinity Church. Other features have also been excavated in the vicinity on the site of the vicarage. Documentary evidence records 'Over Stratford' manor as the centre of an estate with a minster church in the nineth century and three routeways; one saltway running east from Wellesbourne, trackways at Feldene Street and Herepath are referred to in a tenth century charter.

The settlement is recorded in the Domesday Book (1086) as Stradforde. It had a population of 29 households in 1086, twenty-one villagers, seven smallholders and one priest. The manor was held as tenant-in-chief by the Abbey of St Mary's, Worcester and is recorded as having one mill and a meadow. In the twelfth century (1196) a medieval town was laid out creating the main centre in a grid pattern with two marketplaces. The Holy Trinity Church dates to the thirteenth century along with the Guild Chapel of the Holy Cross; In 1269 the Bishop of Worcester, was granted a licence for the building of a hospital and the Guild Chapel served as the chapel for the hospital. A medieval cross stood opposite the Guild Chapel. A market was granted to the settlement in the fourteenth century and continued until the nineteenth century. A market cross was located in the centre along with a pillory, located at the intersection of High Street and Sheep Street. A watermill and windmill were located in Stratford in the medieval period.

Industrial activity has been identified during an excavation in Wood Street comprising medieval tanning pits. Clopton Bridge was built in the fifteenth century to replace an earlier timber bridge and is Scheduled, and Grade 1 listed. The Guild Hall dates from around 1417 and now forms part of the Grammar School premises. New Place, constructed in fifteenth century, was purchased by Shakespeare in 1597 and he lived there until his death in 1616. The original timber-framed house was pulled down and rebuilt in 1702 in brick. The site has been the subsequently of considerable antiquarian, archaeological and literary interest. Anne Hathaway's cottage, Shakespeare's wife's family home is located at Shottery. Medieval settlement activity has been found in excavations along Bridge Street, Knights Lane, Russell House, Wood Street, The Minories, Banbury Road, Oak Road-Tiddington, Sheep Street and Henley Street. Surviving ridge and furrow exists to the northwest, west and northeast of the town and is important evidence of the agricultural exploitation of the area around Stratford during the medieval period.

A number of farmsteads and homesteads were scattered around the medieval settlement of Stratford. The Manor House at Shottery dates the fourteenth century and comprises a stone building with pleasure grounds and walled garden, with evidence of a medieval moated homestead to the east of the church. Several small satellite settlements, which are now subsumed within Stratford-Upon-Avon, have medieval origins. The possible sites of shrunken villages at Shottery and near Burton Farm are visible as earthworks. Outside of Stratford, to the north at Temple Hill, a possible castle survives as earthworks. A medieval/post-medieval weapon was found at the site associated with a number of undated burials.

The town continued to grow as a market town and many of the sixteenth and seventeenth century timber framed buildings are listed and survive along Sheep Street, Ely Street, Church Street, Waterside Chapel Street, High Street, Wood Street, Bridge Street, Windsor Street, Rother Street and Henley Street. These streets largely make up the historic medieval core of the town. Hathaway Hamlet dates to the seventeenth century and comprises cottages, which became almshouses and workhouses. During the eighteenth century Stratford largely remained within its medieval boundary with infilling between already existing plots. Many inns existed within the settlement. The town became a centre of theatre and tourism, encouraged by a number of attractions celebrating William Shakespeare. The Royal Shakespeare Theatre and the Shakespeare Theatre opened in the early

eighteenth century. There are a number of monuments commemorating Shakespeare and his works throughout the town

In the mid-nineteenth century, the railway arrived in Stratford with the Oxford, Worcester and Wolverhampton Railway, later followed by The East and West Junction Railway Company which opened the line from Green's Norton to Stratford-on-Avon. A station opened in 1861 on the present site. Development proceeded swiftly in the nineteenth century, infilling the historic core and expanding southwards with new streets including Payton Street, Bull Street, College Street, New Street and Shakespeare Street. These buildings were often terraced and of brick construction. The New House was constructed for Presbyterian worship, along with a Baptist Chapel and a Congregational Chapel. A cemetery opened in the late nineteenth century to serve the ever-growing population, as well as a smallpox hospital and a workhouse.

A significant development for the settlement was the arrival of the Stratford-upon-Avon Canal in 1816. The canals were created for transporting heavy goods, such as coal, salt and agricultural produce, southwards. A number of locks and overflows are located along the canal as well as numerous bridges, wharfs, tramways and basins. A tramway bridge was built in 1823 to carry the horse tramway which connected the wharves at Stratford with Shipston on Stour. Canalside industrial areas also remain at One Elm where vessels would have loaded and unloaded.

Stratford was evidently a centre of resources and industry during the eighteenth and nineteenth centuries. Quarries are visible as earthworks around Stratford and are likely to have been dug to extract the sand and gravel from the river terrace deposits. A gas works was opened in 1834 and closed three years later when the New Gas Works was opened at One Elm. A timber yard, brickworks, smithy and sewage pumping station are also visible from cartographic evidence. A brewery was located on Clopton Road an 18-bay brick building with two kilns.

Pleasure grounds and gardens were created in Stratford, north of the canal. Shottery saw the construction of several large Victorian villas. The Victoria Spa was built in the early nineteenth century by local businesspeople to develop Stratford into a fashionable inland resort. Members of the consortium bought land in the area, laid down a road (Victoria Terrace) and built houses (Linden House, Bishopton Lodge) in an attempt to attract development around the resort however the spa was not a success and subsequently closed.

In the early twentieth century significant development occurred, infilling between the historic settlement and the railway line as well as to the north and south of the historic town. A drill hall, built between 1906 and 1914, now occupied by The Army Reserve and a 1920s Mission Hall were located on New Broad Street. Inter-War ribbon development occurred along the main roads leading out from the town. In the Second World War Stratford Hospital, in Arden Street, was greatly expanded in order to accommodate both military and civilian casualties of war. The Shakespeare railway line was completely closed in 1964 after having its passenger trains removed in 1952.

A number of estates were developed by the Stratford Borough Council for social housing in the post-World War II period and the town expanded rapidly to the east and west stretching along Alcester Road. Bridge Town to the east of the river also expanded rapidly.

**Key Relationships**

*Note: The key relationships towards, through, across and away from the settlement*

- In and out of the Roman Scheduled Monument to the Conservation Area and the river enabling an understanding of the origins and development of the settlement as a whole and the relationship of the Roman town with both the original road layout, and the river.
- In and out from Clopton Bridge within the Conservation Area enabling an understanding of the origins and development of the settlement as a whole, the role of the historic routes and relationships with adjacent settlements and the River Avon
- In and out of the historic core and the relationship to the river enabling an understanding of the designated assets within their wider setting, particularly the relationship between the town and the river for transport and resources
- Within the historic core, including those linking the various elements of the historic town. There are important views from the Church of the Holy Trinity along the river.
- To and from the historic settlement of Tiddington from Stratford and beyond to Alveston, enabling an understanding of the designated assets and relationships between the settlements
- Along the canal and with industrial areas associated with it which allows an understanding of the relationship between the canal and the settlement including development, growth and industry
- In and out of the Conservation Area of Shottery giving an understanding of the designated asset within the wider setting including its relationship with the historic town and the rural surroundings

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Stratford-upon-Avon Conservation Area

**Listed Buildings: within the settlement and the buffer area**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 11 | 19 | 294 |

**Scheduled Monument:**
Clopton Bridge
Tiddington Roman Settlement

**Registered Park and Garden:**
Shakespeare's Gardens
Anne Hathaway's Cottage

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the original historic settlement, including the church, a high number of Listed Buildings and the planned medieval centre. The historic layout is largely preserved and should be protected.

The historic core is now largely enclosed to the west, and east of the settlement, however, the views within the historic core and the relationship with the waterfront has been retained and this preserves its relationship with the River Avon. Its relationship with water is further emphasised with the canal system through part of modern and historic Stratford upon Avon.

The Conservation Area at Shottery contains the Anne Hatthaway's Cottage and Registered garden. It retains its historic links to the rural landscape to the west.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is located within the valley of the Avon river, with hills to the north and west marking the valley slopes before it drops again to the south to the valley. Surviving ridge and furrow exists to the northwest, west and northeast of the town and is important evidence of the agricultural exploitation of the area around Stratford during the medieval period. The surrounding landscape is open and rural in character; there are two Scheduled Monuments and a Registered parks and garden within close proximity to the town.

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

North-west:
An area to the north of Alcester Road and to the north of the A46. Extensive modern development on the western side of the historic core means that the town is less sensitive to change in this area. Consideration should be given to the canal and associated heritage assets which can add to further knowledge of the industrial activity of the nineteenth and early twentieth centuries and provide amenity value both for canal users and walkers. Consideration will need to be given to the setting of the two designated assets within the area. However this area may be able to accommodate development.

North-east:

This area runs from the southern side of the A46 to the southern edge of Tiddington. The north-eastern side of the settlement contains the Scheduled Monument of Tiddington Roman settlement as well as views along the river to the historic core and its associated Conservation Area and the hamlet of Tiddington. These designated heritage assets along with dispersed designated assets of which two are Grade 2 * makes the north-east side of the settlement highly sensitive and susceptible to change. The heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. The settlement of Tiddington contains a range of designated assets. There is little scope to accommodate development in this area.

Southeast:
This area runs from the southern edge of Tiddington round to the eastern side of Shipston Road. Extensive modern development on the western side means that the historic core is less sensitive to change in this area. A single group of Listed Buildings are located at Alveston Hill Farm and their rural setting would need to be considered in any development. However this area may be able to accommodate development.

Southwest:
This is the area from the western side of the Shipston Road running round to the southern side of Alcester Road. This area contains the southern edge of the Conservation Area of the main historic core, and it contains long distant views from into the river valley and the historic rural landscape. It also contains the main river system with its associated locks. The western side of Shottery conservation Area and Anne Hathaway's designated garden also abuts the area. The relationship between the Conservation Areas and their wider rural setting contributes to the significance of the Conservation Areas. There is little scope to accommodate development in most of this area, although limited development may be possible within specific areas which did not impact the setting of the designated assets.

## Significance of heritage assets and impact of development

*Note: Based on designation status (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.*

Stratford-Upon-Avon's core as a historic town contains a dense concentration of diverse Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, a large number of which are Grade 1 or Grade 2* listed, are of high value. A number of these buildings and other statues and gardens around Stratford have connections with William Shakespeare's life including the birthplace of both Shakespeare and his wife, Anne Hathaway, and many tourists flock to the town every year to celebrate his work and life.

Both conservation areas partially abut the rural landscape, and this provides a link to the historic landscape that would have surrounded these important designated areas. The southern link to the river and associated valley is particularly important from both a historic and visual perspective.

## Potential Enhancement

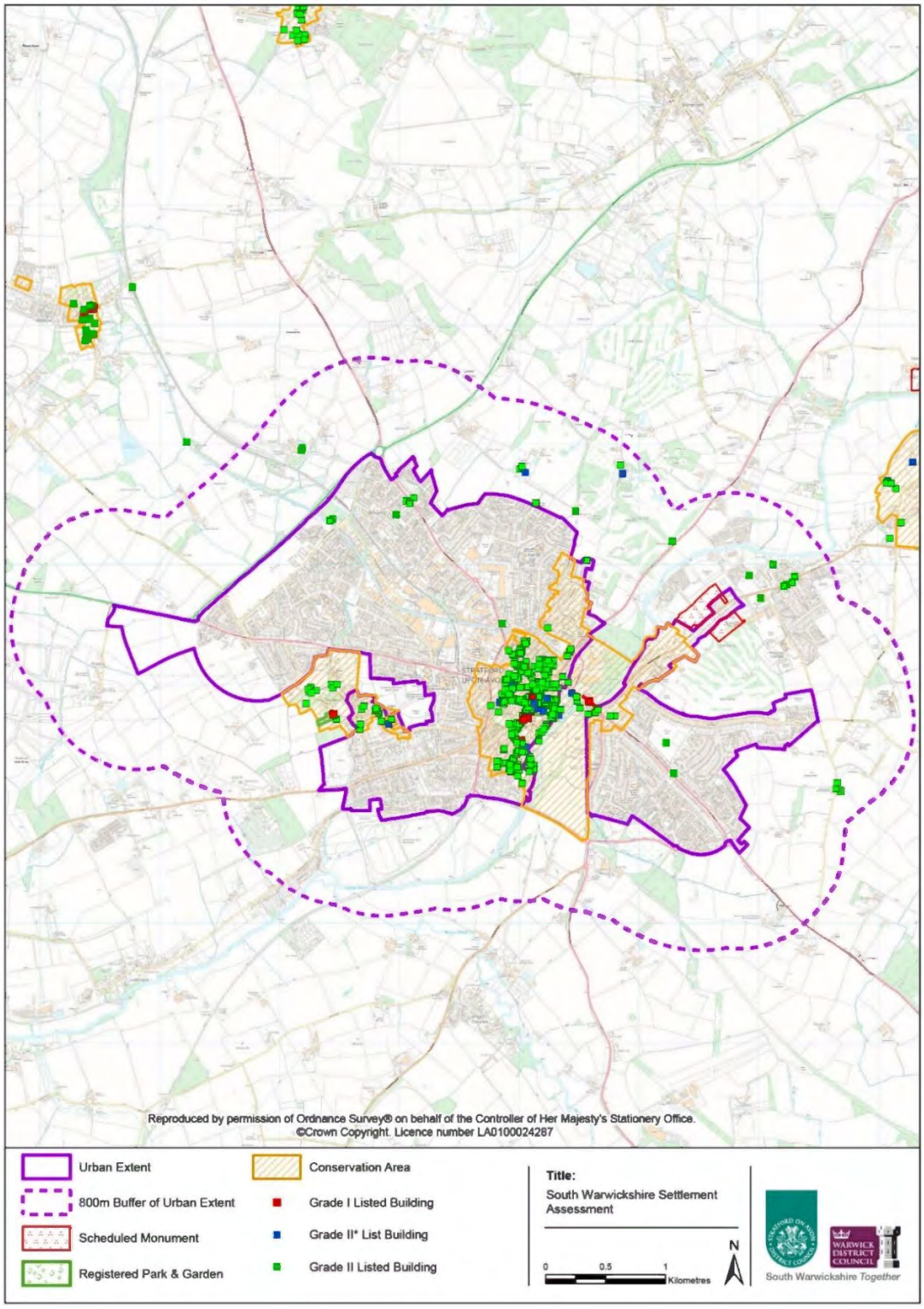
*Note: Areas that could potentially be improved or enhanced.*

Opportunities could be sought to enhance the canal as both a historic feature and as an amenity asset

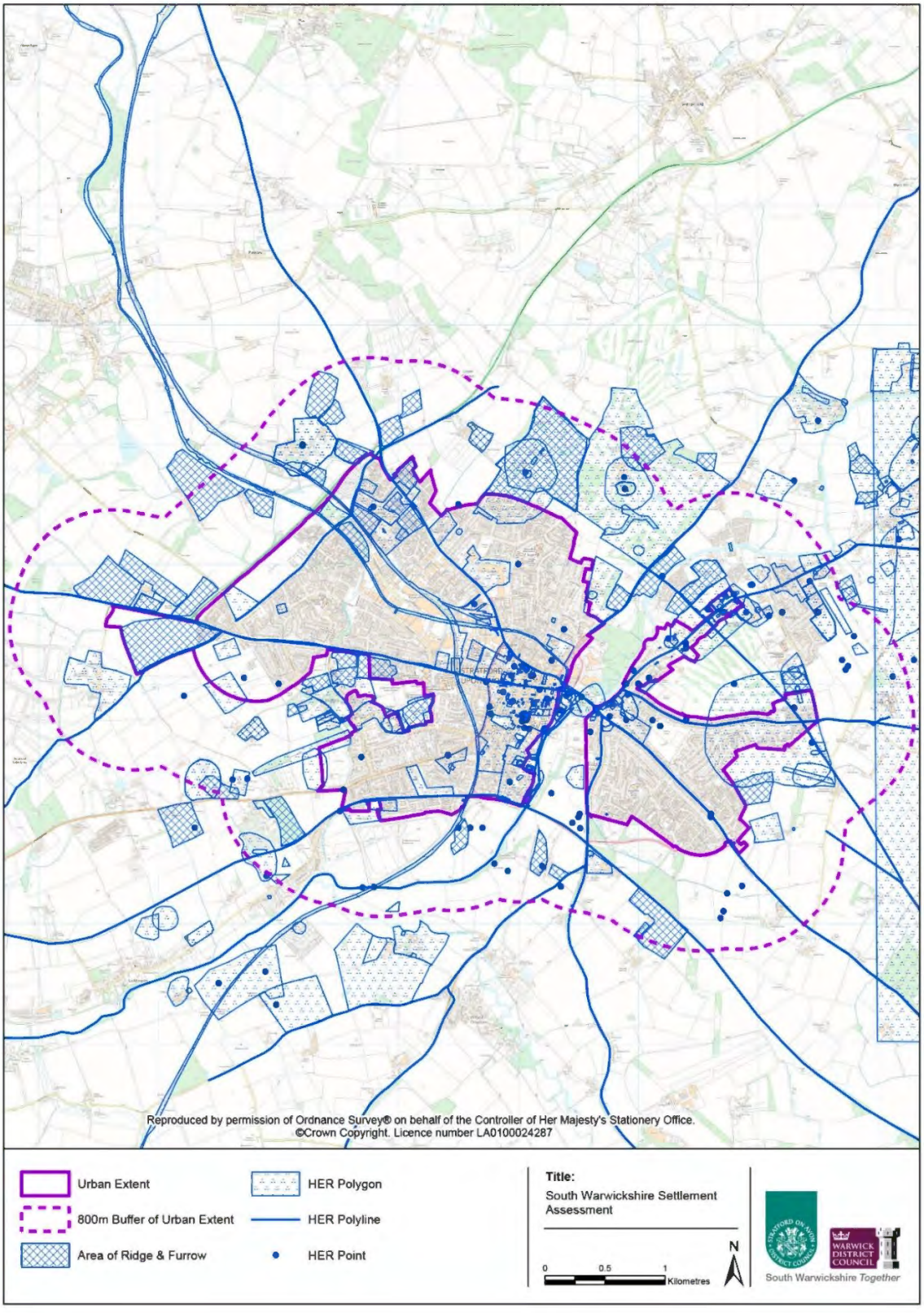
| **Recommendations** |
|---|
| Stratford-Upon-Avon has had a long history of settlement. It is particularly noteworthy for its dense historic core with beautiful gardens. It is also notable as the birthplace of William Shakespeare and his wife, Anne Hathaway and there are many monuments, buildings and gardens which stand testament to their lives. There are a number of theatres and former pleasure gardens in the town as well as buildings dating to the fourteenth century. There is open space around river and to the north and south of the settlement allowing for views up and down the River Avon. The historic settlement pattern is well preserved remaining in the core of the settlement. There are a number of designated assets within the settlement including Scheduled Monuments and Registered parks and gardens. The setting of some of these assets makes a considerable contribution to their significance as they are still currently experienced within the historic open agricultural landscape, it is therefore recommended that development of the land beyond the north-eastern part of the settlement edge should be avoided. Similarly, any development between Stratford and Bridge Town should be avoided preserving the historic setting of the settlement and the relationship between the two areas.<br><br>It is therefore recommended that from a heritage perspective development should be restricted to the northwest, east, south and west of the present settlement. |

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Stratford-Upon-Avon | North-west | GREEN | This area contains limited known heritage assets. The two designated assets within it and the non-designated canal should be taken into consideration in any planning proposal. this area may be able to accommodate development. |
| Stratford-Upon-Avon | North East | RED | This area contains a dispersed settlement pattern of important farm complexes, a scheduled Roman Town and rural landscape abutting the Conservation Area. Also contains the Listed Buildings within Tiddington and the River Valley. There is little scope to accommodate development. |
| Stratford-Upon-Avon | South-east | GREEN | The south east area only contains a single group of designated assets and does not impinge on any of the conservation area boundaries. The rural setting of these designated assets will need to be considered in any planning proposals. this area may be able to accommodate development. |

| | | | |
|---|---|---|---|
| Stratford-Upon-Avon | South West | RED | This area contains the rural landscape to the southern part of the main Conservation Area and the western views from Shottery. The eastern part contains the river valley of the Avon. There is little scope to accommodate development in most of this area. |




***Stratford-upon-Avon – designated heritage assets***




***Stratford-upon-Avon – non-designated heritage assets***

## 10.23 Studley

| **Settlement Name: Studley** | **District: Stratford-on-Avon** |
|---|---|
| **Location:**<br>Studley is one of the largest villages in Warwickshire. It is located approximately three and a half miles south of Redditch on a low promontory to the west of the River Arrow. | |
| **Settlement Description:**<br><br>The original settlement of Studley has its origin in the medieval period with the settlement developing around the church and manor approximately 400m to the east of the modern settlement. The church is Grade 2* listed and is located adjacent to Studley Old Castle, also Grade 2* listed and a Scheduled Monument, to the east of the modern settlement. There was also a priory located at Studley. The modern settlement largely developed in the 16th century along the Alcester and Redditch Roads as well as at the junction at Priory Square which forms the centre of the historic core of the village. Modern development is largely located to the west of the historic core, with some housing to the northeast. To the west of the historic core modern domestic development extends out to Bromsgrove Road. Otherwise, Studley is largely encircled by agricultural land with encroaching development from Redditch to the north.<br><br>The historic built form is largely built brick, but there are a number of timber-framed buildings. | |
| **Summary History:**<br><br>There is little evidence for early activity at Studley, although this maybe a reflection of the lack of archaeological fieldwork undertaken in the area. Evidence of prehistoric activity largely comprises findspots around the settlement including an Iron Age axe head. Roman finds have also been found in the area, these maybe associated with the A435 which follows the line of the Roman road from Alcester.<br><br>Studeley is recorded in the Domesday Book 1086 as *Stodlei,* the name derives from the words stod, meaning stud or herd of horses, and leah, meaning a woodland clearing. There are two entries for Studley. The largest of these has Swein recorded as the pre-Conquest holder; in 1086 the settlement is recorded as having eleven ploughlands and thirty-five households and a mill. In 1086 the land ownership was held by William son of Corbucion. Early medieval artefacts have been identified around Studley and some limited evidence of settlement.<br><br>The original settlement centre was possibly located next to the Church of St Mary and the Old Castle. Church End hamlet survived at this location until the 19th century, there are surviving earthworks of medieval/post-medieval date. The church nave is twelfth century in date and is constructed of herringbone and coursed limestone, the south aisle was added in the fourteenth century. The original manorial centre may have lost much of its importance with the break-up of the Corbucion manorial holdings in the twelfth century and thirteenth century. | |

Peter Corbezon transferred to Studley a priory of Augustin Canons that he had founded at Wicton, Worcestershire in the twelfth century. The priory was located to the east of the main road, within a moated enclosure. Its conventual church was consecrated in 1309. A hospital was located at the monastery gates. At the Dissolution there were eight canons and the prior. Priory Farm, now much modernised, contains a few fragmentary portions of a conventual building. A number of coffins have been found at the farm. Fishponds were located south of Priory Farm.

The motte and bailey castle is a Scheduled Monument situated 10m north of St Mary's Church in Studley. Excavation on the site in 1967 recovered fragments of mid-12th to mid-13th century pottery. The motte castle is thought to have been built between c.1135-40 and its construction has been attributed to William Corbucion or one of his descendants. A deer park was located at Studley, it was likely twelfth century in date. Evidence of ridge and furrow has been identified in Rough Hill Woods indicating the agricultural exploitation of the area of the area around Studley during the medieval period.

On the south-western edge of the survey area at Middletown is the site of the Sambourne manorhouse, the village of Sambourne is located to the west outside of the survey area. There is also earthwork evidence of house platforms and ridge and furrow next to the manorial site, indicative of a shifting medieval settlement.

There was a ford at the site of the present Washford Bridge during the medieval period, providing a crossing-point of the River Arrow on the main road. By the twelfth century there were two watermills on the River Arrow.

The next significant phase in the development of Studley was in the 16th and 17th centuries where a number of domestic buildings were built along Alcester and Redditch Road as well as at the junction at Priory Square. These are largely timber framed modest buildings and are generally Grade 2 listed. The settlement remained small and developed in a sparse linear pattern along the main road with a number of outlying farmsteads. A brewery was located in the village along with a pound for penning livestock. The needle industry flourished here in the 17th century, it started out as a cottage industry associated with a group of Huguenot refugees. The Green Lane Needle Mill was used for the small-scale manufacture of needles and has been converted into ‘The Griffin Inn’.

The Priory Mills are first recorded in the 18th century. After 1824 a new mill-pool was constructed by damming the river. Corn grinding and needle making are recorded in the 19th century. Steam-powered mills were built to produce needles. In 1890 a new scouring mill was built next to the older buildings. The scouring mill is still operating, using electric motors. There was a brickworks at Four Elms Farm and Brickyard Lane from the 18th century. A number of claypits and gravel pits are evident from cartographic evidence and earthworks around the settlement and at Sambourne. A sewage works and gas works are visible from cartographic evidence.

Another significant phase of growth at Studley was the mid-19th century when the railway arrived in Studley. The Evesham and Redditch Railway was granted by an Act of Parliament in 1863 and the line was opened between Alcester and Redditch on 4th May 1868 along with the station at Studley. The line was closed in the early 1960s and the station was closed completely in 1964. Part of the former Evesham and Redditch Railway forms part of the Sustrans cycle network and is open to pedestrians and cyclists.

Infill development occurred along Alcester Road although the settlement remained small. A Baptist Chapel, Methodist Chapel and a Roman Catholic Church were built to serve the growing

population, as well as a number of inns including The Bell Inn and the Barley Mow Inn. A number of buildings which lay to the east of Green Lane Farm were demolished in the nineteenth century, there are earthwork remains that relate to this. The 19th century Gothic Revival Studley Castle, was the vision of Francis Lyttleton Holyoake. Built to the northeast of the medieval castle, the house has an associated park which included pleasure grounds, kitchen garden, parkland, drive, lodges and lakes.

In the mid-20th century housing developed along Crooks Lane, as well as infilling between it and Alcester Road and along Station Road. A Prisoner Of War camp was located northwest of Holt Farm; built in 1942 the site was used as housing from 1948 to 1955. The Arrow Works were built between 1947-1949 and opened in 1952 for Henry Milward and Sons company producing needles and fish hooks. In the late 20th century, there has been extensive development between the Alcester Road and Bromsgrove Road

**Key relationships**

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- There are significant relationships between church and Old Castle site, and with these two assets with the former hamlet of Church End, and across the River Arrow to the historic settlement along the A435 and the Priory site, and towards Studley Park and Castle as well as out into the wider landscape enables an understanding of the origins and development of the settlement form its original medieval site and setting
- Along the A435 illustrating the relationship between the main road, the historic settlement, the Priory and across the Arrow Valley to the Old Castle and the Parish Church
- Between the group of Listed Buildings and site of the medieval manorial complex at Middletown with the historic settlement at Sambourne and the wider rural landscape.
- Between the group of Listed Buildings at Chestnut Farm, the historic settlement at Sambourne and the wider rural landscape setting

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
None

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 5 | 26 |

**Scheduled Monument:**
Studley Old Castle: a motte castle

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

| **Landscape Designations within the settlement and the buffer area** |
|---|
| **AREA OF OUTSTANDING NATURAL BEAUTY:**<br>None |
| **SITE OF SPECIAL SCIENTIFIC INTEREST:**<br>None |
| **SPECIAL AREAS OF CONSERVATION:**<br>None |
| **Ancient Woodland:**<br>Wirehill Wood |
| **Key Characteristics** |
| **Settlement:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>The historic settlement comprises two distinct areas, the church and Old Castle site on the eastern bank of the River Arrow and the Priory site and ribbon development along the A435. Views to the east from the southern part of the historic core have been partially preserved as well as along the road to north and south into and out of the village. To the south-west of the village is the smaller historic hamlet of Middletown. There are also a number of isolated farms. These areas derive significance not only from the individual designated assets, but also from the inter-relationships between the designated assets and their wider historic landscape, enabling an understanding of their origins and development. |
| **Surrounding Landscape:**<br>*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*<br><br>The historic settlement is located in the valley of the River Arrow partially on a low promontory, with gentle undulations affording long views to the south. Wirehill Wood to the northwest is an Ancient Woodland. The surrounding landscape is open and rural in character, and it includes a number of ancient woodlands to the south and east of the survey area. There are long distance views across the River Arrow between the two historic cores. |
| **Sensitivity and susceptibility of the settlement to new development** |
| Northwest:<br>This comprises the area between the A448 and the A435. The northwestern side of the settlement is already largely developed. This area may be able to accommodate development. The setting of designated heritage assets needs to be taken into account when planning any development and mitigation measures should be put in place.<br><br>Northeast:<br>The north-eastern side of the settlement contains the Scheduled Monument of Studley Old Castle, the Priory site and two separate historic settlements, with numerous Listed Buildings along Alcester Road and the church and Old Castle, which makes this side of the town highly sensitive and susceptible to change. Some limited modern development has occurred. Most of the heritage |

assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. There may be potential for limited development on the northern edge of this area adjoining the southern boundary of Redditch. However the majority of the area is unable to accommodate large-scale development.

Southeast:
This comprises the area roughly to the south of the sewage works and to the east of the A435. The area comprises open farmland and woodland, with two Listed Buildings adjoining the main road. There may be scope for development within this area. The setting of the designated heritage assets need to be taken into account when planning any development and mitigation measures should be put in place.

Southwest:
The southwestern side of the settlement, between the A435 and the A448, has seen a large amount of modern development, which has broken the relationship between the historic core and it's setting on this side of the village. There are two groups of Listed Buildings, and known non-designated heritage assets. There may be scope for development within this area. However, the setting of the designated heritage assets need to be taken into account when planning any development and mitigation measures should be put in place.

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

The core of the historic village comprises a concentration of Listed Buildings which together allow an understanding of the historic settlement character and form as well as the settlement shift in the medieval period. These Listed Buildings, along with the Grade 2* listed church of St Mary and The Old Castle and Studley Old Castle Scheduled Monument, are of high value and national significance. There are significant views outwards into the wider rural landscape which forms the setting of the designated assets.

Modern development has occurred to the northwest, west and east and south of the historic core.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

None identified

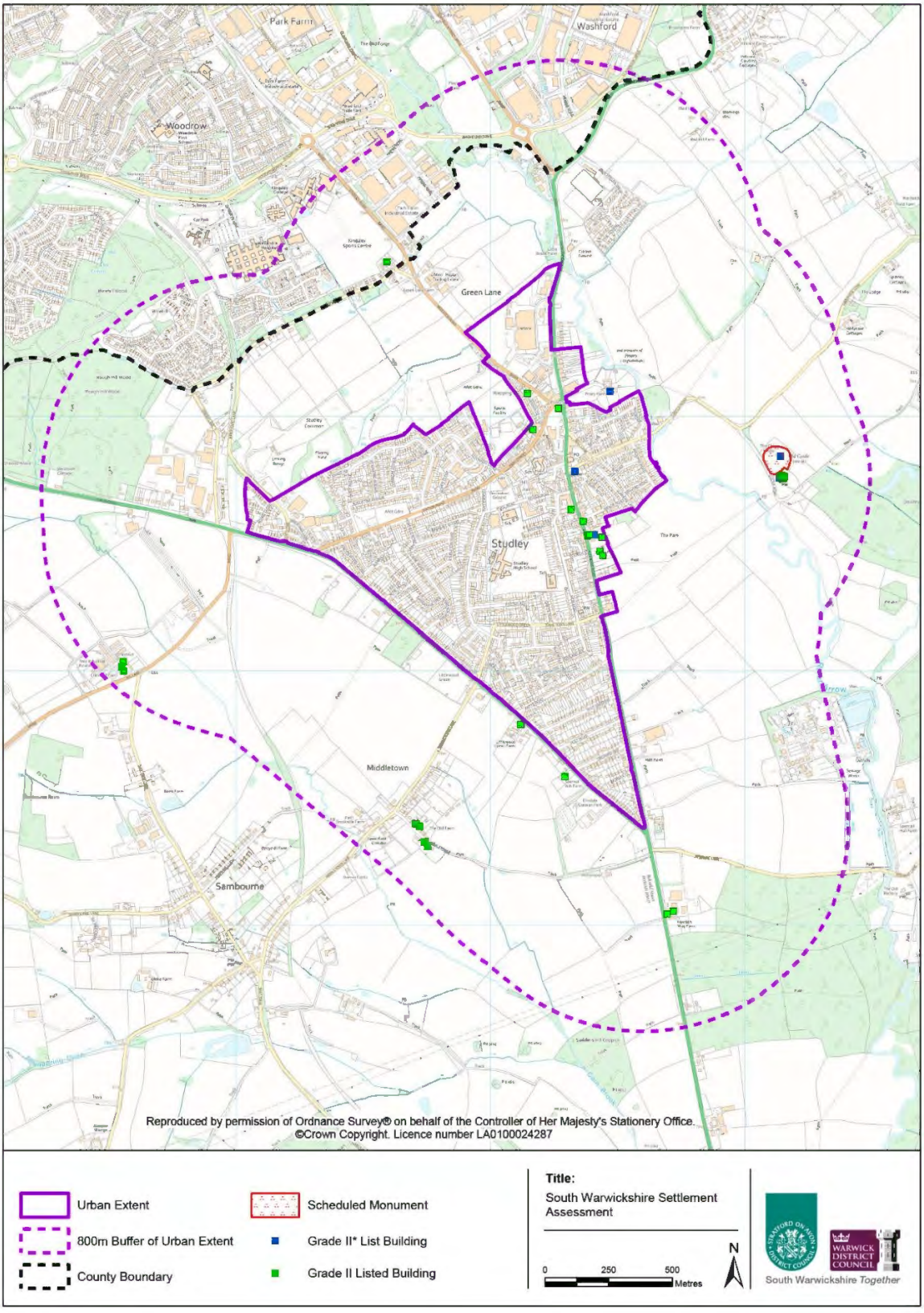
**Recommendations**

Studley is a large rural village just south of Redditch which has maintained in part its relationship with the surrounding rural landscape. The historic medieval settlement pattern, which formed the second historic core of the village away from the church, is well preserved on the eastern edge of the modern village. The setting of these assets makes a considerable contribution to their significance as they are still currently partially experienced within the historic open agricultural landscape. This is also the case for earlier settlement, church and castle complex which also retains its rural setting.

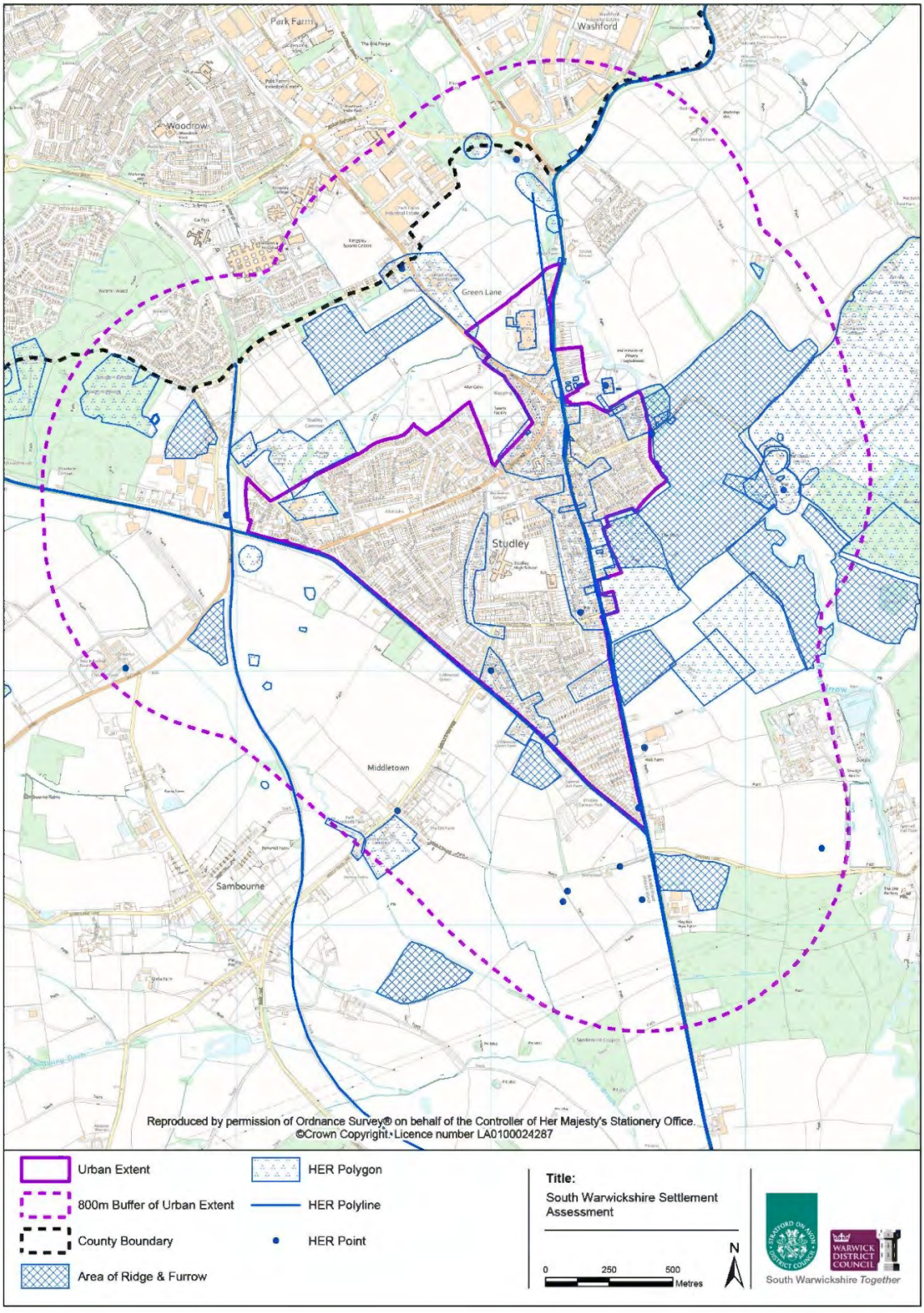
Equally the rural setting of the church and castle complex, as well as the priory and settlement remains, makes a considerable contribution to the understanding and appreciation of the shifting settlement development at Studley.

There are constraints regarding designated heritage assets, as well as natural environment designations such as Wirehill Wood, therefore it is recommended that, development should be restricted to the west, south and north-western side of the present settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Studley | North | GREEN | There is extensive modern development to the northwest of the historic core. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Studley | Northeast | RED | The presence of the castle, church, priory and historic core makes development to the northeast highly damaging to the historic settlement. The majority of this area is unbale to accommodate large-scale development. |
| Studley | Southeast | GREEN | The designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Studley | Southwest | GREEN | There is extensive modern development to the southwest of the historic core. The designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |




***Studley – designated heritage assets***




***Studley – non-designated heritage assets***

## 10.24 Warwick

| **Settlement Name: Warwick** | **District: Warwick** |
|---|---|
| **Location:**<br>Warwick is located to the west of Leamington on the opposite bank of the Avon. The two towns, together with Whitnash, have in effect become a single conurbation. For the purposes of this assessment the Avon and Europa Way has been taken as the boundary between Leamington and Warwick. | |
| **Settlement Description:**<br><br>The county town of Warwick sits upon a sandstone knoll overlooking the River Avon and the surrounding countryside. Today the town is conjoined with its larger neighbour Leamington Spa. Despite this the town has managed to retain a distinct identity from that of Leamington Spa.<br><br>In 914 Ethelfleda Lady of the Mercians, founded a burh (fortified centre) at Warwick, taking advantage of its natural defences. By the time of the Norman Conquest the burh had developed into a thriving town and the administrative centre for the county. The town's strategic importance led to William the Conqueror building the castle in 1068. The castle is unusually intact and presents an appearance of one of the better preserved medieval fortresses in England. The view of the river front of the castle gives a strong impression of the age of Warwick, it has consistently been the main tourist attraction within Warwick.<br><br>The town continued to develop through the post medieval and into the modern period expanding further as an administrative centre and tourist attraction while still remaining a small but important county town.<br><br>Warwick Conservation Area includes not only the historic core of the town and most of the Listed Buildings and the castle, but also Warwick racecourse and Warwick Castle Park. The buildings are a mix of stone (for churches, the castle and public buildings), timber-framed and brick, the latter in particular reflects the extent of the disastrous 1694 fire, when large portions of the town had to be rebuilt. The later post-medieval housing stock is mostly of brick construction, although it ranges in scale from terraced workers housing to large Victorian villas. There is a group of late nineteenth century concrete block workers housing on Charles Street, associated with the Nelson gelatine works beside the canal.<br>The Cape Road, Victoria Street and Edward Street Conservation Area is late Victorian-Edwardian in date and comprises red-brick terraced houses.<br><br>Although Warwick has become part of a larger conurbation with Leamington and Whitnash, there are still areas of open space, these include Warwick Racecourse and Warwick Castle Park, priory park, the Grand Union Canal Conservation Area, Guy's Cliffe Gardens, St Nicholas park beside the Avon. There are still fields between the race-course and the Warwick By-pass and to the west of the By-pass (see also Hampton Magna assessment) and to the south at Longbridge beside the Avon. | |

**Summary History:**
The earliest evidence of human activity on the site of the town dates back to the Neolithic period. The evidence for the Roman period largely comes from 19th century chance finds, but there is sufficient to suggest a cemetery and possible settlement within the grounds of St Sepulchure's Priory. There are early Anglo-Saxon cemeteries at Elmscore and Longbridge.

The old English place name 'Warwick' means 'dwellings by the weir' and this infers the presence of settlement before the town. There is some circumstantial evidence to believe that an Anglo-Saxon Minster church and nunnery were present before the town was built. In 914 Ethelfleda Lady of the Mercians founded a burh (fortified centre) at Warwick, the site's position upon a sandstone knoll overlooking the River Avon gave it natural defensive qualities. Numismatic evidence has shown that a mint existed there by 975-8, and this may have done so since the reign of Athelstan (924-39).

The town's strategic importance led to William the Conqueror building the castle in 1068. as part of a plan to consolidate his conquests before moving on to the north of Britain. It consisted of a typical motte and bailey castle and was positioned to both control the river crossing and to overawe the population of the town. The castle would originally have been of timber construction, but the recording of work carried out by a mason in 1191 suggests it had been rebuilt in stone by that time. The motte was crowned with a shell keep, probably polygonal in design, of which three sides of the north-east section still exist. The castle was altered many times with the gatehouse probably dating to the earlier 13th century and Caesar's and Guy's Towers later 14th century. The Bear and Clarence towers were begun by Richard III, these were never finished. The castle continued to be occupied throughout the 16th century but had become somewhat ruinous by the early 17th century. The new owners, the Greville family, spent a sizeable amount of money putting the fortress back into repair in advance of the Civil War. The castle occupies the south-east part of the town along the river frontage. The castle owned considerable grounds within Warwick and throughout the 18th century continued to acquire more. This resulted in the removal of various streets in the town itself and included a large park on the south side of the river formed by moving the existing main road south, in the direction of Banbury, to its current line and incorporating part of the Bridge End suburb.

Archaeological excavations within Warwick show that settlement had spread across much of the town by the late eleventh century. Excavations to the south of the market place have shown that the street pattern in this area had probably been established by the middle of the eleventh century. The town's entry in the Domesday Book clearly points to it being a thriving commercial and administrative centre, which credits the town with 248 houses, 22 burgesses and 100 bordars. Of particular interest are the 100 bordars in the manor or Cotes, later Coten End. These bordars are described as being outside the borough 'with their gardens', implying that the eleventh town had grown beyond confines of the defended burh. The town was granted to the Earls of Warwick soon after 1086, perhaps in 1088 when the earldom was created.

Only the parish church of St Mary's and the chapels of St Peter and St James, above the East and West gates, survive from the medieval period. St Mary's Church is the surviving portion of what was St Mary's College, the site of which is scheduled. Outside the defended town only St Nicholas' Church remains in use whilst the scheduled St Michael's chapel, originally the chapel of a leper

hospital, survives in part. There were formerly two moderately sized monasteries, another medieval hospital and another six churches or chapels. Of these St Sepulchure's Augustinian Priory, founded in 1124, is a scheduled site located within Priory Park. Guy's Cave hermitage at Guy's Cliffe represents a well-preserved example of an early rock cut hermitage site, which continued in use for a variety of religious purposes beyond the Reformation. The hermitage originated in the Anglo-Saxon period, and it remained important at least until the 13th century, when it belonged to St Sepulchre's Priory. In addition to the original small cave, a number of other rock cut caves and features survive. During the 14th and 15th century the main fabric of the chapel was erected, although it is believed to include earlier features.

By the thirteenth century Warwick had been eclipsed by its nearby rival Coventry. Despite this, the town remained an important administrative centre under the control of the Earls of Warwick, who were leading members of the nobility. The town also remained an important commercial centre and archaeological excavations within the town have uncovered evidence to show that it was home to pottery and floor tile production centres, along with a host of other trades. The town was walled in the fourteenth century, portions of which survive, together with the East and West Gates.

The Reformation saw the closure of many of the religious institutions. The town was incorporated as a borough in 1545 and saw a renewed period of growth within the town. Lord Leycester Hospital (Grade 1) was founded by Robert Dudley in 1571, having acquired a fourteenth century guild chapel and adjacent buildings on the site, he created an almshouse for 12 brethren and a Master, with a garden to the north-west of the Master's House, the garden is Registered Grade 2.

Warwick's population in the mid-seventeenth century was about 3,000, having doubled over the previous century. During the Civil War Warwick and the castle were held by Parliament. The castle's defences had been strengthened during the early stages of the war by the owner Lord Brooke, a major Parliamentarian leader in the area. In August 1642 the castle was besieged by Royalist troops for several days and the town occupied. The Royalists were forced to abandon the siege but this had highlighted the vulnerability of the town and so it was decided to build a circuit of fortifications.

On the 5 September 1694 a fire broke out in the town on the south side of High Street, and soon engulfed a large part of the town. Much of the subsequent reconstruction work was complete within a few years of the fire and when Celia Fiennes visited in 1697, she recorded that: '*since [the fire] had Laid the greatest part [of the town] in ashes, its most now new built, which is with brick and Coyn'd [quoined] with stone and the windows the same'* and that the '*streets are very handsome and the buildings regular and fine*'.

On the eastern edge of the town is Warwick racecourse, which forms part of the Warwick Conservation Area. The first races on the site were held in 1707, with the first stand opening in 1808.

There have been a number of changes to the urban morphology of Warwick. By far the greatest was the removal of part of the south side of the town by the Earl of Warwick in the eighteenth century. This included the removal of several streets both within and outside of the former town walls and had the effect of creating a buffer zone between town and castle. It was not unusual for a landowner to remove a village in order to create parkland, however it is highly unusual for one to remove sections of a comparatively large town. The formal seventeenth century gardens were removed by Capability Brown as part of his redesign of the gardens and park, which included the

damming of the Tach Brook to form a lake, the new Waters. A feature of the park was the carriage ride and circuit of the park, enabling views from Lodge Hill across the Avon valley to the castle.

Bridge End was formerly a prosperous medieval suburb and was somewhat larger than it is today. The old Castle Bridge, the remains of which still stand in the river, directed traffic through the suburb and along the main road to Banbury, which formerly ran down the west side of the suburb and though the Castle Park. This was diverted by the Earl of Warwick in the mid-18th century to its current course on the east of the suburb.

Notable public buildings include the mid-18th century Shire Hall and the late 18th century County Gaol. The early nineteenth century Grand Union Canal (formerly the Warwick and Napton Canal) Conservation Area runs to the south of the river. There is a notable flight of locks to the west of the urban area linking Warwick to Hatton Park, and the Lock Cottage at Hatton Bottom Lock, the Avon Aqueduct which carries the canal over the river is locally listed as is the adjacent Jephson's Farm, a rare survival of farm buildings within the current urban area. The railway was constructed in the 1850s. As a consequence of these transport links Warwick developed a thriving industrial base that resulted in a period of renewed growth, particularly at the western end of the town beside the road to Leamington. The Grade 2* Registered gardens at Hill Close are an example of a group of mid nineteenth century detached urban pleasure gardens which retain several nineteenth century summerhouses. On the northeastern edge of Warwick is Guy Cliffe garden, a Registered park and garden, an early nineteenth century gardens and pleasure grounds in part designed by Uvedale Price, were developed from seventeenth century riverside walks and mid eighteenth century rococo gardens. The gardens span the Avon and extend into the Leamington area.

There was considerable redevelopment of parts of Warwick in the 1960s and 1970s which removed many nineteenth century and earlier buildings. The starkest example is Market Street and the area around the current main bus stops. Here almost all earlier buildings were removed and replaced with concrete structures and the street was re-aligned.

There were a number of small medieval hamlets outside the town, these included Myton and Longbridge. All have been swallowed up the nineteenth and twentieth century expansion of the town

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Between the Conservation Area, the Castle, Scheduled Monuments, the Listed Buildings, the Registered parks and gardens, and the River Avon, enabling an understanding of the origins and development of the settlement as a whole.
- Between Warwick Castle, Warwick Castle Park and the River Avon, includes long distance views of the castle.
- Between Guys Cliffe Scheduled Monument and Registered Park and Garden to the River Avon and Old Milverton enabling an understanding of the origins and development of the Park and the relationship of the site with the rivers and historic landscape
- Between the Canal Conservation Area and its associated structures, and out into the wider countryside enabling an understanding of the origins and development of the canal.

- Between Warwick Conservation Area and the wider countryside enabling an understanding enabling an understanding of the role that Warwick played as a nodal point and market and county town in Warwickshire.

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Warwick Conservation Area
Canal Conservation Area
Cape Road, Victoria Street and Edward Street, Warwick Conservation Area

**Listed Buildings: within the settlement**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 13 | 35 | 321 |

**Scheduled Monuments:**
Castle Bridge
Site of St Mary's College
Warwick Castle (uninhabited parts)
Warwick Castle Old Bridge (remains of)
St Michael's Leper Hospital, Warwick
St Sepulchre's Priory
Guy's Cave hermitage and other rock-cut chambers at Guy's Cliffe

**Registered Park and Garden:**
Warwick Castle I
Hill Close Gardens II*
Lord Leycester Hospital II
Guy's Cliffe II

**Heritage at Risk:**
Guy's Cliffe Registered Park and Garden Grade 2
Guy's Cave hermitage and other rock cut chambers Guy's Cliffe Scheduled Monument
Remains of Old Castle Bridge Scheduled Monument
Master's House Listed Building Grade 2*
Church of St Mary's including Beauchamp Chapel, Listed Building Grade 1
Warwick Castle (uninhabited parts) Scheduled Monumentr

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the original historic settlement. In addition, there are extensive areas of below-ground archaeology associated with the origins and development of Warwick.

The historic core is now largely enclosed by modern development except to the south of the settlement where the Registered Warwick Castle Park and the River Avon form a key open space and to the west where the historic race-course site backs on to open farmland. There are significant views into and out of the Conservation Area from the edges of Warwick Castle Park and along the valley of the River Avon and along the Grand Union Canal.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is located beside the River Avon. There a number of significant areas of open space, including the Registered parks and gardens of Guy's Cliffe and Warwick Park. The surrounding landscape is open and rural in character.

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

There has been extensive modern development around the historic core, and there is little scope for large-scale development here except possibly on brownfield sites.

North:
This comprises the area north of the A4177, west of the Avon and north of the Emscote Road. The historic town has been enclosed by modern development on this side. However, the Canal Conservation Area abuts the A4177. The significance of the Canal is drawn from its historic, architectural and archaeological interest. The historic rural setting contributes to the tranquil experience of the canal and permits an appreciation of the historic character and land use of the landscape through which the canal was constructed. Development would potentially impact this tranquillity and the ability to appreciate the historic surroundings of the canal and result in incremental changes to the heritage asset. There is a small group of Listed Buildings at Woodloes Farm and Loes Grange. On the eastern side of the area beside the Avon is the Registered Park and Garden, Scheduled Monuments and Listed Buildings that make up Guy's Cliffe. The site is already on the Heritage at Risk register and is vulnerable to further incremental damage to its historic fabric and surroundings. However, there may be scope for development within this area, subject to careful master-planning and appropriate mitigation of the designated assets.

Southeast:
This comprises the area to the south of Emscote Road, west of Europa Way and east of the A429. It contains the Registered Warwick Castle Park, Warwick Conservation Area, the Canal Conservation Area group of Listed Buildings at Longbridge, as well as a few more isolated

buildings and the Avon. Much of this area is highly sensitive to disturbance and there is little scope to accommodate large-scale development. However, there is some existing development in the area, between the A425 and Gallows Hill and there maybe scope for further development in this area subject to appropriate mitigation of the impacts on the designated heritage assets.

Southwest:
This comprises the area west of the A429 and south of the A4189. It contains a group of Listed Buildings at Longbridge and abuts the Warwick Conservation Area at Warwick racecourse, however the designated heritage assets are largely enclosed by modern development in this area. There may bescope for development within this area, subject to appropriate mitigation of the impacts on the designated assets.

West:
This comprises the area north of the A4189 and south of the A4177. It includes the western portion of Warwick Conservation Area, primarily the historic race-course, but there are also views in and out to the historic town centre and numerous Listed Buildings, which enable an appreciation of the original rural backdrop to the historic town. To the north is the Canal Conservation Area abuts the A4177, the views up and down the flight of locks between Hatton Park and Warwick are particularly noteworthy. The significance of the Canal is drawn from its historic, architectural and archaeological interest. The historic rural setting contributes to the tranquil experience of the canal and permits an appreciation of the historic character and land use of the landscape through which the canal was constructed. Development would potentially impact this tranquillity and the ability to appreciate the historic surroundings of the canal and result in incremental changes to the heritage asset. There is little scope for development within the Warwick By-pass or adjacent to the Canal Conservation Area without causing harm to the designated heritage assets. There may be some scope for development to the west of the Warwick By-pass (see Hampton Magna assessment)

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

Warwick, with its Castle, numerous Listed Buildings, Registered Parks and Gardens and Conservation Areas is of national significance. There are also both scheduled and non-designated below-ground archaeological remains which relate to the origins and development of the town. There are important inter-relationships, including views, between the different heritage assets, with each contributing to the overall significance of the historic environment of Warwick.

Warwick has had extensive modern development to the north and southwest which has partially eroded its value and sense of place on those sides of the settlement.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*
Opportunities should be sought to address the needs of the Heritage at Risk sites. There may also be scope for further enhancement of the canal and rivers, both in terms of heritage interpretation and increased amenity value.

**Recommendations**

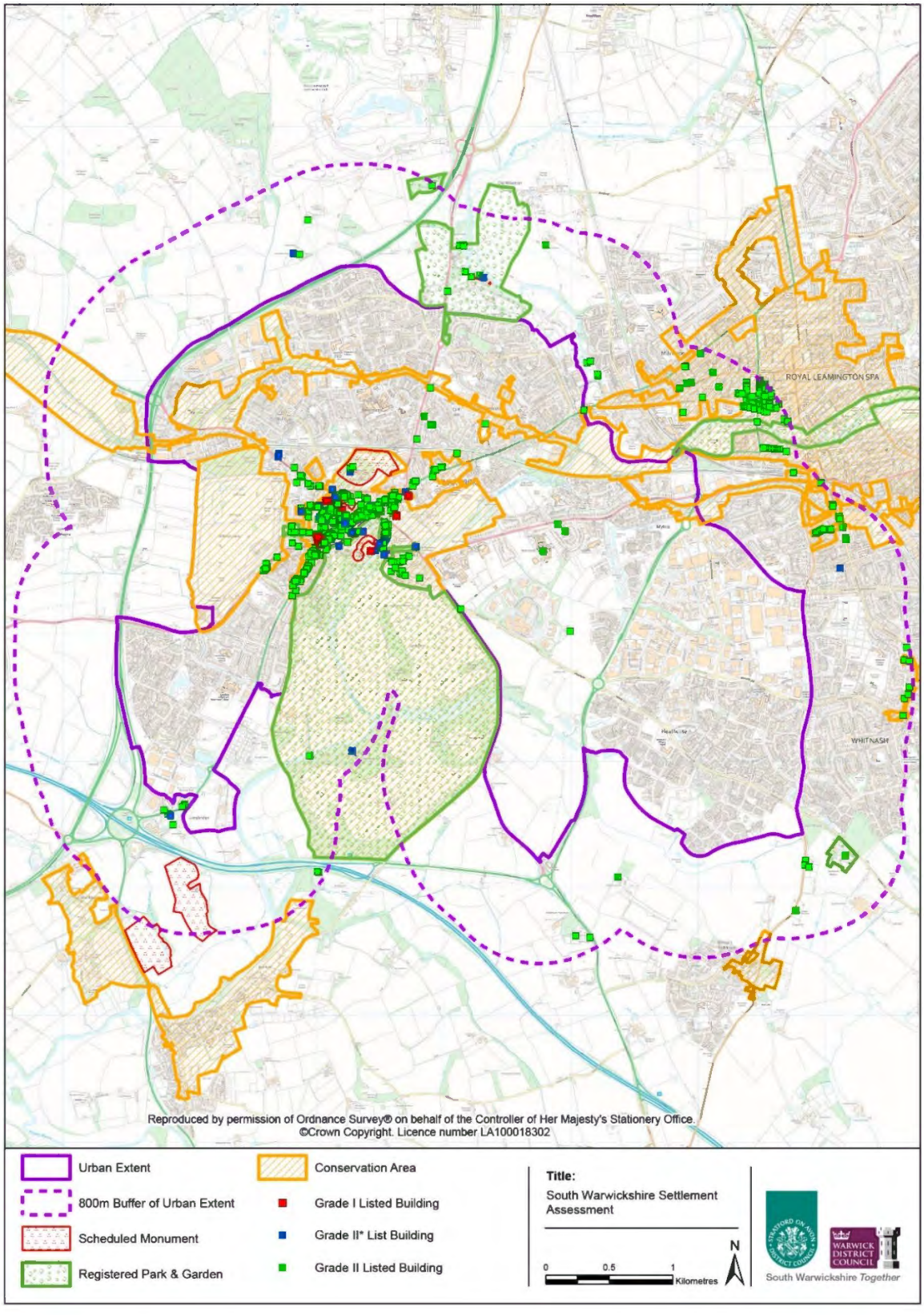
Warwick is noteworthy for its depth of history as represented by its surviving historic street pattern, Listed Buildings, castle, parks and gardens and Scheduled Monuments. It has been the administrative centre of Warwickshire since 1068 and this is evident in the range and quality of the designated heritage assets present. There are also significant below-ground archaeological deposits, both designated and non-designated.

The setting of the heritage assets makes a considerable contribution to their significance, this includes the inter-relationship between the designated and non-designated assets and the River Avon, as well as the Grand Union Canal and the historic agricultural landscape.

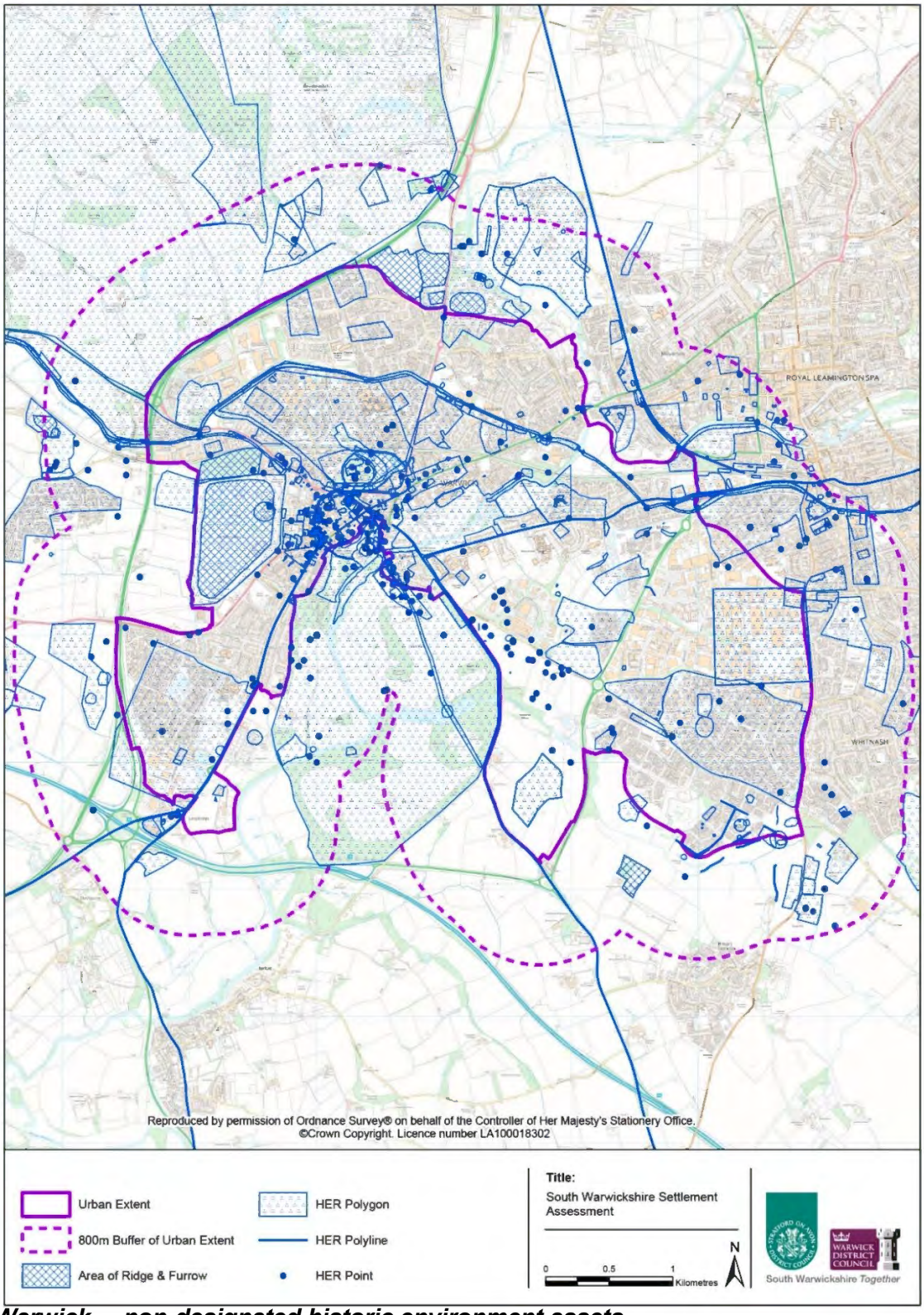
There has been extensive modern development to the north and south-west of the historic core.

It is recommended that from a heritage perspective development should avoid the area to the west of the town.

| Settlement | Location | RAG score | Summary notes |
|---|---|---|---|
| Warwick | North | AMBER | Canal Conservation Area, Guy's Cliffe Registered park and garden, Scheduled Monuments and Listed Buildings present, all are sensitive to changes to their setting. There may be scope for carefully considered development in this area subject to suitable master-planning and mitigation |
| Warwick | Southeast | AMBER | Warwick Castle Park, conservation areas and Listed Buildings present, all are sensitive to changes to their setting. Most of the area is highly sensitive to development but there may be scope on the eastern side which has already been partially developed, subject to appropriate mitigation of impacts |
| Warwick | Southwest | GREEN | Listed Buildings and the Conservation Area abuts this area. There may be scope for development subject to appropriate mitigation measures. |
| Warwick | West | RED | Warwick and Canal Conservation Area and associated Listed Buildings, significant views, all are sensitive to changes to their setting. Development would be harmful in this area to the heritage assets (see Hampton Magna for area west of Bypass) |




***Warwick – designated historic environment assets***




***Warwick – non-designated historic environment assets***

## 10.25 Wellesbourne

| **Settlement Name: Wellesbourne** | **District: Warwickshire** |
|---|---|
| **Location:** Wellesbourne is located approximately 4km east of Stratford-Upon-Avon on the A429 and the Kineton Road either side of the River Dene. | |
| **Settlement Description:**<br><br>Wellesbourne was originally two small settlements, Wellesbourne Mountford on the south bank of the River Dene and Wellesbourne Hastings on the north bank. To the north of the settlement are the Scheduled Monuments of 'Enclosures 600yds East of King's Mead' which comprises several enclosed Romano-British farmsteads situated on the southern bank and floodplain of the River Dene and 'Cursus and bowl barrow 450m southeast of Jackson's Barn' comprising the buried remains of a cursus and ring ditch on a gravel terrace north of the River Dene.<br><br>The Grade 2* Church of St Peter was located within Wellesbourne Hastings. Wellesbourne Conservation Area includes the historic extents of Wellesbourne Mountford and Wellesbourne Hastings as well as the river. The settlement has two concentrations of Listed Buildings, one around the Church of St Peter and the other around Chestnut Square. Many of these buildings date to the seventeenth century, they are of timber-frame or brick and timber frame construction<br><br>The modern development is largely located to the north and south of the historic cores with the airfield forming the western edge of the settlement. Development to the south has largely infilled between the A429 and the airfield. | |
| **Summary History:**<br><br>The earliest occupation identified within the settlement are prehistoric features excavated at Ettington Road. Finds including a Mesolithic mace head have been found within the vicinity of the river.<br><br>To the northwest of the settlement, adjoining the survey area, is the Scheduled Monument 'Cursus and bowl barrow 450m southeast of Jackson's Barn' which includes the well preserved buried remains of a Neolithic cursus and Bronze Age ring ditch. Neolithic and early Bronze Age flint implements have been found in the area. Situated on a river terrace, the cursus and barrow are part of a wider landscape of prehistoric and later features recorded along the Avon valley. Neolithic finds have also been identified to the south of the river along Stratford Road. Archaeological fieldwork at the University of Warwick Wellesbourne Innovation Campus to the north of the Scheduled Monument recovered over eighty implements of Neolithic and Bronze Age date.<br><br>Iron Age and Roman occupation is evident at Wellesbourne from a wealth of sources including aerial photography. To the west cropmarks have shown possible Iron Age or Roman ditched rectilinear enclosure and ring ditch and to the southeast excavations at northwest of Walton revealed a complex of roundhouses, ditched enclosures, and open spaces with a number of | |

storage pits present, including three pit burials (crouched inhumations). Within Wellesbourne itself Iron Age features have been found on Charlecote Road indicating occupation on the site.

Settlement continued within the vicinity of Wellesbourne into Roman times. To the northwest, several enclosed Romano-British farmsteads situated on the southern bank and floodplain of the River Dene are preserved as the Scheduled Monument 'Enclosures 600yds (550m) E of King's Mead'. The farmsteads survive as entirely buried structures, layers and deposits, there are at least three large rectangular enclosures with at least two hut circles, pit alignments and ditches and other ancillary rectangular and linear features and additional enclosures. In the nineteenth century a burial urn was found in the field and there have been stray finds of Iron Age and Romano-British pottery within the vicinity. A Roman cemetery has been identified at the Willowdene housing development and this is likely to be associated with settlement in the vicinity. There is also known to have been Roman settlement on the Charlecote Road and Roman finds have been identified from the surrounding area at Wellesbourne Wood, Charlecote and west of Wellesbourne. A possible Roman road has been identified to the south of Wellesbourne at Walton from aerial photographs.

Documentary evidence indicates some Saxon settlement at Wellesbourne. Visits by the kings of Mercia to the royal estate at Wellesbourne are recorded on a number of occasions in the ninth century. Wellesbourne was a major royal estate in the Warwickshire section of the Anglo Saxon kingdom of the *Hwicce*. It is likely that a notable building or palace existed upon the estate at this time. A Saltway (Sealt Straet) is referred to in a charter of AD 956; this was part of a major cross country routeway running east from Wellesbourne. Finds of pottery to the southeast of the settlement and from the River Dene indicate Anglo Saxon occupation nearby.

Wellesbourne is recorded in the Domesday Book (1086). It had a population of fifty eight households in 1086, ninety three villagers, eighteen smallholders and five slaves. The manor was held as Tenant-in-chief by the King William in 1086 but was held in 1066 by King Edward so remained as crown lands. The original name 'Waleborne' is thought to originate as an old name for the Dene brook and subsequently Wellesbourne Hastings was held by Thomas de Hastanges in 1316 and Wellesbourne Mountford by Robert de Munford ' in 1185. In 1086 there were three mills in the manor.

The Church of St Peter is 12th century in origin, although all that survives from this period is the chancel arch, it was almost wholly rebuilt and enlarged in 1847. In 1246 a market charter was granted to Wellesbourne Hastings and the village grew with the market. Medieval finds have been identified around the church. Wellesbourne Mountford appears to have been an equally small, but densely packed settlement, focussed on Chestnut Square.

In the wider landscape, the settlement of Loxley to the southwest and Charlecote to the northwest are also medieval in origin. The remains of the Charlecote settlement are visible as earthworks which include three house platforms and a hollow way. Charlecote Hall and deer park have been associated with the Lucy family since 1247. The current Charlecote Park hall is located outside the survey area. It was constructed in the sixteenth century. The formal gardens and wider parkland are a Grade 2* Registered Park and Garden, the original deer park and gardens were extensively remodelled by Capability Brown in the mid eighteenth century. The Park forms the northwestern edge of the survey area. Evidence of ridge and furrow is preserved at a number of locations indicating the medieval agricultural exploitation of the area. There are also a number of isolated farms within the wider rural landscape.

The two Wellesbournes continued to grow in the seventeenth and eighteenth centuries. At Wellesbourne Mountford, the seventeenth century houses are largely clustered around Chestnut Square and Church Walk. The focus of this settlement is just south of the main crossing here of the River Dene. Church Walk leads to a footpath which links this settlement area with the Church of St Peter at Wellesbourne Hastings and with Wellesbourne Hall which dates to c.1700. At Wellesbourne Hastings, seventeenth century development occurred near the church along Church Street, Kineton Road and School Road.

At Wellesbourne Mountford a number of larger houses with extensive gardens were constructed including The Grange, Manor House, Wellesbourne House and Holly Lodge. At Wellesbourne Hall the grounds included a paddock park and pleasure grounds including a conservatory, kitchen garden and lodge.

During the nineteenth century a Methodist Church and Baptist Church were created to serve the growing population and a gas works was located north of the river. Numerous stone and gravel pit quarries were located to the west of the settlements and a windmill to the southeast. Wellesbourne Mill was powered as by water until 1939 when it continued use with a steam engine; it was restored in 1988.The Church of St Peter was largely rebuilt and enlarged in 1847. In 1872 the National Agricultural Labourers Union was founded by Joseph Arch in Wellesbourne a trade union which represented farm workers. Its creation was celebrated by an annual parade.

During the early to mid-twentieth century Wellesbourne Hastings underwent a phase of growth with new development to the north of Warwick Street and along Newbold Road. In the Second World War, a military airfield was constructed at Wellesbourne Mountford, it opened in 1941, the first of Warwickshire's airfields to do so. The wartime airfield consisted of three concrete and tarmac runways and aircraft hangars, with temporary accommodation for over 2600 personnel. Dispersed accommodation site for RAF Wellesbourne Mountford is visible on aerial photographs located around the settlement. A number of associated airfield monuments are recorded on the Historic Environment Record including a bombstore, air raid shelters, a battle headquarters site and a direction finding site. A searchlight battery was located south of Moor Meadow. Pillboxes were also located within the vicinity and numerous crash sites are recorded.

In 1949 the National Vegetable Research Station was established to the north of Wellesbourne with the with the aim of researching and establishing better and more efficient methods of vegetable production in the UK.

In 1947 the two parishes were merged and Wellesbourne is now experienced as one settlement, although it does have two historic cores. Wellesbourne's size increased rapidly in the late twentieth/ early twenty-first century and is now a small commuter town servicing its larger neighbours such as Stratford-upon-Avon, Warwick, Leamington Spa and Banbury, and a little further afield, the cities of Coventry and Birmingham.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Inter-relationships, including significant views between the church and the two historic settlements Conservation Areas, the river and the rural landscape to the west enabling an

understanding of the role that the heritage assets played in the origin and development of Wellesbourne

- To and from each historic core which allows an understanding of the relationship between the two historic settlements
- From the Scheduled Monument 'Cursus and bowl barrow 450m southeast of Jackson's Barn' to the river and the wider rural landscape enabling an appreciation of the monument's original setting
- From the Scheduled Monument 'Enclosures 600yds (550m) E of King's Mead' to the river and the wider rural landscape enabling an appreciation of the monument's original setting
- Into the historic settlement/Conservation Area looking along Kineton, Charlecote, Stratford and Walton Roads

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Wellesbourne,
Charlecote and Hampton Lucy

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 3 | 4 | 47 |

**Scheduled Monument:**
Cursus and bowl barrow 450m south east of Jackson's Barn
Enclosures 600yds (550m) E of King's Mead

**Registered Park and Garden:**
Charlecote Park

**Registered Battlefield:**
None

**Heritage at Risk:**
Enclosures 600yds (550m) E of King's Mead scheduled

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
Wellesbourne Wood

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement comprises the church and the two historic settlements of Wellesbourne Mountford and Wellesbourne Hastings, and the Listed Buildings associated with each settlement. The settlement were only merged in the mid twentieth century so they retain their own separate identifies.

There has been later historic development out from these initial cores, largely to the south and north of the historic cores. To the west of the settlement is the airfield.

The limited development between the historic core and the Scheduled Monument to the northwest has helped partially preserve the setting of the Listed Buildings, the conservation area and the Scheduled Monument. This has also preserved the entrance to the historic settlement to the northwest which is still largely verdant and open. The river between the two former settlements formed their historic dividing boundary

Views along the river from the historic core have been preserved as well as the open area and relationship between the church, the historic settlement and the rural landscape. To the west and the southeast the Conservation Area retains its links to the wider rural landscape.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The two Scheduled Monuments and Charlecote Park Registered park and garden are located to the northwest and form important elements of this open rural landscape. The airfield forms the majority of the western edge of the historic town The surrounding landscape comprises the river valley with hills to the south.

**Sensitivity and susceptibility of the settlement to new development**

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

Northwest:
This comprises the area from the Stratford Road to the A429. The north-western side of the settlement contains the Scheduled Monuments of 'Cursus and bowl barrow 450m south east of Jackson's Barn' and 'Enclosures 600yds (550m) E of King's Mead', the Registered park and garden of Charlecote Park, part of the historic settlement and the Conservation Area, with a number of Listed Buildings, which makes this side of the town highly sensitive and susceptible to change. The surviving rural landscape forms the setting for a wide range of designated heritage assets, contributing to their understanding and significance. In addition, there is the potential for further below-ground non-designated assets associated with the designated assets to be present.

North-east:
This comprises the area from the A429 to the Wellesbourne Road. Modern development on the northern side forms a buffer north of the conservation area and most of the Listed Buildings.

Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area.

Southeast:
This comprises the area from the Wellesbourne Road to the A429. There has been extensive modern development to the south of the historic core. There are significant designated heritage assets within the valley of the River Dene along with a group on known non-designated assets. There may however be scope for carefully considered development outside the valley.

Southwest and East:
This comprises the area from the A429 to the Stratford Road. This area includes the Ancient Woodland of Wellesbourne Woods and Wellesbourne World War II airfield. There has been extensive modern development to the south and west of the conservation area, including on part of the airfield. There may be scope for carefully considered development in this area, subject to appropriate mitigation for both the military heritage and the Ancient Woodland.

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

There is a long history of occupation in the Wellesbourne area reaching back to prehistory. The survey area contains two Scheduled Monuments ('Cursus and bowl barrow 450m south east of Jackson's Barn' and 'Enclosures 600yds (550m) E of King's Mead') which are of national significance.

The cores of the historic villages comprise a concentration of Listed Buildings which together allow an understanding of the historic settlements development, character and form. These Listed Buildings, along with the Grade 2* listed Church of St Peter, are of high value. The conservation area encompasses many of the Listed Buildings.

The north-western boundary of the survey area is formed by the Grade 2* Registered Charlecote Park and Charlecote and Hampton Lucy Conservation Area. The group of Listed Buildings that form Charlecote Hall and its associated structures are located immediately outside the survey area.

To the southwest of the settlement Wellesbourne Wood ancient woodland.

Modern development has occurred to the north, west and south of the two historic cores.

**Potential Enhancement**

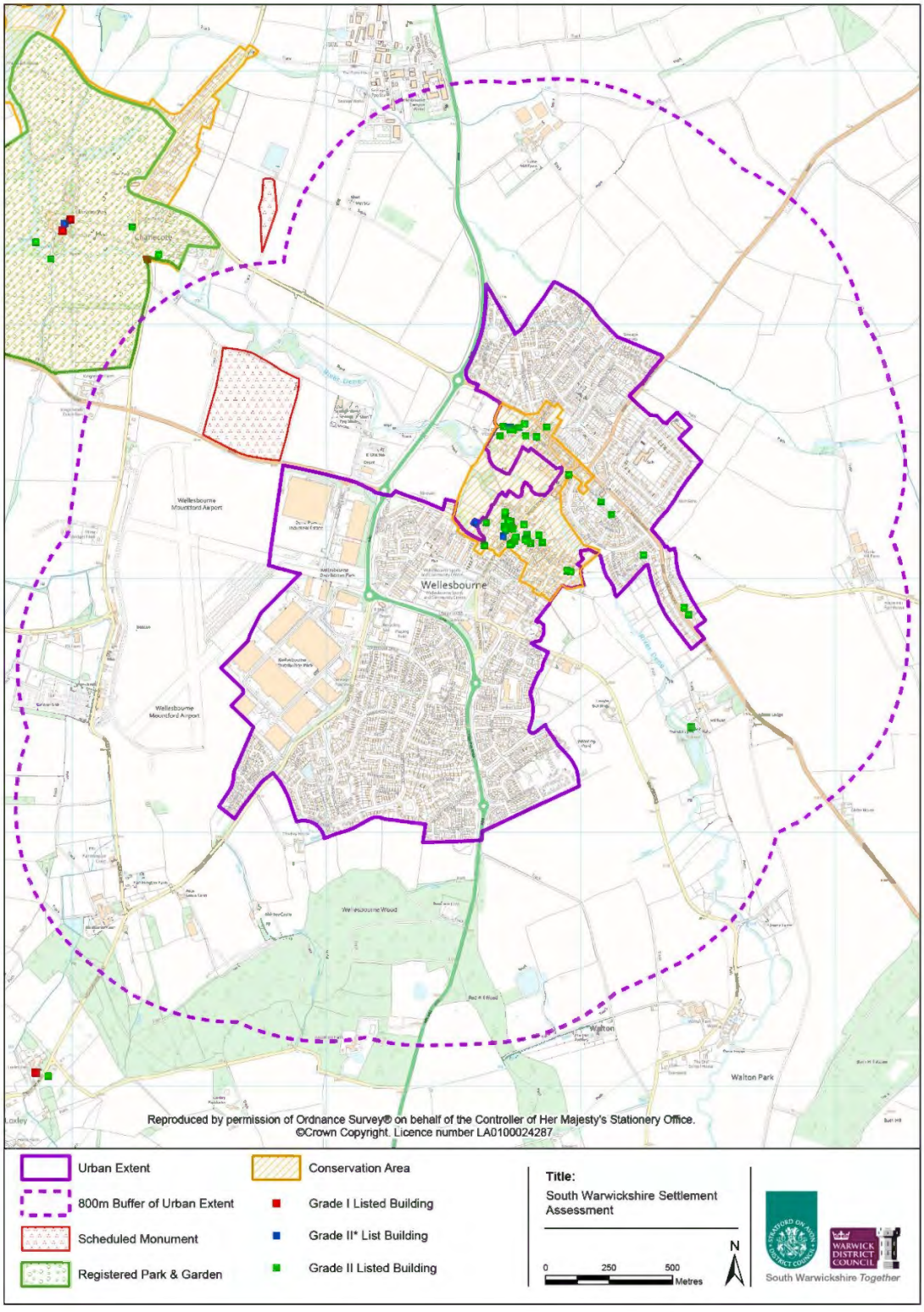
*Note: Areas that could potentially be improved or enhanced.*
Opportunities should be sought to assess and improve the condition of the scheduled Enclosures 600yds (550m) E of King's Mead which is on the Heritage at Risk register.

**Recommendations**

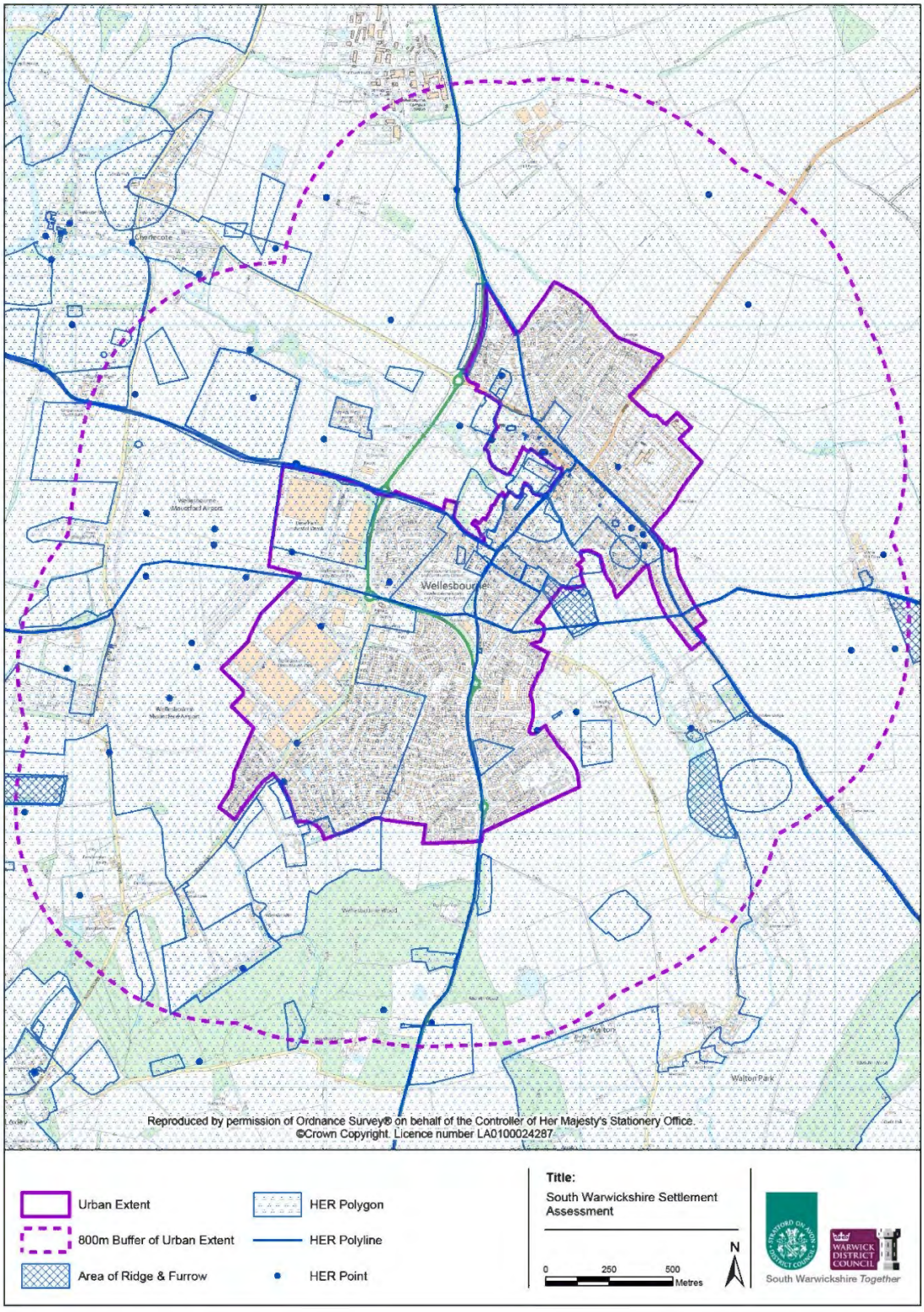
Wellesbourne is particularly noteworthy for its origin as two settlements in close proximity to Charlecote Park and House. The area has a long history of occupation dating from prehistory. The two historic cores are well preserved around the church and at Chestnut Square. The setting of some of these assets, particularly the church and the Scheduled Monuments, are still currently experienced within the historic open agricultural landscape. It is therefore recommended that development of the land beyond the north-western edge of the settlement should be avoided.

There are constraints regarding designated heritage assets and ancient woodland to the north, southeast and southwest but should the appropriate mitigation be undertaken it is thought development could be undertaken in these areas.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Wellesbourne | Northwest | RED | The presence of the two Scheduled Monuments, the Registered park and garden, Conservation area, the church and other Listed Buildings, together with associated non-designated heritage assets makes development to the north-east highly damaging to the historic environment |
| Wellesbourne | Northeast | GREEN | Modern development forms a buffer north of the conservation area and most of the Listed Buildings. Designated assets are sensitive to changes to their setting, but there may be scope for carefully considered development in this area. |
| Wellesbourne | Southeast | AMBER | The conservation area, Listed Buildings and non-designated heritage assets in the river valley make this area sensitive to development. However there may be scope outside the valley for carefully considered development. |
| Wellesbourne | Southwest | GREEN | This area includes the WWII airfield and ancient woodland, as well as modern development. There may be scope for carefully considered development in this area. |




***Wellesbourne – designated heritage assets***




***Wellesbourne – non-designated heritage assets***

## 10.26 Whitnash

| **Settlement Name: Whitnash** | **District: Warwick** |
|---|---|
| **Location:**<br>Whitnash lies just to the south of Leamington and the River Leam. Warwick and Royal Leamington Spa, together with Whitnash, have in effect become a single conurbation. Historically Whitnash was a much smaller village located approximately 2km to the south of Leamington. Whitnash lies on a promontory between the Leam and the Tach Brook. To the east the survey area overlaps with the Cubbington survey area, and to the south with the Radford Semele survy area. | |
| **Settlement Description:**<br>Whitnash was originally a small village located on a promontory between the River Leam valley and the Tach Brook. The church dates from the eleventh century, many of the Listed Buildings are of seventeenth century date and comprise the historic core of the settlement. The village retained its own identity until the mid-twentieth century, when it was engulfed by Leamington's urban expansion. There has been further expansion in the early twenty-first century.<br><br>On the southern edge of Whitnash is the shrunken medieval settlement of Tachbrook Mallory and its Listed Buildings and Mallory Court, built in 1916 for James Thomas Holt, the stately home is now a hotel, is Grade 2 listed and the gardens and pleasure grounds are designated as a Registered Park and Garden. | |
| **Summary History:**<br>The earliest archaeological evidence comprises prehistoric finds found in the Whitnash Area of a stone axe potentially of Neolithic or Bronze Age date. Iron Age and Roman finds have also been found within and in the vicinity of the settlement. The "Regia Via" was the main Roman road from Radford Semele to Whitnash.<br><br>There has been extensive areas of archaeological trial-trenching on the southern edge of the development area. These have recorded a multi-period archaeological landscape, ranging in date from the neolithic to the medieval period, including a number of settlement sites.<br><br>Whitnash is recorded in the Domesday Book (1086) as Witenas, it had a population of 24 households in 1086, eleven villagers, eight smallholders and five slaves. The manor was held as Tenant-in-chief by Hascoit Musard and is recorded as having a meadow of ten acres. The church at Whitnash was originally given in the eleventh century to Nostell Priory but was subsequently regranted to Kenilworth Priory. A mill, land, and meadow were also given to Kenilworth Priory in the fourteenth century and rents in Whitnash and Wellesborne to the Chantry of God and St. Mary in Guy's Cliffe chapel by Richard, Earl of Warwick, in 1430. There therefore must have been a mill in Whitnash from at least the fourteenth century. The Church of St Margaret was likely built in the eleventh century although the chancel and nave date to the thirteenth century, and the tower to | |

the fifteenth century. The church was largely rebuilt in the nineteenth century. The Whitnash watermill was located to the east of the settlement, traces of earthworks remain visible.

Medieval settlement grew along Whitnash Road and Brunswick Street up from the church. Evaluation at St Margaret's Church Centre in Brunswick Street recorded only medieval plough soil, implying that this was outside of the area of medieval settlement at Whitnash. Surviving ridge and furrow exists to the south of Whitnash at Mollington Hill Farm and at Heathcote Home Farm to the west of the settlement and is important evidence of the agricultural exploitation of the area around Whitnash during the medieval period. It appears in documentary evidence, that there was another manor at Whitnash in the sixteenth century, Whitnash of the Crown. A holy well was located to the east of Whitnash whose waters were thought to foretell the future. To the south of Whitnash is the site of the shrunken medieval settlement of Tachbrook Mallory.

The village grew in the seventeenth century with many of the surviving timber framed buildings along Whitnash Road dating to this period. Whitnash Manor, a manor house which is also of seventeenth century origin, was rebuilt in the late nineteenth century. There were at least two farms either side of the settlement at this time as well as a school. These buildings are all Grade 2 listed. Small-scale development continued in a linear fashion along Whitnash Road. Leamington Windmill was situated at Tachbrook Road, recorded in 1850, but was demolished in 1968. Avon Road was built in the nineteenth century just south of Whitnash Road and this is the first expansion off the main road. A large cemetery opened in 1852 just north of Whitnash on Brunswick Street; there were three chapels and two lodges which fronted the road. The Great Western Railway was constructed to the east of Whitnash in the mid nineteenth century and forms the eastern boundary of the historic settlement today. There was however never a station at Whitnash. The Canal Conservation Area extends into the northern part of the survey area

In the early twentieth century there was further urban expansion, and a Methodist Church was built along with a new cemetery near the railway line to serve the ever growing population. By 1925 intermittent housing was beginning to spring up along Gold Lane and Heathcote Road. In the mid twentieth century encroaching development from Leamington Spa merged the two settlements.

During the Second World War, Whitnash was home to RAF Leamington Spa, originating as a private airfield, or landing ground, opened in 1932 and managed by a Major J E Bonniksen after the First World War. Two aircraft hangars and a few airfield buildings are visible and remain extant on aerial photographs taken 2006. A compass platform was also visible and a probable dispersed accommodation camp for the aircrew is located nearby. Whitnash was subject to a number of air raids during the war along with the surrounding Leamington Spa and Cubbington

The historic elements of the settlement have been entirely enclosed by modern development with the exception of Tachbrook Mallory and Mallory Court on the southern edge of the modern urban area.

**Key relationships**

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Within the Conservation Area, enabling an understanding of the development of the relationship between the Listed Buildings, including the church.
- In the Tachbrook Mallory area, enabling an understanding of the relationships between the Listed Buildings, the Registered Park and Garden and the surviving rural landscape

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Whitnash Conservation Area
Canal Conservation Area

**Listed Buildings: within the settlement**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | 1 | 28 |

**Scheduled Monuments:**
None

**Registered Park and Garden:**
Mallory Court Grade 2

**Heritage at Risk:**
Church of All Saints, Bath Street II*
Guy's Cliffe Registered Park and Garden II

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the original historic village, with its conservation area and Listed Buildings. The historic core is now entirely enclosed by modern development. To the south of the urban area are a small number of Listed Buildings associated with the former hamlet of Tachbrook Mallory and Mallory Court Registered Park and Garden.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The survey area is now largely urban in nature. However there is some open, largely rural, landscape to the south and east, to the south are a number of historic lanes and a golf course and the Registered Park and Garden of Mallory Court. There are a few small areas of surviving ridge-and-furrow.

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

North-west:
This comprises the area to the north of Heathcote Lane and west of the railway line. The Whitnash Conservation Area is encircled by modern development. On the northern edge of the survey area is the Canal Conservation Area and associated Listed Buildings. This area is entirely built-up and any development would be limited to brown-field development.

North-east:
This comprises the area to the east of the railway line and north of Barn Farm. The historic core is encircled by modern development. This area has already had modern development at the northern end and there may be scope for further development to be accommodated within the area.

South-east:
This comprises the area between Barn Farm and Harbury Lane. The Conservation Area is completely enclosed by modern development. The area is adjoining by the designated assets that comprise Mallory Court house and garden, these heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. However, with appropriate mitigation, there may be scope for carefully considered development in this area.

South-west:
This comprises the area between Heathcote Lane and Harbury Lane. It contains the site of shrunken medieval settlement of Tachbrook Mallory, a number of associated Listed Buildings and Mallory Court house and Registered Garden, as well as abutting the medieval village and Conservation Area of Bishop's Tachbrook. These heritage assets retain their links to the rural landscape which provides an important contribution to the significance of these assets. This area is assessed as having little scope to absorb large-scale development without causing harm to the designated and non-designated assets.

## Significance of heritage assets and impact of development

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement.*

Whitnash's core as a historic town contains a number of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, all Grade 2 listed, are of high value. The conservation area encompasses the above heritage assets in two separate areas, Church Green and Chapel Green but both are completely enclosed by the surrounding settlement. To the south of the town is the Registered Park and Garden of Mallory Court and Listed Buildings associated with the settlement of Tachbrook Mallory.

Whitnash has had extensive modern development surrounding the settlement which has eroded its value and sense of place within the wider landscape.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*
None identified.

**Recommendations**

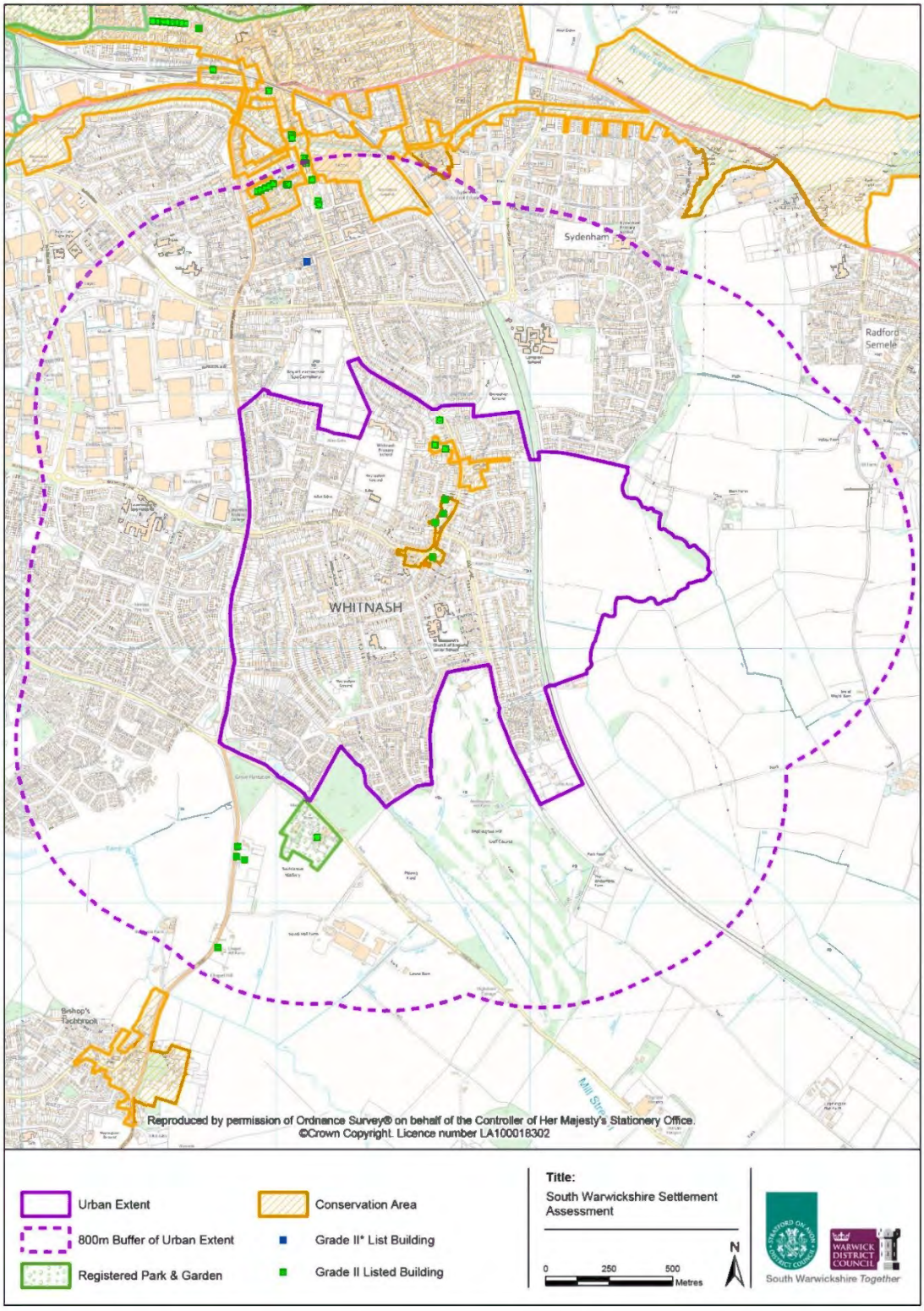
Whitnash comprised a small village with a long history which formed a single conurbation with Leamington Spa in the mid-twentieth century. A number of Listed Buildings survive from the seventeenth century and the centre of the historic core is still evident. However, the Conservation Area and the designated assets within the settlement are completely enclosed.

The rural setting of the designated assets at Bishops Tachbrook and Tachbrook Mallory, makes a considerable contribution to the understanding and appreciation of these designated assets to the south of Whitnash. Any development in this area has the potential to impact on the heritage assets.

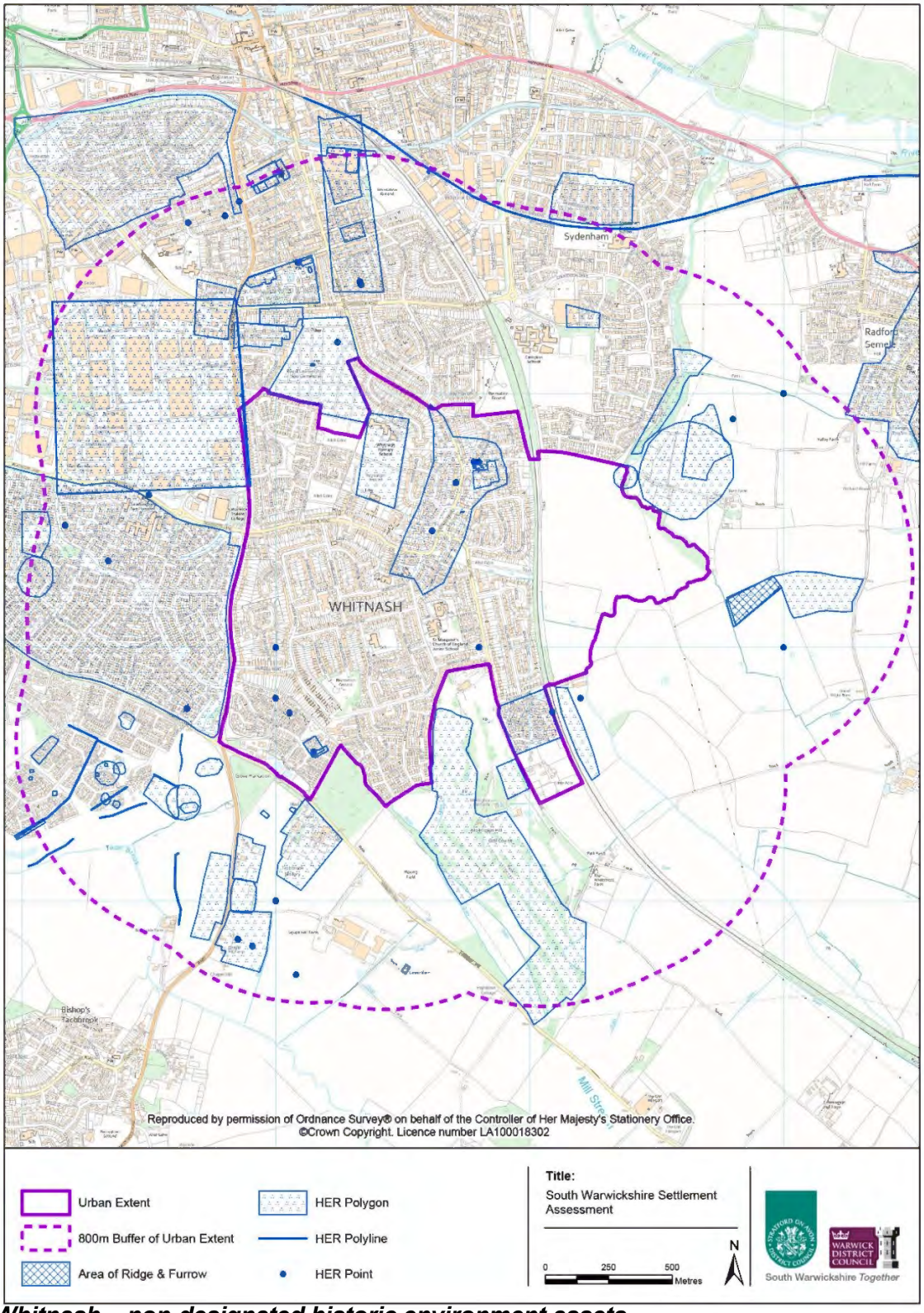
It is therefore recommended that from a heritage perspective development should be focussed on the western, eastern and northern side of the town and with care to the south.

| Settlement | Location | RAG score | Summary notes |
|---|---|---|---|
| Whitnash | Northwest | GREEN | Historic settlement is entirely enclosed by development. Consideration should be given to the Listed Buildings and Canal Conservation Area. There may be scope for brownfield development in this area |
| Whitnash | Northeast | GREEN | Historic settlement is enclosed by modern development. There may be scope for development in this area. |
| Whitnash | Southeast | GREEN | Historic settlement is enclosed by modern development. There may be scope for development in this area subject to consideration of impact on adjoining designated assets |
| Whitnash | Southwest | RED | The heritage assets south of Whitnash, at Bishops Tachbrook and Tachbrook Mallory, are sensitive to changes to their setting. |

| | | | |
|---|---|---|---|
| | | | There is little scope for development in this area |




***Whitnash – designated historic environment assets***




***Whitnash – non-designated historic environment assets***

## 10.27 Wilmcote

| **Settlement Name: Wilmcote** | **District: Stratford-on-Avon** |
|---|---|

**Location:**
Wilmcote is located about 7 miles east of Stratford-upon-Avon. Wilmcote is a village located at the junction of three roads, the Aston Cantlow Road, the Billesley Road and Featherbed Lane which joins to the Birmingham Road. It is located on the Stratford-upon-Avon Canal which lies to the east of the settlement along with the railway and its station.

**Settlement Description:**

The village has its origins in the medieval period though Roman occupation is known within the vicinity of the settlement. The settlement grew at the junction of the major routes. The Church of St James is Grade 2 listed and dates to the 1840's.

Palmers Farmhouse, and Pear Tree Cottage are the oldest surviving buildings dating to the sixteenth century. Mary Ardens House is now thought to be Glebe Farm. There were two separate areas of settlement during the medieval period called Little and Great Wilmcote. During the eighteenth century a number of houses were built along Aston Cantlow Road and Church Road largely in the local coursed lias limestone. The settlement has largely retained its form and the historic core is well preserved at the eastern end of the present settlement. The Conservation Area comprises two areas; it includes almost all of the Listed Buildings in the historic core and an area to the west along Aston Cantlow Road comprising some quarry workers cottages.

Modern development is largely located to the west of the historic core comprising ribbon development along the Aston Cantlow Road all with long gardens. Some blocks of these gardens have been developed in the twentieth century into small developments.

Summary History:

The survey area historically has been very rural, with a highly dispersed settlement pattern since the medieval period. There is limited evidence of earlier activity from archaeological investigations, however, to date there has been restricted archaeological fieldwork in the area.

Roman settlement at Wilmcote is apparent. Roman finds have been identified in and around Wilmcote. Building remains, along with Roman coins, animal bone and pottery have been found to the north along with some human remains.

The manor of Wilmcote is recorded in the Domesday Book (1086) as Wilmcote. It had a population of 6 households in 1086 indicative of a small hamlet. This comprised two villagers, two smallholders and two slaves. The manor was held as Tenant-in-chief by Osbern son of Richard and is recorded as having twenty four acres of meadow. Before 1006 the lord was Leofwin Doda but was held by Urso of Abetot in 1086. The name 'Wilmecote' is thought to originate from 'Wilmund's cottages'. A chapel is mentioned in documentary evidence in the thirteenth century; in

the fourteenth century the advowson was held by the manor of Little Wilmcote and in 1481 it was given to the Guild of the Holy Cross at Stratford. Wilmcote originally existed as two separate villages, known as Little and Great Wilmcote, surviving in this format until the eighteenth century. A gallows is known to have existed in the village along with stocks. The medieval period is represented by artefacts being found in the surrounding fields. Surviving ridge and furrow exists to the north, west and east of the settlement. This is important evidence of the agricultural exploitation of the area around Wilmcote during the medieval period. The HER records the site of a potential deserted medieval village to the south of the present historic core at Orchard Rise.

The earliest surviving buildings in the settlement are Mary Ardens House, Pear Tree Cottage and Palmers Farmhouse dating to the sixteenth century; the former are Grade 1 listed and the latter is Grade 2. All of these buildings are of timber framed construction. Mary Ardens House, a late sixteenth century farmhouse, traditionally identified as the childhood home of Shakespeare's mother, is believed to have been built and occupied by Adam Palmer, a prosperous yeoman; it is now a museum. To the south of the settlement is a farmstead, now called the manor. Earthworks indicate a large fishpond and a possible moat.

The settlement grew slightly in the eighteenth and nineteenth centuries with development out from the core along Aston Cantlow Road and Church Road. These buildings are largely constructed of local stone. A new parish church and a couple of inns were built in the village in the nineteenth century. The Masons Arms was built c.1800 as part of the expansion of the quarry. The Stratford-upon-Avon Canal was authorised by an Act of Parliament in 1793. At this time the Birmingham to Stratford Canal was under construction, which may explain the change from formerly small-scale extraction of stone to a larger, more organised quarry. Famously, the Blue Lias Wilmcote limestone was used by Charles Barry for flooring in his Houses of Parliament. Quarries are known from around Wilmcote and Aston Cantlow. A lime and cement works was located north of Featherbed Lane Bridge and a number of lime kilns have been found here and to the north of the church.

In the mid-nineteenth century, the railway arrived in Wilmcote with Stratford-upon-Avon Railways branch line from Hatton to Stratford of the Midland Railway. A station opened in 1860 and was replaced by the current on in 1907 on the present site. It was incorporated into the North Warwickshire Line in 1907. A tramway connected the quarry works to the station.

By the late twentieth/early twenty-first century the settlement has almost doubled in size with housing extending linearly along Aston Cantlow Road with small estates to the north and south of the settlement. The historic core at the junction of the three main roads has been largely enclosed to the west by modern development.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Entry into the historic core from the east with designated assets along Station Road enabling an understanding of the designated assets within their wider historic and rural setting
- From the church to the west enabling an appreciation of the designated assets' original setting

- In and out of the Conservation Area especially to the north and southeast, linking the historic core and designated assets to their wider rural setting
- Within the historic core, north, south and east of the junction
- The Canal and its setting

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Wilmcote Conservation Area

**Listed Buildings: within the settlement and the buffer area**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 3 | | 15 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
**None**

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
Aston Grove, East of Aston Grove

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the original historic settlement, along Church Road, Station Road and Aston Cantlow Road. There has been later historic development out from this initial core, originally in the form of ribbon development along the approach roads and northwards in areas of former allotments. The historic core is of the Conservation Area largely retains its links to the rural landscape around the settlement. An Orchard to the north of the settlement dating to at least the late nineteenth century, is an interesting survival of historic landuse.

The present transport links of the canal and railway run through an open rural landscape as they would have when originally constructed. Both contain non designated heritage assets that are important to the historic transport links.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is located partially within the shallow valley and partially on a high promontory to the north. The surrounding landscape is open and rural in character, it includes two Ancient Woodlands to the southwest of Wilmcote, Aston Grove and East of Aston Grove.

It is bisected by the transport links of both the canal and railway.

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

**Northwest:**

Extending from the Aston Cantlow Road running eastwards to the road leading to Gypsy Hall Farm this area is largely rural in nature with no designated assets within it. There may be potential for development in this area.

**Northeast:**
The north-eastern side from road leading to Gypsy Hall Farm to the northern side of Station Road comprises a rural landscape with the canal and railway cutting through it. The northern and eastern sides of the conservation area abuts this landscape preserving the historic cores relationship with it. Mary Arden's garden looks out into this area. The Stratford-upon-Avon Canal runs north south through this area to the east of the main settlement. The significance of the Canal is drawn from its historic, architectural and archaeological interest. It is a tangible feature of the historic network which demonstrates the changes made to the area in the late eighteenth century, and the advancement made to travel and infrastructure. There may be potential for development in this area subject to careful master-planning and mitigation measures.

**Southeast:**
This area lies south of Station Road and east of the racing stables at The Lodge. The south-eastern side of the Conservation Area abuts this rural landscape with the Conservation Area extending down Church Road. The edge of the Conservation Area is highly sensitive and any development would need to protect the setting of the historic core.
The Stratford-upon-Avon Canal runs north south through this area to the east of the main settlement. The significance of the Canal is drawn from its historic, architectural and archaeological interest. It is a tangible feature of the historic network which demonstrates the changes made to the area in the late eighteenth century, and the advancement made to travel and

infrastructure. There may be potential for development in this area subject to careful master-planning and mitigation measures.

**Southwest:**
This area extends to the West of the Lodge running round to the southern side of the Aston Cantlow Road. Ribbon development has occurred along the southern side of Aston Cantlow Road in the mid twentieth century. There are no designated heritage assets within this area. There may be potential for development in this area.

## Significance of heritage assets and impact of development

*Note: Based on designation status (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.*

Wilmcote lies to the east of Stratford. The core of the historic settlement contains a number of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings and the Grade 1 listed Palmers Farmhouse, Mary Ardens House and Dovecote at Palmers are of high value. The conservation area encompasses the majority of the heritage assets and abuts the rural landscape on most sides of the present settlement which enhances the setting of the designated assets.

## Potential Enhancement

*Note: Areas that could potentially be improved or enhanced.*

There is the potential to develop the canal route both in the form of preservation and enhancement of the heritage assets of the canal system but also in the form of recreation and wellbeing.

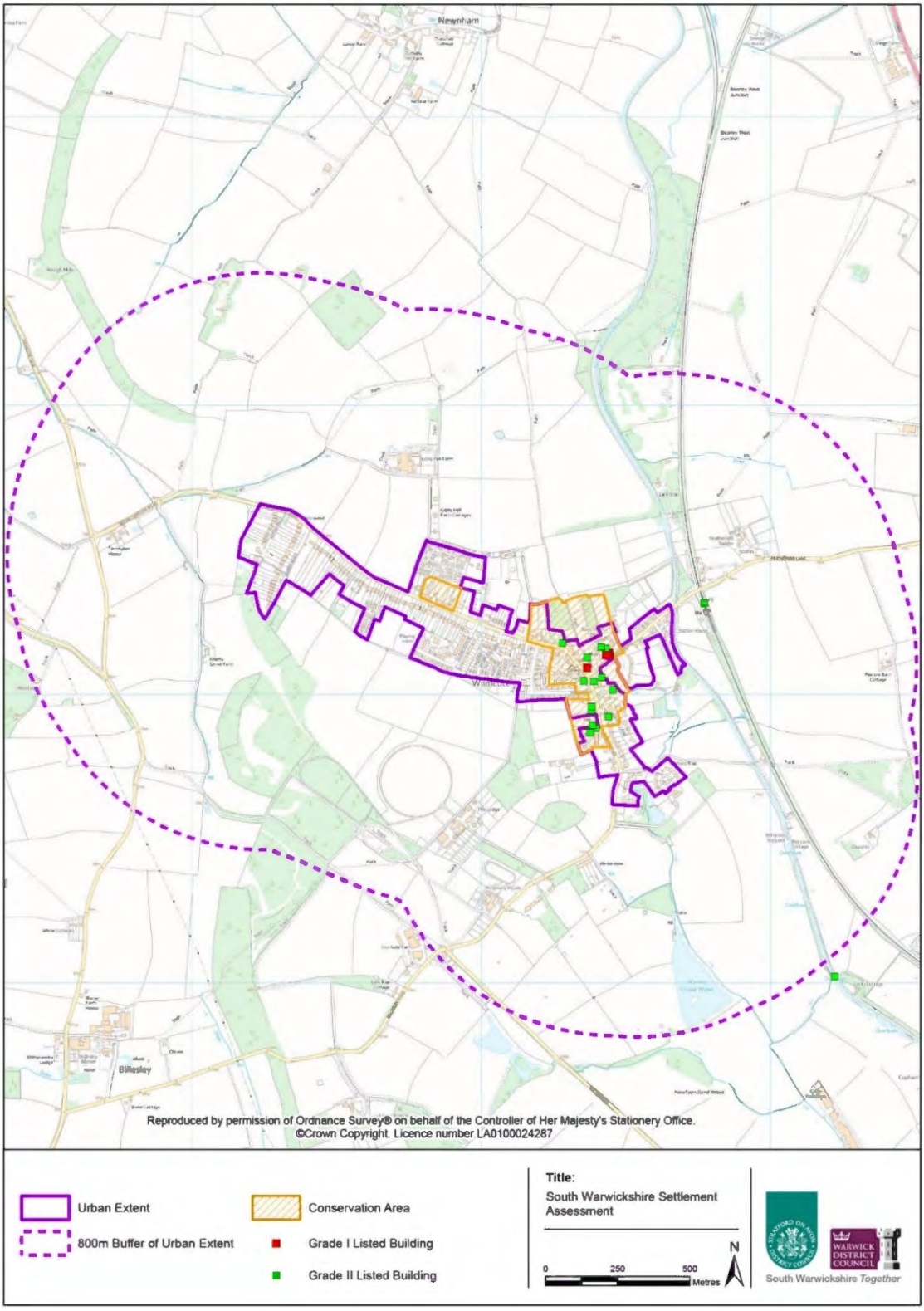
## Recommendations

Wilmcote has had a significant history for a small village and maintains with a number of remaining historic buildings. The historic settlement pattern is well preserved in the core of the settlement which remains in the centre of the village. The setting of these assets makes a considerable contribution to their significance and to the south-west and north-east some are still currently experienced within the historic open agricultural landscape. The village also maintains connections with Shakespeare and his family and benefitted from the creation of the Stratford-upon-Avon Canal.

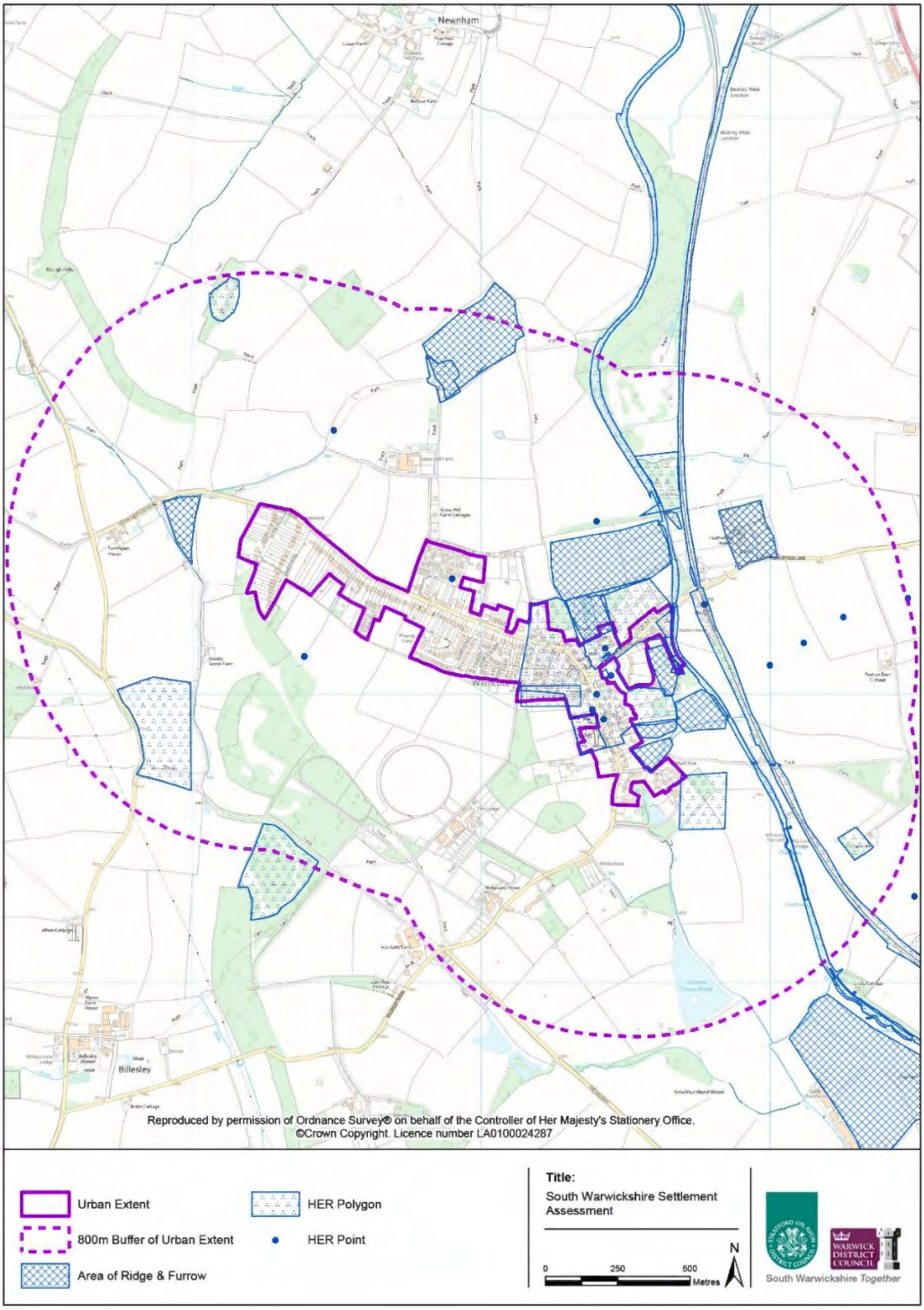
Wilmcote has had some modern development to the north-west and south-east which has partially eroded its value and sense of place on that side of the settlement.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Wilmcote | North West | GREEN | No known designated assets, largely rural in nature. |
| Wilmcote | North East | AMBER | The area forms the northern boundary of the conservation area which at present retains its link to the rural landscape. The |

| | | | |
|---|---|---|---|
| | | | area is bisected by both the railway and canal system. Both are non-designated assets, although the canal route is preserved elsewhere in this study as a Conservation Area. |
| Wilmcote | South-east | AMBER | The area forms the eastern, southern, and western boundary of the conservation area which at present retains its link to the rural landscape. The area is bisected by both the railway and canal system. Both are non-designated assets, although the canal route is preserved elsewhere in this study as a Conservation Area. |
| Wilmcote | South-west | GREEN | No known designated assets, largely rural in nature. |




***Wilmcote – designated heritage assets***




***Wilmcote – non-designated heritage assets***

## 10.28 Wood End

| **Settlement Name: Wood End** | **District: Stratford-on-Avon** |
|---|---|
| **Location:**<br>Wood End is located about 1 mile north of Tanworth-in-Arden. It lies on a promontory overlooking the River Alne valley to the east and Spring Brook to the west and north. | |
| **Settlement Description:**<br><br>Wood End is a settlement located along Broad Lane to the north of Tanworth-in-Arden. It is also located on the Stratford-upon-Avon railway line. Gilberts Green House is the oldest surviving building dating to the sixteenth century.<br><br>The settlement only developed in the 20th century, prior to this it has its origins as a landscape of dispersed medieval farmsteads and homesteads. Modern development comprises ribbon development along the major roads, largely Broad Lane and Poolhead Lane. Many of the buildings along these roads are individually designed large detached properties.<br><br>The Conservation Area of Tanworth-in-Arden lies to the south-east of Wood End and its Conservation Area extends into the 800m buffer. | |
| **Wood End Summary History:**<br><br>The survey area historically has been very rural, with a dispersed settlement pattern since the medieval period. There is limited evidence of earlier activity but to date there has been limited archaeological fieldwork in the area due to the lack of development. To the south of Wood End at Blind Lane, Aspley a burnt mound has been identified; this was similar in form to other excavated burnt mounds of the south Birmingham area and is likely to be Bronze Age in date.<br><br>Wood End, and Tanworth-in-Arden, are not mentioned in the Domesday Book in 1086 and it is likely that this was because it was still largely woodland within the forest of Arden.<br><br>Medieval settlement in the region of Wood End comprised dispersed farmsteads and cottages evident from the number of moated sites recorded at Ladbrooke Hall, to the southeast of the golf course and at Apsley Heath. A windmill was likely located at Windmill Naps and one or two fishponds, used for breeding and storing fish, southwest of Clarksland Coppice. Windmill Naps woodland is a currently managed woodland dating to around the fifteenth century and contains earthworks which consist of large woodbanks and ditches around the two areas of probable ancient woodland, Tylers Grove to the north and Ladbrookpark Coppice to the south. Between and around these old woods are areas of woodland overlying ridge and furrow of varying sizes, probably dating from the medieval or post-medieval periods up to the eighteenth century and demarcated by woodbanks of varying sizes. Surviving ridge and furrow exists to the north, west and east of the village and is evidence of the agricultural exploitation of Wood End during the medieval period. A manor at Ladbrook is mentioned in documentary evidence from the fourteenth century. | |

The earliest surviving buildings are Gilbert's Green House dating to the sixteenth century and Hill Farm Cottage, Hill Farmhouse, Rushbrook Farmhouse and Old Timbers dating to the seventeenth. These buildings are all of timber framed construction and all Grade 2 listed. They are located at Vicarage Hill and Broad Lane. This dispersed settlement pattern of farms and cottages continued into the eighteenth century at Tom Hill although these buildings are largely made of brick.

In the late nineteenth century a brickworks and number of clay pits were located at Wood End along with a smithy and the Royal Oak public house. A manor house was located to the west of the settlement at Ladbrookpark Farm. Pleasure grounds were located at Tanworth Vicarage in the nineteenth century with paddocks, lakes and a kitchen garden.

In the early twentieth century, the railway arrived in Wood End with the Great Western Railway branch line of Stratford-upon-Avon to Birmingham route. A station opened in 1908. Following the arrival of the railway infill and linear development occurred along Broad Lane and Vicarage Hill. The late twentieth century saw development extending up Poolhead Lane and encroaching along Broad Lane from Apsley Heath.

## Key relationships

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- From the designated assets in the dispersed settlement pattern to the surrounding agrarian landscape allowing for the appreciation of the designated assets in their historic setting
- Within and towards the Tanworth-in-Arden Conservation Area especially to the north-west linking the historic core and designated assets to their wider rural setting

## Historic Environment Designations within the settlement and the buffer area

**Conservation Area:**
Tanworth-in-Arden Conservation Area

**Listed Buildings: within the settlement and the buffer area**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| | | 14 |

**Scheduled Monument:**
None

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
**None**

## Landscape Designations within the settlement and the buffer area

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
Windmill Naps, Clarksland Coppice, Woods Coppice

## Key Characteristics

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic built form comprises the dispersed historic settlement pattern of rural farmsteads and homesteads concentrated mainly to the south of Broad Lane. The conservation area of Tanworth-in-Arden is located to the southeast and includes a high concentration of Listed Buildings.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement is on a promontory overlooking the River Alne valley to the east and Spring Brook to the west and north. The surrounding landscape is open and rural in character, it includes two Ancient Woodlands to the northeast of the settlement, Clarksland Coppice and Woods Coppice, and one to the north-west, Windmill Naps.

## Sensitivity and susceptibility of the settlement to new development

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

**North**
The area to the east of Poolhead Lane and to the north of Broad Lane, comprises modern ribbon development. Comprises a largely open rural landscape bisected by the M42 and the railway line. There are no designated assets and limited archaeological information. There may be scope for development in this area.

**East and South**
The area comprises the land to the south of Broad Lane and to the south of the southern edge of Aspley Heath. This area contains a range of dispersed designated assets linked to the dispersed settlement pattern of historic farmsteads and cottages. The area also contains the landscape around the designated conservation area of Tamworth-in-Arden. There are extensive views into and out of the Conservation Area which would be impacted by development. There may be scope for limited development in this area subject to careful master-planning and appropriate mitigation.

**West:**

This area comprises the land north of Broad Lane and west of Poolhead Lane. This area is largely rural with a mix of agriculture, leisure and historic Ancient Woodland. There is only a single designated asset at Rushbrook Farmhouse. The setting of this and the woodland would need to be considered within any proposal in the area. There may be scope for development in this area.

**Significance of heritage assets and impact of development**

*Note: Based on designation status (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment & amenity value), setting for the wider settlement. Condition/rarity/quality.*

Wood End lies to the north of Tanworth-in-Arden whose Conservation Area contains a number of Listed Buildings which together allow an understanding of the historic settlement character and form. The Wood End settlement is largely post 20th century with a dispersed historic settlement patter of farmsteads.

**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced*

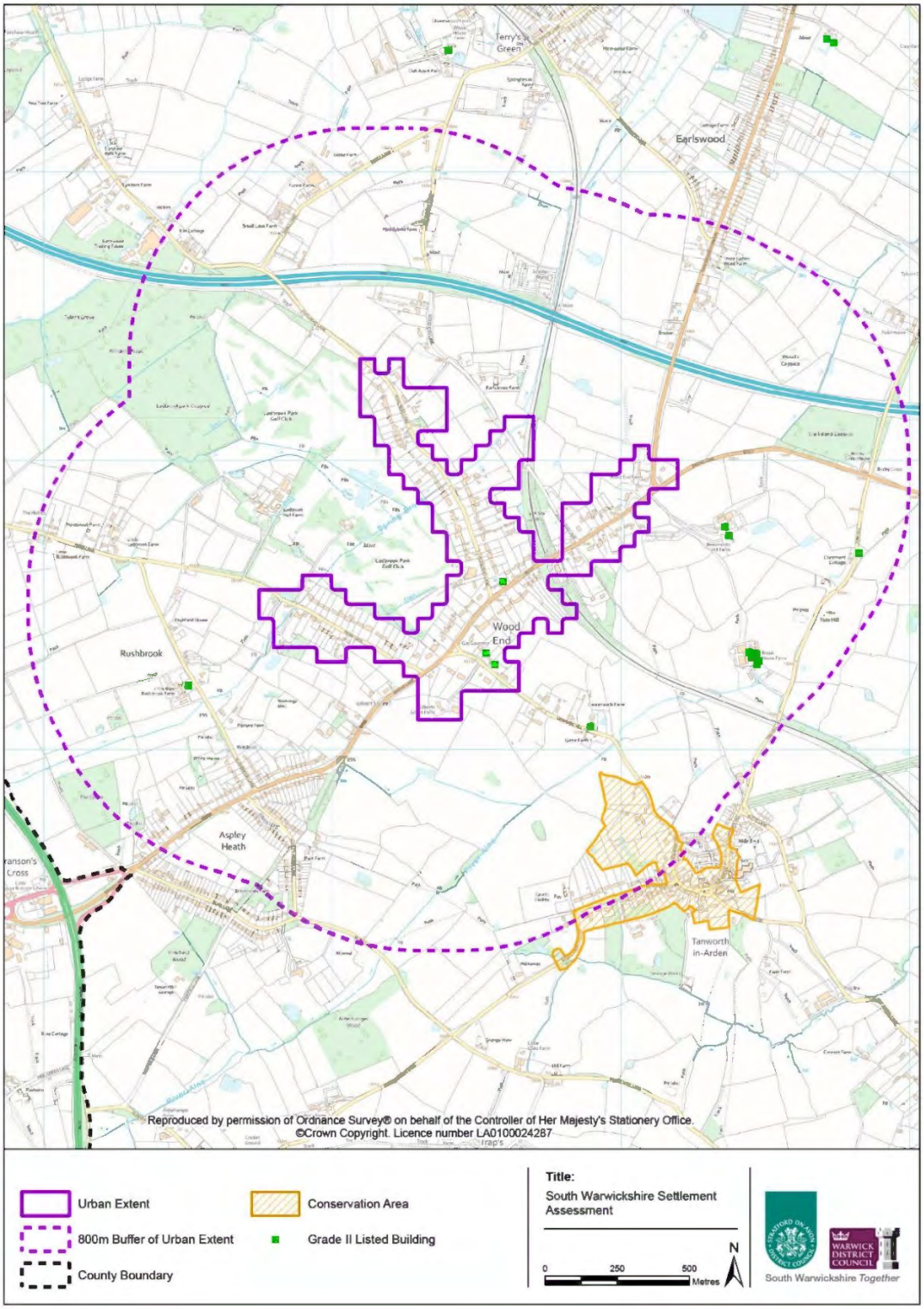
Potential to enhance the setting of the historic woodland which contains preserved earthworks with appropriate management. Also if accessible promotion for exercise and well being.

**Recommendations**

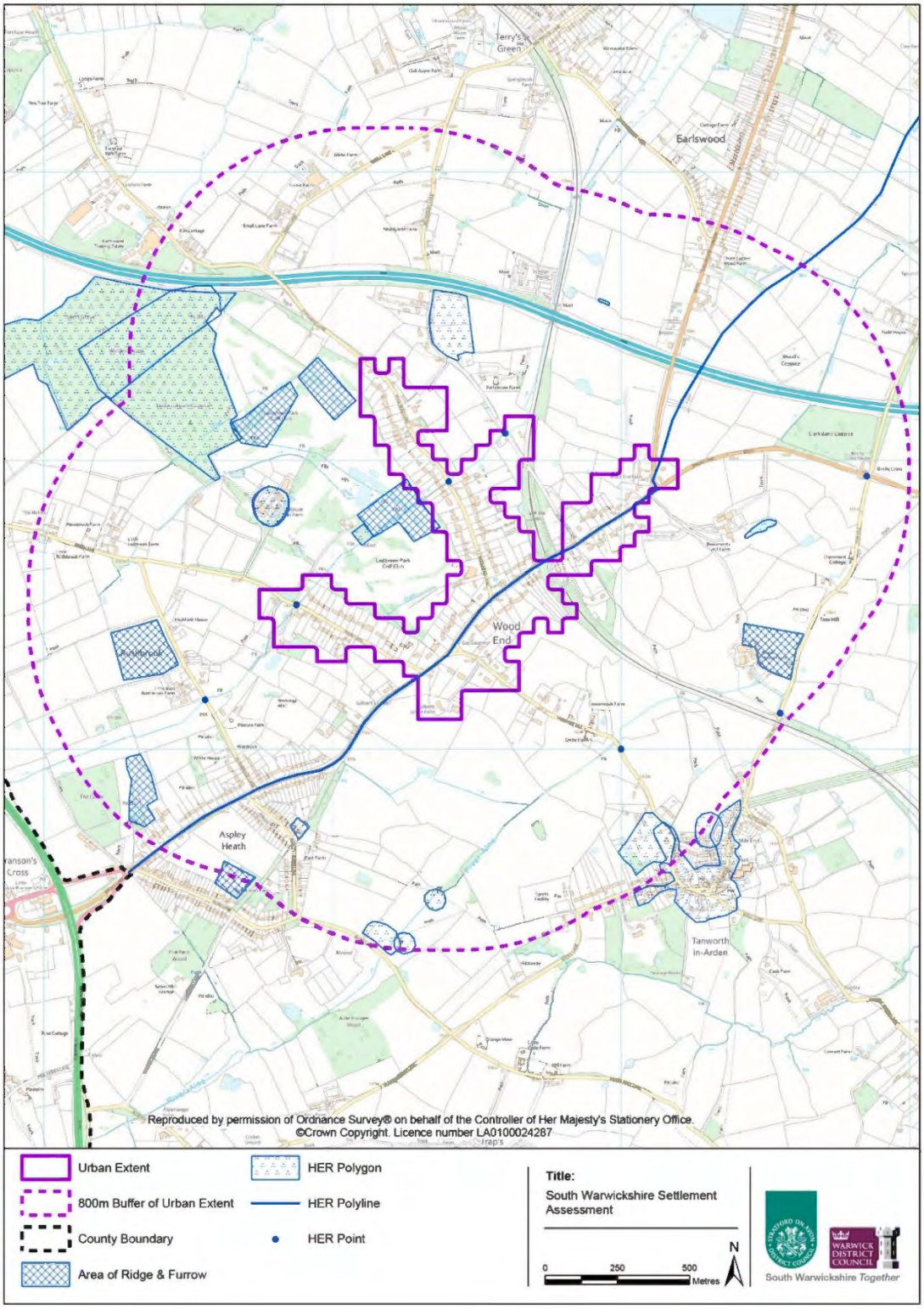
Wood End's history is limited as a settlement and historically comprised dispersed farmsteads which are listed. The setting of these assets makes a considerable contribution to their significance and to the south-east the majority are experienced within their historic open agricultural landscape which should be preserved. The setting of Tanworth-in-Arden should be preserved.

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Wood End | North | GREEN | Little known in this area, no designated assets, bisected by the M42. There may be scope for development in this area. |
| Wood End | East and south | AMBER | There are a number of dispersed designated assets and the Conservation area of Tamworth in Arden. The setting of these assets should be identified and preserved within any proposed development. These are sensitive to change to their setting, but there may be scope for limited carefully considered development in this area. |
| Wood End | West | GREEN | This area contains a single designated asset but also historic woodland containing non designated earthworks which are likely |

| | | | |
|---|---|---|---|
| | |  | to be of medieval or earlier date. These elements would need to be carefully considered if development was proposed. There may be scope for development in this area. |




***Wood End – designated heritage assets***




***Wood End – non-designated heritage assets***

## 10.29 Wootton Wawen

| **Settlement Name: Wootton Wawen** | **District: Stratford-on-Avon** |
|---|---|
| **Location:** Wootton Wawen is located approximately 2 miles south of Henley-in-Arden on the Birmingham Road (A3400) next to the River Alne. The Stratford-upon-Avon Canal is located to the east and there are three Scheduled Monuments within the settlement. | |
| **Settlement Description:**<br><br>Wootton Wawen is a medieval village that formed as a linear settlement on the main road that curved around the site of the priory and church. In the sixteenth century a manor house with landscape gardens was built to the northeast of the priory site. The former earthworks of the priory and Anglo-Saxon settlement are preserved as a Scheduled Monument along with two possible former fishponds probably associated with the priory to the south. The River Alne forms the boundary of the medieval settlement and the Stratford-upon-Avon Canal forms the boundary of the post-medieval settlement to the east. Development to the west along Alcester Road didn't occur until the twentieth century.<br><br>The Church of St Peter is located just outside one of the Scheduled Monuments and is Grade 1 listed. It is the oldest surviving building, dating to the eleventh century and originated as a minster church. It is constructed of the local lias limestone. Wootton Wawen Conservation Area includes the Scheduled Monuments of 'Earthworks W of St Peter's Church' and the 'Aqueduct' and overlaps with the Scheduled 'Ponds SW of Wootton Bridge' along with the linear settlement, Manor Farm to the north, Wootton Hall and the Navigation Inn to the east. The settlement has a number of Listed Buildings along the Stratford Road, some of which date to the sixteenth century. The historic built form is two-storeyed and a mix of brick and timber-frame.<br><br>The modern development is largely located north of Wootton Hall on the northern side of the settlement and sporadically to the west | |
| **Summary History:**<br><br>The earliest occupation identified in the vicinity of Wootton Wawen is a possible defended enclosure of prehistoric date, visible on aerial photographs south of Wawensmere Road. Roman finds have also been identified at Wootton Wawen and Aston Cantlow.<br><br>More permanent settlement however is evident in the early medieval period. The manor of Wootton is first mentioned when Aethelbald, King of the Mercians, gave to the Earl Aethilric 20 hides of land for a minster between the years 723 and 737. A series of droveways are also referred to in the eighth century as having crossed this area linking Arden and Feldon; it is likely 'Brodan Stret' would have passed through Wootton Wawen. The Church of St Peter was constructed in the mid eleventh century as a minster and is Grade 1 listed. In the thirteenth and fourteenth centuries a south aisle and a Lady Chapel was added. The church was associated with Wootton Wawen Priory which stood to the immediate west of the church. Excavations in the churchyard found stone | |

foundations and Early Medieval timber buildings, possibly part of a monastic or aristocratic complex, an Early Medieval graveyard and finally later medieval buildings. In the fourteenth century, the priory was given to the Carthusians at Coventry and then later to Kings College, Cambridge. The site is scheduled. To the south of the road are extensive earthworks that are thought to relate to fish-ponds associated with the priory, or possibly the site of a medieval motte and bailey castle, these are scheduled.

Wootton Wawen is recorded in the Domesday Book (1086) as 'Wotone'. Vagn of Wootton is recorded as the preconquest holder and Robert of Stafford in 1086. By 1086 the settlement comprised a recorded population of twenty three villagers, twenty two smallholders and one priest and had two mills. The medieval settlement grew up around the church and along the main road. In the sixteenth century a manor house was built, Wootton Hall, which survives today as a Grade 2* Listed Building to the northeast of the church. A number of other Listed Buildings stand testament to this period in the village's development. A medieval holloway is preserved to the south of the vicarage. A number of moated homesteads and farms were located in the survey area. Evidence of ridge and furrow is preserved to the south of the settlement indicating the medieval agricultural exploitation of the area around the settlement. To the south of the village on the edge of the buffer zone is the site of deserted medieval settlement of Offord identified from documentary sources and from the presence of earthworks.

The settlement at Wootton Wawen continued to grow in the seventeenth and eighteenth centuries. The seventeenth century houses along Stratford Road are largely timber framed or of the local blue lias stone construction and Grade 2 listed. Wootton Wawen's location along a major coaching route resulted in its importance growing in the eighteenth century, with many inns within the settlement and along the route north to Henley-in-Arden. Some of these inns and public houses remain. A school and a workhouse were created to serve the growing population and in the early eighteenth century the mill was constructed. A number of villas and larger houses were added to the settlement and a landscape park was created at Wootton Hall with an artificial lake, an avenue of trees and an icehouse.

The decline in the use of coaches during the nineteenth century slowed the settlement's growth. The arrival of the Stratford on Avon Canal in 1816 to the east of the town provided a new transport link to the wider world. A number of structures associated with the canal are listed and the cast iron trough aqueduct which carries the Stratford on Avon Canal over the main Stratford-Birmingham road (A34) is a Scheduled Monument.

Wootton Wawen was connected to the railway network in 1908, along the North Warwickshire Line from Birmingham Stratford. The number of houses increased in the mid twentieth century along Alcester Road and Pennyford Lane. In the later twentieth century some modern infill occurred, and a static mobile homes complex was created in the grounds of Wootton Hall.

**Key relationships**

*Note: Key relationships between heritage assets and/or between heritage assets and their setting. These can include views or historic associations.*

- Within the Conservation Area, to and from thechurch, the settlement and the priory, enabling an understanding of the origins and development of the designated assets

- To and from the church and Wootton Hall which allows an understanding of the relationship between the church and the post medieval manor
- From the historic farmsteads into the wider rural landscape enabling an appreciation of the designated assets' original setting
- Into and out of the historic settlement along the historic routeways, enabling an understanding of the relationship between historic routes and the origins and development of the designated assets
- Within the historic core, particularly along Stratford Road and Alcester Road and the junctions, including those into the Scheduled Monuments
- Along the canal to the associated designated assets and out into the wider rural landscape
- Along the river, including the fishponds and Wootton Pool, enabling an understanding of the relationship between the river and the origins and development of the designated assets
- Out from the Conservation Area into the surrounding rural landscape

**Historic Environment Designations within the settlement and the buffer area**

**Conservation Area:**
Wootton Wawen Conservation Area

**Listed Buildings:**

| Grade 1: | Grade 2*: | Grade 2: |
|---|---|---|
| 1 | 4 | 33 |

**Scheduled Monument:**
Earthworks W of St Peter's Church,
Ponds SW of Wootton Bridge,
Aqueduct

**Registered Park and Garden:**
None

**Registered Battlefield:**
None

**Heritage at Risk:**
None

**Landscape Designations within the settlement and the buffer area**

**AREA OF OUTSTANDING NATURAL BEAUTY:**
None

**SITE OF SPECIAL SCIENTIFIC INTEREST:**
None

**SPECIAL AREAS OF CONSERVATION:**
None

**Ancient Woodland:**
None

**Key Characteristics**

**Settlement:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The historic settlement comprises the former priory site, the church and the original historic settlement, including a large number of Listed Buildings set along the main road (A3400). To the west of the settlement is the Great Western Railway and to the east is the River Alne and the Stratford-upon-Avon Canal. It is a very rural setting with little modern development apart from the static caravan park in the grounds of Wootton Hall.

The historic settlement developed along Stratford Road with most of the Listed Buildings opening directly onto the street. There has been later historic development out from this initial core along Alcester Road, between the linear settlement and the railway. The limited development within the settlement has preserved the setting of the Listed Buildings, the conservation area and the Scheduled Monuments. This has also preserved the views into the historic settlement emphasising is rural location To the north the parkland of Wootton Hall and its associated Lake are still visible within the landscape.

Views north along the Stratford Road and south from the historic core have been preserved as well as the open area and relationship between the church, historic settlement and the Scheduled Monument in the centre. To the south, west and east the Conservation Area retains its links to the open fields; this is also partially preserved to the north. The canal is an important non designated heritage asset, elsewhere within Warwickshire it is protected as a Conservation Area.

**Surrounding Landscape:**
*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

The river forms the eastern edge of the medieval historic town with the canal and railway both running through open rural landscapes. The surrounding landscape is within the green belt and is part of the 'Arden Special Landscape Area'. It comprises the former area of the Forest of Arden and the river valley. The surrounding landscape contains areas of medieval ridge and furrow and there are a number of Ancient Woodlands outside the study area.

**Sensitivity and susceptibility of the settlement to new development**

*Note: The ability of the receptors (features, qualities, characteristics, condition) to accommodate the changes without undue consequences for the maintenance of the baseline.*

Northwest:
This area runs from the railway line westwards to the northern side of Wawensmere Road. There are no designated assets within this area, and very limited archaeological evidence although this is likely to represent the lack of development that has occurred in the area. There may be scope for development within this area.

Northeast:
This area runs east from the railway line though to the northern side of Alcester Road and Stratford Road. This area contains the northern side of the settlement including the Scheduled Monument of 'Earthworks West of St Peter's Church', the Grade 1 church, Grade 2* and Grade 2 buildings and

the Conservation Area all of which are highly sensitive to change. The setting of these assets is largely intact with only the development of the static caravan park impacting the area. The setting of these assets is largely undisturbed by modern development. The significance of the canal to the northeast is drawn from its historic, architectural and archaeological interest and it is here located within its historic setting. The presence of the Scheduled Aqueduct increases the importance of this section of the canal system. The canal is a tangible feature of the historic network which demonstrates the changes made to the area in the late eighteenth century, and the advancement made to travel and infrastructure. There would be a major impact on the setting of these assets if development occurred in the area.

Southwest:
This area runs from south of Stratford Road and east of the railway line. This area contains the southern side of the settlement including the Scheduled Monument of 'Ponds south west of Wootton Bridge' and Grade 2 buildings on the southern side of Stratford Road and the Conservation Area all of which are highly sensitive to change. The setting of these assets is largely undisturbed by modern development. The significance of the canal to the northeast is drawn from its historic, architectural and archaeological interest and it is here located within its historic setting. The presence of the Scheduled Aqueduct increases the importance of this section of the canal system. The canal is a tangible feature of the historic network which demonstrates the changes made to the area in the late eighteenth century, and the advancement made to travel and infrastructure. On the southern edge of his area is the non-designated deserted medieval village site of Offord. There would be a major impact on the setting of these assets if development occurred in the area.

Southwest:
This area runs west from the railway and south of Wawensmere Road. A single designated farmhouse lies close to the outer part of the buffer area whose setting would be sensitive to development. Areas of ridge and furrow are present along with a potential defended enclosure. There may be scope for development within this area.

**Significance of heritage assets and impact of development**

*Note: Based on designation stratus (including setting of heritage assets, relationship of the settlement to the heritage assets), local or community interest or use (access/enjoyment and amenity value), setting for the wider settlement. Condition rarity/quality.*

The settlement at Wootton Wawen contains a range of designated assets including the Grade 1 listed Church of St Peter, Grade 2* buildings at Wootton Hall, other Listed Buildings and three Scheduled Monuments, the majority of which are contained within the Conservation Area. Unlike many others this settlement has retained the majority of its relationship to its rural surroundings and the assets can be appreciated in their original surroundings. Wootton Wawen also has the non-designated heritage asset of the canal, the canal aqueduct is scheduled and there are a number of listed bridges. To the south is non-designated DMV of Offord.

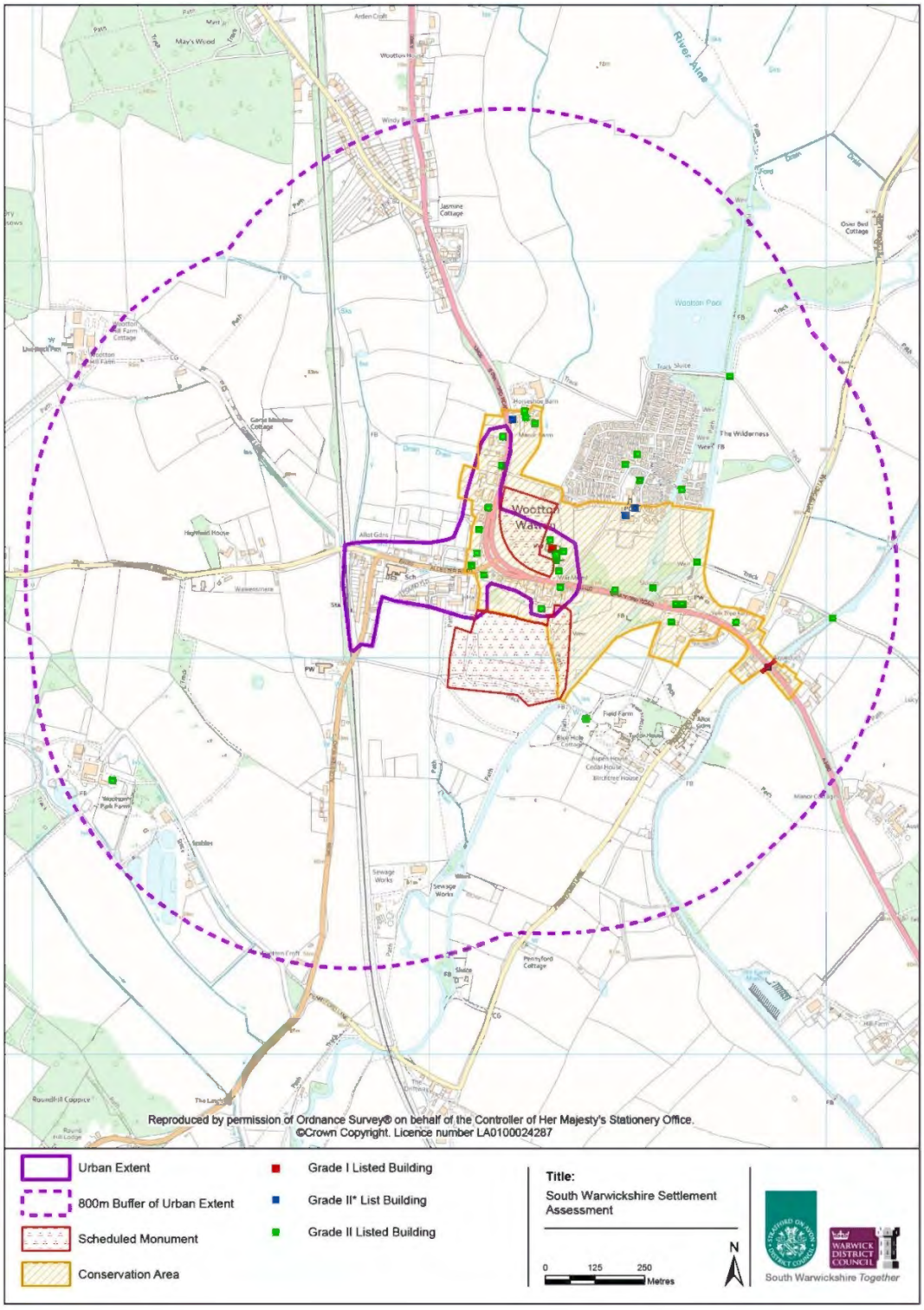
**Potential Enhancement**

*Note: Areas that could potentially be improved or enhanced.*

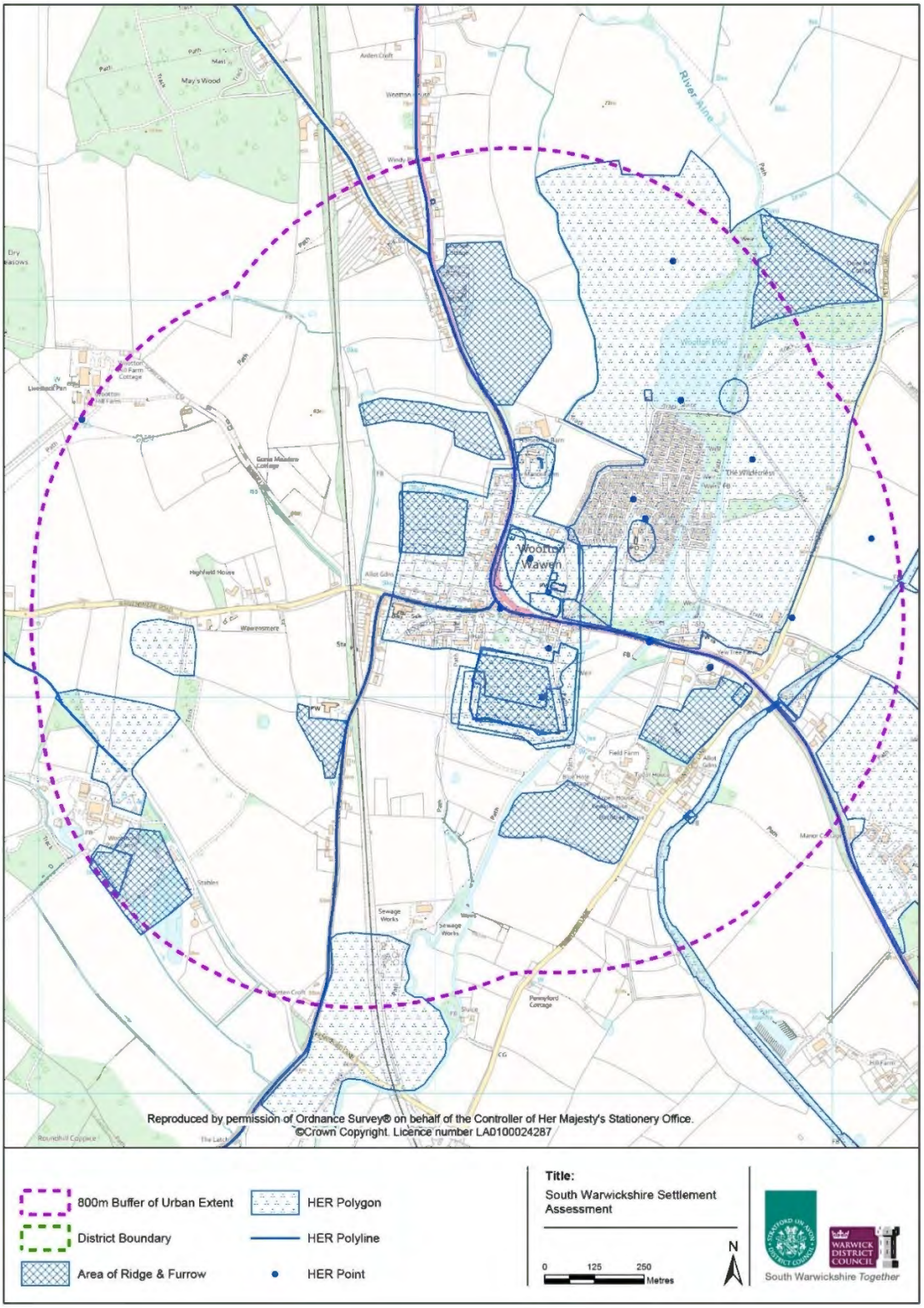
| |
|---|
| The Scheduled Monuments may have the opportunity to have management plans agree for their long term preservation and promotion. The canal provides the opportunity for prompting the heritage of the area as well as being an amenity asset. |
| **Recommendations** |
| Wootton Wawen is particularly noteworthy for the number of Scheduled Monuments within the settlement and the wealth of Listed Buildings surviving in a largely undeveloped settlement. The setting of these assets is still largely that of the original historic rural landscape which abuts the conservation area on all sides. To the east of the settlement this rural landscape is complemented by the river valley and the canal.<br><br>If development is required it is recommended this should be restricted to the western side of the settlement, ideally ensuring the setting of the settlement is retained by restricting development to west of the railway line. |

| Settlement | Location | RAG score | Notes |
|---|---|---|---|
| Wootton Wawen | North West | GREEN | This area contains no designated assets and little known non designated assets. There may be scope for development here. |
| Wootton Wawen | North East | RED | The presence of the Scheduled Monument, canal, church and Listed Buildings makes development in this area highly damaging to the historic environment of the settlement |
| Wootton Wawen | South East | RED | The presence of the Scheduled Monument, canal, and Listed Buildings makes development in this area highly damaging to the historic environment of the settlement |
| Wootton Wawen | South-West | GREEN | The area contains a single designated farmhouse and known archaeological deposits. There may be scope for development here. |

***Settlement map***




***Wootton Wawen – designated heritage assets***




***Wootton Wawen – non-designated heritage assets***

# 11 APPENDIX 2: GLOSSARY

| Term | Description |
|---|---|
| **Archaeological interest** | 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. |
| **Conservation (for heritage policy)** | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. |
| **Designated heritage asset** | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. |
| **Heritage asset** | A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the Local Planning Authority (including local listing). |
| **Historic environment** | All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. |
| **Historic environment record** | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. |
| **Non-Designated heritage asset** | Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. Only a minority of buildings have enough heritage significance to merit identification as non-designated heritage assets. |

| | |
|---|---|
| **Setting of a heritage asset** | The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. |
| **Significance (for heritage policy)** | The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. |

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