

NOTE ON HISTORIC ENGLAND COMMENTS

The authors received comments from Historic England via the local authority on 7 October, 2025. Initial site boundaries were received at the same time, and it is understood the Historic England comments referred to those boundaries, or to an earlier version.

Updated boundaries were received on 11 December, 2025, and these reports were updated to reflect the revised boundaries. However, updated comments have not been received from Historic England, and their comments relate to the earlier site boundaries.

IDENTIFICATION OF HERITAGE ASSETS

Site Historic Background

The Site is located south of the hamlet of Kingswood, between the villages of Rowington and Lapworth. It consists of nine parcels of land, separated only by narrow corridors of land or waterway.

The land within the Site consists of a rural landscape which is crossed north to south by two canals and a railway. During the medieval and post medieval period the area was associated with a number of historic estates including Baddesley Clinton to the north east and Packwood House to the north west, with Shakespeare Hall to the south east.

During the early 19th century, the construction of the Grand Union Canal and the Stratford-upon-Avon Canal resulted in the hamlet of Kingswood evolving around the junction just north of the Site. This was followed by the building of the railway running north-south between the two canals.

During the 20th century, the M40 was built skirting the Site to the south, but little residential or industrial development has taken place. The Site remains largely agricultural although some farmsteads are now prestigious residential sites.

Type of Asset	Name and Designation of Asset
Listed Building	<p>Seven Grade II listed buildings within the Site boundary</p> <ul style="list-style-type: none"> – Brome Hall Farmhouse (NHLE 1035109) – Brome Hall Bridge (Number 38), Stratford upon Avon Canal (NHLE 1035077) – Dicks Lane Bridge Number 39, Stratford upon Avon Canal (NHLE 1364981) – Weston Hall Farm (NHLE 1271799) – Farm Buildings immediately north of Weston Hall Farmhouse (NHLE 1271800) – Green Farmhouse (NHLE 1035061) – Windmill Farmhouse (NHLE 1184429) <p>One Grade I listed building within the 500m study area</p> <ul style="list-style-type: none"> – Baddesley Clinton House and Bridge Over Moat (NHLE 1035136), 320m north of Site <p>One Grade II* listed building within the 500m study area</p> <ul style="list-style-type: none"> – Church of St Michael (NHLE 1035101) Grade II*, 100m north of Site <p>32 Grade II listed buildings within the 500m study area</p> <ul style="list-style-type: none"> – Baddesley Clinton group, 320 to 370m north of Site <ul style="list-style-type: none"> ○ Baddesley Clinton House, Forecourt Wall and Gatepier Approximately 30 Metres North East (NHLE 1035099)

- Baddesley Clinton House, The Cottage and Coachhouse Approximately 90 Metres East (NHLE 1035100)
 - Baddesley Clinton House, Stables Approximately 10 Metres North East (NHLE 1364991)
 - Baddesley Clinton House, Forecourt Wall and Gatepier Approximately 25 Metres North East (NHLE 1035137)
 - Baddesley Clinton House, Barn Approximately 60 Metres East (NHLE 1364969)
- Lock 20 and 21 group, 30 to 120m north of Site
 - Lock 20, Stratford Upon Avon Canal (NHLE 1365020)
 - Lock Keepers Cottage Approximately 4 Metres East of Lock 21 Stratford Upon Avon Canal (NHLE 1365000)
 - Lock Keepers House Approximately 30 Metres South West of Lock 21, Stratford Upon Avon Canal (NHLE 1035083)
 - Canal office, approximately 1 Metre North West of Lock 21, Stratford Upon Avon Canal (NHLE 1035081)
 - Split Bridge Approximately 2 Metres North of Lock 21, Stratford Upon Avon Canal (NHLE 1184313)
 - Engineering Works Building Approximately 5 Metres West of Lock 21, Stratford Upon Avon Canal (NHLE 1035082)
 - Lock Keepers Cottage Approximately 50 Metres South East of Lock 21, Stratford Upon Avon Canal (NHLE 1300204)
 - Lock 21, Stratford Upon Avon Canal (NHLE 1035120)
- Mill House (NHLE 1035110), 230m north of Site
 - The Tan House (NHLE 1364998), 45m north of Site
 - Lock Keepers Cottage Approximately 10 Metres South West of Lock 13, Stratford Upon Avon Canal (NHLE 1035080), 210m north of Site
 - Locks 7-14 (Consecutive) And Northern Basin Walls, And Bridges 32 and 33, Stratford Upon Avon Canal (NHLE 1035119), 350m north of Site
 - Juniper Hill (NHLE 1415979), 275m west of Site
 - Ardenhill Farmhouse (NHLE 1184212), 180m west of Site
 - Tudor Farmhouse (NHLE 1184200), 125m west of Site
 - Catesby Farmhouse (NHLE 1035114), 95m west of Site
 - Lock Cottage Number 3, Stratford Upon Avon Canal (NHLE 1035079), 355m south of Site
 - Manor Cottages (NHLE 1364984), 112m south of Site
 - Blythe Cottage (NHLE 1271801), 30m south of Site
 - Woodlands (NHLE 1035090), 395m south of Site
 - Rowington Mill House (NHLE 1035063), 50m south of Site
 - Shakespeare Hall (NHLE 135062), 180m south of Site
 - Kingswood Farmhouse (NHLE 1184277), 412m north of Site
- Kingswood Group, 75 to 90m south of Site
 - Kingswood Farmhouse (NHLE 1365010)
 - 1-5 Kingswood Cottages (NHLE 1184576)
- Quarry Farmhouse group, 140 to 160m south of Site
 - Quarry Farmhouse (NHLE 1184594)

	<ul style="list-style-type: none"> ○ Barn Approximately 10 Metres West of Quarry Farmhouse (NHLE 1184603)
Scheduled Monument	Baddesley Clinton Hall moated site and fishponds, 320m north of Site
Registered Parks and Gardens	Baddesley Clinton Hall NHLE 1001186, Grade II.
Conservation Area	The Canal Conservation Area runs through the Site, extending into the study area north and south.
Non-designated	<p>There are many features both within the Site and the wider study area that provide evidence of repeated phases of occupation, from prehistoric through Roman, medieval and post-medieval periods.</p> <p>Within the Site, to the north, is Harborough Banks (MWA1694), the site of a hillfort dating to the Iron Age. Some areas of the hillfort are still visible as earthworks. Various non-designated assets are associated with Grade II listed Brome Hall Farmhouse, including Brome Hall garden (MWA12849); pools, moat and orchard (MWA1693). Nearby, a medieval artefact was found (MWA23655).</p> <p>Within the Site to the fields in the west are an area of ridge and furrow (MWA34451), and findspots of artefacts dating to the post medieval period (MWA23451); and Iron Age/Romano British period (MWA23452 and MWA22864).</p> <p>Within the Site and just beyond the Site to the south, in the fields around the Stratford upon Avon canal, is notable evidence of Roman activity, including the site of Roman tile kilns (MWA1699) and a large collection of Roman pottery at a Roman Industrial site (MWA7891). Within this area and nearby are findspots of Roman pottery and other Iron Age and Roman artefacts, and undated artefacts in the area (MWA23706, MWA7890, MWA23705, MWA7878, MWA6109, MWA7887, MWA7886, MWA7885, MWA7874). A prehistoric flint blade and scraper was also found (MWA7883 and MWA7884). There is also an area of medieval/post-medieval ridge and furrow, Rowington (MWA34486).</p> <p>Within the Site to the south, in the fields around the Grand Union Canal, are various areas of ridge and furrow (MWA34486, MWA34480, MWA34491, MWA34482, MWA34489, MWA34487); and also, a long strip of common land dating to the medieval and post-medieval period at Turner's Green to Rowington Green (MWA9457).</p> <p>Also in this area is a cluster of non-designated structures associated with the Grand Union Canal at Turner's Green: Turner's Green Bridge 63 (MWA31358); Bridge Cottage (MWA32282); New Inn (MWA32283); Wharf Cottage (MWA32281).</p> <p>Along the southern border of the Site are further structures: Windmill Mound (MWA1738, associated with the listed Windmill House); Shepherd's Fold, Turners Green, a timber framed house next to later brick built house and barn (MWA9425); the Smithy at Rowington, (MWA1783); and the post medieval Lyon Farm, Rowington Green (MWA9431).</p> <p>Beyond the Site to the north are the Kingswood villa group gardens, Lapworth (MWA12900), associated with the Grange, the Grove and the Terrets which are still extant albeit altered.</p> <p>At Baddesley Clinton Hall are various non-designated assets associated with the listed assets include the wider park (MWA2652), the site of a post medieval watermill</p>

	<p>(MWA2650), with mill stream (MWA34566), medieval fishponds (MWA2644), moat (MWA5351) and 19th century buildings (MWA32981), a possible former drive (MWA20517), and a further possible moat close to St James Church (MWA34123).</p> <p>Also north of the Site is a findspot for a Neolithic stone axe (MWA1736).</p> <p>Beyond the Site to the south west, separated from it by the M40, are Yew Tree Lane Bridge, a single span brick bridge (MWA2009); the Great Pool, a medieval fishpond still extant (MWA1746); and Finwood Lawn villa and garden (MWA12873). Within Finwood Lawn gardens, a medieval artefact was found (MWA23479).</p> <p>Beyond the Site to the south east are further parcels of ridge and furrow (MWA34492, MWA34490, MWA34487) and an area of glebe land (MWA9465).</p> <p>Also south east of the Site is Hickcroft garden, Mill Lane, Rowington (MWA12883), an Edwardian garden with terrace, topiary, lawns etc.</p> <p>Beyond the Site to the east is Hay Wood (MWA8773), the heavily coniferised remains of a medieval wood with evidence of ancient coppicing. This adjoins with the Site along Haywood Lane.</p>
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SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE

Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
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Within the Site boundary

<p>Canal Conservation Area, including: the Lock 20 and 21 group with its eight Grade II listed buildings; Dicks Lane Bridge Number 39, Stratford upon Avon Canal (NHLE 1364981); and Brome Hall Bridge (Number 38), Stratford upon Avon Canal (NHLE 1035077).</p> <p>Also a cluster of non-designated assets Turner's Green Bridge 63 on The Grand Union Canal near Rowington (MWA31358); Bridge Cottage, Turner's Green Wharf, Turner's Green, Warwickshire (MWA32282); New Inn, Turner's Green Wharf, Turner's Green, Rowington (MWA32283); Wharf Cottage, Turner's Green Wharf, Turner's Green, Warwickshire (MWA32281).</p>	<p>The Canal Conservation Area (CA) is divided into lengths. This section is part of length 1, Rowington, which includes sections of the Grand Union Canal and the Stratford-upon-Avon Canal and the land around and between them. The two canals are connected by The Arm, a short length running between them just north of the northern boundary of the Site. The western end of the Arm enters a basin surrounded by the assets of the Lock 20 and 21 group, which are therefore included here as forming an important feature of this length of the CA.</p> <p>The Conservation Area encompasses the entire area between the two canals, including the whole central part of the Site, as they run roughly parallel, divided by the railway. The two canals branch off north and south through the study area. This part of the CA has an open, rural feel, with small fields bordered by hedges, and popular footpaths along the two canals. The Lock 20 and 21 group form an attractive, well-kept area, virtually unchanged from their construction in the early 19th century. Sinuous brick bridges cross brick lined locks, flanked by lock-keepers' cottages and engineering works. A marina lies to the north.</p> <p>To the south, footpaths continue through the Site and the CA, passing under the listed Dicks Lane and Brome Hall bridges. These are early 19th century canal bridges of brick, with cast iron platforms and trellis parapets. They are split in the middle to allow</p>	<p>The CA forms the central part of the Site, as such the central part of the site makes a large contribution to the significance of the CA, in particularly due to this area being part of the junction of the Stratford-upon-Avon Canal and Grand Union Canal.</p> <p>The Site also contributes to the other assets associated with the CA as part of their immediate setting, including those of Lock 20 and 21 group, which, as a group, border the Site on the west and south.</p>
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	<p>a tow rope to be passed over the canal without being unhitched.</p> <p>The group's significance is principally derived from its architectural, historical, evidential and communal interest. The assets contribute to each others' setting. The setting of this length of the CA is largely rural, although the motorway crosses it to the south in the study area.</p> <p>The setting contributes to the significance of the CA and the other listed assets.</p>	
<p>Brome Hall Farmhouse (NHLE 1035109) and non-designated assets Brome Hall garden (MWA12849); pools, moat and orchard (MWA1693).</p>	<p>A 17th century farmhouse of brick with some timber framing, mainly encased in the 18th and 19th centuries. The roof is plain tiles. It is two storey with irregular fenestration.</p> <p>Its significance is principally derived from its architectural and evidential interest in terms of an evolving farmhouse.</p> <p>It is set within a cluster of farm buildings of various dates, including some modern sheds, in a wider agricultural landscape.</p> <p>Its setting makes a contribution to the significance of the building as the working landscape associated with the farm.</p>	<p>The farm is within the Site at the end of a private rural lane.</p> <p>The Site contributes to the setting of the building as its immediate surroundings, and as the working landscape of the farm.</p>
<p>Weston Hall Farm (NHLE 1271799) and Farm Buildings immediately north of Weston Hall Farmhouse (NHLE 1271800)</p>	<p>The farmhouse, which dates to the early 19th century, is of brick, partly rendered, with a slate hipped roof on an L-shaped plan. The main façade has a central doorway with pilastered doorcase.</p> <p>The farm buildings, now converted to residential use, are set around a courtyard separate from the farmhouse. They consist of a 17th century timber framed bar and early 19th century stables and cattle sheds.</p> <p>The group's significance is principally derived from its architectural interest, with some evidential interest as evidence of an evolving farmstead. However, this is diminished by the conversion. The group is set in a rural landscape which contributes to their significance.</p>	<p>The listed buildings are within the Site at the end of a private lane.</p> <p>The Site contributes to the significance of the assets, as part of their immediate setting.</p>
<p>Green Farmhouse (NHLE 1035061)</p>	<p>The early 17th century farmhouse was re-fronted with brick in the 18th century. The roof is of old plain-tiles. An open porch was added in the 19th century over a ribbed and studded door. Some timber framing is visible at the rear. The asset's significance is principally derived from its architectural interest.</p> <p>It is set within its own gardens, with a group of farm buildings to one side of various dates. The wider setting is of open fields.</p> <p>This agricultural setting contributes to the significance of the listed building.</p>	<p>The listed building is within the Site at the end of a short private lane in open fields.</p> <p>The Site contributes to the significance of the asset as part of its immediate setting.</p>

<p>Windmill Farmhouse (NHLE 1184429) and associated Windmill Mound (MWA1738)</p>	<p>This former farmhouse, with an 18th century brick front, probably incorporates an earlier structure. It is two storey, with angled bay windows featuring gothick glazing bars.</p> <p>The asset's significance is principally derived from is architectural interest.</p> <p>It is set within its own grounds, which include a tennis court and formal gardens, in a wider setting of open fields.</p> <p>The grounds contribute to the significance of the listed building, the rural setting makes only a minor contribution.</p>	<p>The listed building is within the Site at the end of a short private lane in open fields.</p> <p>The Site contributes to the significance of the asset as part of its immediate setting.</p>
Within the Study Area		
<p>Baddesley Clinton group including Baddesley Clinton House and Bridge Over Moat (NHLE 1035136), the scheduled monument, five associated Grade II buildings and the RPG, and various non-designated assets.</p>	<p>This group, which is now under the ownership of the National Trust, includes a 15th century manor house with associated barn, stable block, coach house, cottage, gates etc.</p> <p>The house, which is Grade I listed, is set around a courtyard and surrounded by a moat. It is two storey with irregular fenestration of mullion windows. Some have flat stone arches, others have continuous hoodmould. The 15th century main hall is of red brick with a plain tile roof, a 19th century service wing is of ashlar.</p> <p>The house includes hiding places for priests and has historical associations with the Ferrers family. The associated structures, which lie beyond the moat, date to the 18th and 19th centuries. They are of brick, with some lined render and false timber framing.</p> <p>The asset's significance is principally derived from its architectural, evidential and historic interest. They also have group value.</p> <p>They contribute to each other's setting. Their immediate setting is the grounds of the hall, in a wider rural setting.</p> <p>The setting contributes to the significance of the group.</p>	<p>The buildings are located north east of the Site. The Site forms part of the wider rural setting of the group.</p> <p>The setting is relatively untouched by modern development or infrastructure and contributes to the significance of the group.</p>
<p>Church of St Michael (NHLE 1035101) Grade II* and associated non-designated possible moat.</p>	<p>This church dates to 13th century with 15th century alterations and tower, and extensions in 1634. It is of random coursed stone rubble to the lower part of the nave, with stone ashlar to the remaining.</p> <p>The asset's significance is principally derived from its architectural and historic interest. They also have</p>	<p>The church is located close to the north east boundary of the Site. The Site forms part of the rural setting of the church.</p> <p>The setting is relatively untouched by modern</p>

	<p>group value, as they lie 300m from the Baddesley Clinton group, and have group value with them.</p> <p>The church is set within its own graveyard, within the National Trust grounds of Baddesley Clinton, in a wider rural landscape.</p> <p>The setting contributes to the significance of the group.</p>	<p>development or infrastructure and contributes to the significance of the church.</p>
Kingswood Group	<p>Kingswood Farmhouse stands opposite 1 to 5 Kingswood Cottages. The early 17th century cottages are a long, low, two-storey terrace, with some timber framing visible on a protruding gable.</p> <p>The farmhouse is timber framed with a symmetrical two bay façade around a central open porch. Their significance is principally derived from their architectural interest, with some historic interest as marking the original layout of the town.</p> <p>Both farmhouse and cottages are set back from the road within their own gardens and surrounded by modern development. The farmhouse has lost its original purpose and is divorced from its former lands.</p> <p>The setting makes no contribution to their significance.</p>	<p>The buildings are located north of the Site, and separated from it by some modern development and by the canal.</p> <p>The Site makes no contribution to the significance of the listed buildings.</p>
Quarry Farmhouse Group	<p>The main range of this three storey farmhouse is early 19th century, with an early 17th century cross wing. The main façade has nine and 12-pane sash windows with a slate roof.</p> <p>The nearby barn is probably 15th century with a 17th century addition. It is timber framed on a stone plinth with a plain-tile roof.</p> <p>Their significance is principally derived from their architectural interest, with some evidential interest as evidence of evolving farm buildings and local tastes.</p> <p>The listed buildings are set within a modern equine business, with extensive modern sheds, tracks and hardstanding.</p> <p>The setting makes some contribution to the significance of the listed buildings.</p>	<p>The group lies close to the south east boundary of the Site.</p> <p>The Site forms part of the wider rural setting of the listed buildings to the north east. It makes some contribution to the significance of the listed assets.</p>
Mill House (NHLE 1035110)	<p>This timber framed house dates to the 16th century, with some additions and alterations in the 20th century. The asset's significance is principally derived from its architectural interest.</p> <p>It is set in its own gardens in a wider rural landscape, with the canal to the south and the railway to the east.</p>	<p>The listed asset is separated from the Site to the south by the outskirts of Kingswood.</p> <p>The Site makes no contribution to the significance of the listed asset.</p>

	<p>This rural setting makes some contribution to the significance of the listed building.</p>	
<p>The Tan House (NHLE 1364998)</p>	<p>One wing of this house dates to the late 16th century, the main range is 17th century with a later cross wing. It is constructed in a mixture of timber frame and rendered brick. The asset's significance is principally derived from its architectural interest.</p> <p>It is set in its own gardens, screened from the road and canal to the north with fence and hedges, with open views to the south.</p> <p>This rural setting makes some contribution to the significance of the listed building.</p>	<p>The south gardens of the listed building are adjacent to the Site.</p> <p>The Site makes some contribution to the significance of the listed asset.</p>
<p>Lock Cottage Number 3, Stratford Upon Avon Canal (NHLE 1035079)</p>	<p>The cottage dates to 1812 and is of rendered brick with an asphalt covered brick barrel vault roof. It is single storey with a later extension. The asset's significance is principally derived from its architectural interest, with some historic interest as part of the Canal Conservation Area.</p> <p>Its setting is defined by its relationship with the canal, within a wider rural landscape.</p> <p>The setting contributes to the significance of the listed building.</p>	<p>The cottage lies to the south of the Site, and is separated from it by the M40.</p> <p>The Site makes no contribution to the significance of the listed asset.</p>
<p>Lock Keepers Cottage Approximately 10 Metres South West of Lock 13, Stratford Upon Avon Canal (NHLE 1035080); Locks 7-14 (Consecutive) And Northern Basin Walls, And Bridges 32 and 33, Stratford Upon Avon Canal (NHLE 1035119)</p>	<p>This flight of locks is early 19th century of brick with some 20th century brick repairs. The group features single arch bridges split in the middle and wooden gates. The associated early 19th century cottage is of brick with a slate roof with an angled bay window to ground floor. The assets' significance is principally derived from their architectural interest, with some historic interest as part of the Canal Conservation Area.</p> <p>Their setting is defined by their relationship with each other, within a wider rural landscape.</p> <p>The setting contributes to the significance of the listed building.</p>	<p>The group lies to the north of the Site, and is separated from it by the tree-lined B4439 and the Boot Inn pub.</p> <p>The Site makes no contribution to the significance of the listed assets.</p>
<p>Juniper Hill (NHLE 1415979)</p>	<p>This large family home was designed in 1957 and listed for its architectural quality. The design is predominantly on one level, with a large children's playroom or studio on the first floor. It is of brown brick with a shallow pitched roof. The asset's significance is principally derived from its architectural interest.</p> <p>It is set in three acres of gardens, designed with the house, screened by mature trees.</p> <p>The setting contributes to the significance of the asset.</p>	<p>The Site lies east of the listed house but is separated from it by the house's own gardens and by boundary treatments of intervening development.</p> <p>The Site does not contribute to the significance of the asset.</p>

<p>Ardenhill Farmhouse (NHLE 1184212)</p>	<p>This house is probably late 16th century, refronted 18th century in red brick with a plain-tile roof. The asset's significance is principally derived from is architectural interest.</p> <p>It is set in its own gardens with further large, recent houses in extensive gardens around it. These separate it from its original lands.</p> <p>The setting does not contribute to the significance of the asset.</p>	<p>The Site lies east of the listed house but is separated from it by the house's own gardens and by boundary treatments of intervening development.</p> <p>The Site does not contribute to the significance of the asset.</p>
<p>Tudor Farmhouse (NHLE 1184200)</p>	<p>This house is probably early 17th century, brick to ground floor with timber framing and brick infill to first floor, with a plain tile roof. The asset's significance is principally derived from is architectural interest.</p> <p>It is set in its own gardens edged by substantial hedges, with further large, recent houses in extensive gardens around it.</p> <p>The setting does not contribute to the significance of the asset.</p>	<p>The Site lies east of the listed house but is separated from it by the house's own gardens and by boundary treatments of intervening development.</p> <p>The Site does not contribute to the significance of the asset.</p>
<p>Catesby Farmhouse (NHLE 1035114)</p>	<p>This early 17th century house is roughcast, probably on timber framing, with an old plain tile roof. The asset's significance is principally derived from is architectural interest.</p> <p>It is set in its own gardens with various later substantial outbuildings around it, now used as dwellings.</p> <p>The wider setting is a rural landscape.</p>	<p>The Site lies east of the listed house.</p> <p>The Site makes some contribution to the significance of the asset.</p>
<p>Manor Cottages (NHLE 1364984)</p>	<p>This farmhouse, now cottages, dates to the 16th century with later alterations. It is timber framed with close studding to the first floor and brick infill to the ground floor. The asset's significance is principally derived from is architectural interest.</p> <p>It is set in its own gardens, within a rural landscape, next to the Grand Union canal.</p> <p>Its setting contributes to its significance.</p>	<p>The Site is north and west of the listed asset.</p> <p>The Site makes some contribution to the significance of the asset as part of the wider setting.</p>
<p>Blythe Cottage (NHLE 1271801)</p>	<p>This house is c1800 in red brick with a plain tile roof. The windows have shallow brick arches. The asset's significance is principally derived from is architectural interest.</p> <p>It is set in its own gardens, within a rural landscape, next to the Grand Union canal.</p> <p>Its setting contributes to its significance.</p>	<p>The Site is north and west of the listed asset, adjacent to the garden plot.</p> <p>The Site makes some contribution to the significance of the asset as part of the wider setting.</p>

<p>Woodlands (NHLE 1035090)</p>	<p>This substantial 17th century house is timber framed with brick infill and a plain tile roof. The asset's significance is principally derived from its architectural interest.</p> <p>It stands in its own gardens in a well kept cluster of detached houses of various ages, in a wider semi-rural landscape.</p> <p>Its setting makes some contribution to its significance.</p>	<p>The Site is north of the listed asset, and is separated from it by recent developments and their boundary treatments.</p> <p>The Site does not make a contribution to the significance of the asset.</p>
<p>Kingswood Manor House (NHLE 1035057)</p>	<p>This substantial 17th century manor house is of timber framing with brick infill on a deep brick plinth. The asset's significance is principally derived from its architectural interest.</p> <p>It stands in its own gardens just beyond Kingswood, screened from the road to the north by fence and hedges. To the south, east and west are views across the fields of the Site towards the canal.</p> <p>The setting contributes to the significance of the asset as part of the manor's original demesne.</p>	<p>Although technically outside the Site boundaries, it is actually surrounded by the Site in a small island of land, which encompasses the manor and gardens, and the unlisted house opposite.</p> <p>The Site thus forms the immediate surroundings and setting of the listed building. The Site makes some contribution to the significance of the asset as part of the manor's original lands.</p>
<p>Rowington Mill House (NHLE 1035063), 50m south of Site</p>	<p>This house, formerly a windmill, dates to the 18th century. The principle buildings are a red brick cone with a 20th century roof and a three storey range. The asset's significance is principally derived from its architectural interest, with some evidential interest.</p> <p>It is set in an open rural landscape.</p> <p>The setting contributes to the significance of the asset as the agricultural lands which originally provided the grain for this mill.</p>	<p>The Site lies immediately north of the asset.</p> <p>The Site contributes to the significance of the asset.</p>
<p>Shakespeare Hall (NHLE 135062), 180m south of Site</p>	<p>This very substantial hall includes a 16th century hall with 17th century cross wings and later alterations. It is timber framed with brick infill and a complex plain tile roof.</p> <p>It has historical associations with relatives of William Shakespeare, and he is believed to have written "As You Like It" there. The immediate grounds include cottages and stables, which are not described in the listing. The asset's significance is principally derived from its architectural and historic interest.</p> <p>It is set in an open rural landscape.</p> <p>The setting contributes to the significance of the asset</p>	<p>The Site lies immediately north of the asset.</p> <p>The Site contributes to the significance of the asset.</p>

Kingswood Farmhouse (NHLE 1184277), 412m north of Site	<p>This 17th century farmhouse is timber framed with painted brick infill. The asset's significance is principally derived from its architectural interest.</p> <p>It is set in an open rural landscape.</p> <p>The setting contributes to the significance of the asset</p>	<p>The Site lies south of the asset and is separated from it by distance and by the intervening village of Kingswood and topography.</p> <p>The Site does not make a contribution to the significance of the asset.</p>
POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE		
Name of asset	Description of impact	
Canal Conservation Area, including: the Lock 20 and 21 group with its eight Grade II listed buildings; Dicks Lane Bridge Number 39, Stratford upon Avon Canal (NHLE 1364981); and Brome Hall Bridge (Number 38), Stratford upon Avon Canal (NHLE 1035077), and non-designated assets.	<p>A section of the Canal Conservation Area is covered by the central parcels of the Site. The Lock 20 and 21 group are partly surrounded by the various parcels of the Site at their northern boundary. Modern development of the Site would permanently change the Conservation Area and could physically impact the listed and non-designated assets within it. Development would also negatively impact on the setting of the Lock 20 and 21 group and the other bridges.</p> <p>Historic England comments have stated that this Site C1 is especially sensitive, and particularly noted concerns regarding the group of listed assets associated with the canals, and the canal junction itself.</p>	
Brome Hall Farmhouse (NHLE 1035109)	The farmhouse lies within the Site. Modern development of the Site could physically impact the building itself, and/or permanently alter the rural setting of the farmhouse, which adds to the significance of the farmhouse.	
Weston Hall Farm (NHLE 1271799) and Farm Buildings immediately north of Weston Hall Farmhouse (NHLE 1271800)	The farmhouse and buildings lie within the Site. Modern development of the Site could physically impact the building itself, and/or permanently alter the rural setting of the farmhouse, which adds to the significance of the farmhouse.	
Green Farmhouse (NHLE 1035061)	The farmhouse and buildings lie within the Site. Modern development of the Site could physically impact the building itself, and/or permanently alter the rural setting of the farmhouse, which adds to the significance of the farmhouse.	
Windmill Farmhouse (NHLE 1184429)	The farmhouse and buildings lie within the Site. Modern development of the Site could physically impact the building itself, and/or permanently alter the rural setting of the farmhouse, which adds to the significance of the farmhouse.	
Within the Study Area		
Baddesley Clinton group including Baddesley Clinton House and Bridge Over Moat (NHLE 1035136), five associated Grade II buildings and the	The grounds of this group of assets, and the RPG, adjoin the northern edge of the Site. The rural setting of the RPG and its assets would be partly destroyed by the construction of modern development on the Site. Views in and out of the designed landscape would be significantly altered, resulting in a major impact on the significance of the RPG and its listed assets.	

RPG, and non-designated assets.	Historic England comments have stated that this Site C1 is especially sensitive, and particularly noted the Baddesley Clinton group of listed assets as a concern.
Church of St Michael (NHLE 1035101) Grade II* and non-designated assets.	The corner of the churchyard adjoins the northern boundary of the Site. The rural setting of the church would be altered by modern development on the Site. There is potential for these changes to cause a minor impact on the listed and non-designated assets.
Kingswood Group	The listed assets are separated from the Site by modern development. The Site makes no contribution to the significance of the assets. Modern development of the Site would not impact the significance of the listed assets.
Quarry Farmhouse Group	Part of the rural setting of the listed asset would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset.
Mill House (NHLE 1035110)	The listed assets are separated from the Site by the outskirts of Kingswood. The Site makes no contribution to the significance of the assets. Modern development of the Site would have no impact on the significance of the listed assets.
The Tan House (NHLE 1364998)	Part of the rural setting of the listed asset would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset.
Lock Cottage Number 3, Stratford Upon Avon Canal (NHLE 1035079)	The cottage is separated from the Site by the M40. The Site makes no contribution to the significance of the listed asset. Modern development of the Site would have no impact on the significance of the listed assets.
Lock Keepers Cottage Approximately 10 Metres South West of Lock 13, Stratford Upon Avon Canal (NHLE 1035080); Locks 7-14 (Consecutive) And Northern Basin Walls, And Bridges 32 and 33, Stratford Upon Avon Canal (NHLE 1035119)	The assets are separated from the Site by roads and other development. The Site makes no contribution to the significance of the listed asset. Modern development of the Site would have no impact on the significance of the listed assets.
Juniper Hill (NHLE 1415979)	The asset is separated from the Site by roads and the tree lined gardens of other houses. The Site makes no contribution to the significance of the listed asset. Modern development of the Site would have no impact on the significance of the listed assets.
Ardenhill Farmhouse (NHLE 1184212)	The asset is separated from the Site by roads and the tree lined gardens of other houses. The Site makes no contribution to the significance of the listed asset. Modern development of the Site would have no impact on the significance of the listed assets.
Tudor Farmhouse (NHLE 1184200)	The asset is separated from the Site by roads and the tree lined gardens of other houses. The Site makes no contribution to the significance of the listed asset. Modern development of the Site would have no impact on the significance of the listed assets.
Catesby Farmhouse (NHLE 1035114)	Part of the rural setting of the listed asset would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset.
Manor Cottages (NHLE 1364984)	Part of the rural setting of the listed asset would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset..

Blythe Cottage (NHLE 1271801)	Part of the rural setting of the listed asset would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset.
Woodlands (NHLE 1035090)	The asset is separated from the Site by roads and the tree lined gardens of other houses. The Site makes no contribution to the significance of the listed asset. Modern development of the Site would have no impact on the significance of the listed assets.
Kingswood Manor House (NHLE 1035057)	The manor house is partially surrounded by the parcels of the Site, the gardens are adjacent to the Site. This rural setting would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset.
Rowington Mill House (NHLE 1035063), 50m south of Site	Part of the rural setting of the listed asset would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset.
Shakespeare Hall (NHLE 135062), 180m south of Site	Part of the rural setting of the listed asset would be significantly altered by modern development of the Site. There is potential for these changes to result in a minor impact on the listed asset.
Kingswood Farmhouse (NHLE 1184277), 412m north of Site	The asset is separated from the Site by intervening development, distance and topography. The Site makes no contribution to the significance of the listed asset. Modern development of the Site would have no impact on the significance of the listed assets.
Non designated assets	<p>The non-designated assets associated with designated assets have been discussed above, including assets associated with the canals, Windmill House, Baddesley Clinton House, St James Church and Brome Hall.</p> <p>Non-designated features both within the Site and within the study area indicate multiple phases of occupation, and suggest further remains or artefacts could be buried within the Site. They have the potential to be physically impacted by modern development on the Site. This would have a major adverse impact on recorded remains, including on the various parcels of ridge and furrow land and common land, and potentially on unrecorded remains.</p> <p>In particular, Historic England has noted concerns about Harborough Banks (MWA1694), the site of a hillfort dating to the Iron Age. Some areas of the hillfort are still visible as earthworks. It is regionally important and encloses the west part of the existing Kingswood settlement, and its setting. As much of the hillfort area has already been developed, any further development in this area could amount to total loss of this feature.</p> <p>The parcel of land adjacent to the M40 and the Stratford-upon-Avon canal is also particularly sensitive due to notable evidence of Roman activity including the site of kilns and large numbers of finds including pottery. Development of this parcel in particular could amount to a major adverse impact on recorded and unrecorded remains.</p> <p>Modern development has the potential to have an adverse impact on the setting of the group of assets along the south east border of the Site: Shepherd's Fold (MWA9425); the Smithy at Rowington (MWA1783); and the post medieval Lyon Farm (MWA9431).</p>

Maximising Enhancement

Development in this area should respect the scale and mass of present settlements and buildings. They could also use traditional materials in keeping with the present buildings, and possibly take design inspiration from the features of the Canal Conservation Area, in particular the various wharf cottages and lock-keepers' houses.

Mitigating Harm

Historic England comments have stated that this Site C1 is especially sensitive, potentially the most sensitive of the 12 new settlement locations being consulted on, that they would prefer the Site not to be carried forward into the Reg 19 Plan. The comments specifically mentioned the Baddesley Clinton House group, the Iron Age fort, and the many assets associated with the canal infrastructure, but also mentioned that many other Grade II listed buildings and structures were present.

If the Site does continue to be considered for development, then substantial buffer zones around the canals would help protect the setting of the canal infrastructure itself and the various assets associated with it. Buffer zones could also be applied to the grounds of Baddesley Clinton House and the associated St Michael's church; to Shakespeare Hall and Rowington Mill House; to listed structures within the Site, and to non-designated structures.

Areas of known remains, such as the southern parcel adjacent to the M40 and Stratford-upon-Avon canal, the northern parcel containing the Iron Age fort, and the central parcel including Brome Hall garden could be included as green areas within any planning, or also given buffer zones.

Consideration should be given to views in and out of the Canal Conservation Area, particularly from the popular footpaths along the canals, and from the bridges that cross the canals. These areas should be kept free of development as far as possible.

Due to the known presence of prehistoric and medieval assets within and close to the Site, it would be advisable to carry out archaeological investigations prior to any development in the Site as there is potential for previously unrecorded archaeological remains to survive within the undeveloped fields.