

NOTE ON HISTORIC ENGLAND COMMENTS

The authors received comments from Historic England via the local authority on 7 October. 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, 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 consists of eight parcels of land located to the east of Kenilworth. Historically this area was a rural landscape, and it remains largely rural with some small modern residential developments in the village of Stoneleigh to the north; and some commercial and conference development connected with the National Agricultural and Exhibition Centre (NAEC). There is evidence of a Romano-British villa in Glasshouse Wood, immediately west of the Site, bisected by the A46, and other nearby Roman activity. The construction of HS2 through the NAEC is now ongoing.

Immediately to the south of the site is Stoneleigh Abbey, founded by the Cistercian order in 1155. After the Dissolution, this was rebuilt as a family home, incorporating some of the remains. It was the seat of the Leigh family, associated with Jane Austen, and is now Grade I listed. Stoneleigh Abbey, a Grade II* Registered Park and Garden which extends north and south of the Site, had its origins as a 17th century detached deer park within the former lands of Stoneleigh Abbey.

To the north of the Site is the village of Stoneleigh, a Conservation Area, which was originally known as Stanley, and was part of the manorial estate. The Grade I listed parish church of St Mary dates to the 12th century, when the estate still belonged to the Cistercian Order.

Type of Asset

Name and Designation of Asset

Listed Building

One Grade II listed building within Site boundary:

- East Lodge (NHLE 1035170) Grade II listed

Three Grade I listed buildings within 500m study area, beyond Site boundary:

- Church of St Mary (NHLE 1035159) – 467m between the northern parcels of Site.
- Stoneleigh Abbey Gatehouse 83 yards to north west of Stoneleigh Abbey (NHLE 1335868) – 184m south of Site.
- Stoneleigh Abbey (NHLE 1035149) – 219m south of Site.

Five Grade II* listed buildings within 500m study area, beyond Site boundary, all associated with Stoneleigh Abbey:

- Stare Bridge (NHLE 1106390, also a Scheduled Monument) – 17m east of Site.
- New Bridge (NHLE 1035264) – 366m west of Site.
- Stables and Riding School 100 yards north east of Stoneleigh Abbey (NHLE 1364976) – 52m south of Site.
- Iron Gate and Screen 11 yards to south of south wing of Stoneleigh Abbey (NHLE 1086942) – 211m south of Site.
- Conservatory 7 yards to south of the Abbey (NHLE 1087012) – 199m south of Site.

Fifty one Grade II listed buildings within 500m study area, beyond Site boundary, including:

- Thirteen structures associated with Stoneleigh Abbey, between 100m and 250m south of Site
 - Balustrade to River Avon 53 Yards South of The Abbey (NHLE 1035150)
 - Archway 36 Yards to East of Stoneleigh Abbey (NHLE 1035151)
 - Pavilion 166 Yards to South East of Conservatory (NHLE 1035152)
 - Kitchen Garden Walls Including Gates and Gardener's Cottage Immediately South of The Stables and Riding School (NHLE 1335882)
 - Gates 33 Yards to West of Riding School (NHLE 1086975)
 - Fountain In Rose Garden 150 Metres South-East of Abbey (NHLE 1096006)
 - Summerhouse and Sluices At West End of Island, 240 Metres South-East of Abbey (NHLE 1096007)
 - C19 Monument to Family Dogs, 430m South-East of Abbey (NHLE 1096008)
 - C19 Engine House and Remains of C19 Water Engine Within, 100 Metres South-West of Abbey (NHLE 1096009)
 - Mill Bridge 200 Metres South-West of The Abbey (NHLE 1096010)
 - Kennel Keeper's House (NHLE 1106370)
 - Kennels House Including Exercise Area Boundary Wall to North (NHLE 1035171)
 - Mary Lodge (NHLE 1106365)

- Thirty-five structures within the Stoneleigh Conservation Area, all between 280m and 500m from the Site boundaries, between the northern parcels of Site.
 - 2, Birmingham Road (NHLE 1035154)
 - 3, Birmingham Road (NHLE 1104922)
 - 5 and 6, Birmingham Road (NHLE 103515)
 - 9 and 10, Birmingham Road (NHLE 1364979)
 - 11, Birmingham Road (NHLE 1104933)
 - 16 and 17, Birmingham Road (NHLE 1035156)
 - 18, 19 and 20, Birmingham Road (NHLE 1326655)
 - 21/22, Birmingham Road (NHLE 1364980)
 - 23 and 25, Birmingham Road (NHLE 1035157)
 - 26, Birmingham Road (NHLE 1035158)
 - Stoneleigh Bridge (NHLE 1035160)
 - 1 and 2, Coventry Road (NHLE 1035161)
 - 10, 11 and 12 Coventry Road (NHLE 1035162)
 - Stoneleigh Village Club (NHLE 1035172)
 - High Beams (NHLE 1035173)
 - School House (NHLE 1035174)
 - Old Almshouses (NHLE 1035175)
 - 1, 2 and 3 The Bank (NHLE 1096852)
 - 4 and 5, The Bank (NHLE 1035153)
 - 6, 7, 8 and 9 The Bank (NHLE 1096858)
 - Calkin Cottage (NHLE 1104928)
 - The Smithy (NHLE 1106295)
 - Chestnut Cottage (NHLE 1106306)
 - Pear Tree Cottage (NHLE 1106315)
 - The Cottage (NHLE 1106327)
 - New Almshouses (NHLE 1106343)
 - Bridge Cottage (NHLE 1326280)
 - The Cottage (NHLE 1325985)
 - 4 Church Lane (NHLE 1364943)
 - The Cruck Cottage (NHLE 1364944)
 - 5, 6 and 7 Coventry Road (NHLE 1364945)

	<ul style="list-style-type: none"> ○ Manor House (NHLE 1364949) ○ Church Meadow Cottage (NHLE 1364950) ○ Stoneleigh Grange (NHLE 1364977) ○ Phoenix Cottage (NHLE 1364978) <p>Three further listed structures:</p> <ul style="list-style-type: none"> - 1 and 2, Strareton Village (NHLE 103516) - 377m east of Site. - Dale House Farmhouse (NHLE 1325994) - 379m west of Site. - Pypes Mill House (NHLE 1364951) - 95m north of Site. 	
Scheduled Monument	<p>One Scheduled Monument (SM) within the Site boundary:</p> <ul style="list-style-type: none"> - Stare Bridge (NHLE 1005760) - the SM polygon intrudes into the east of the Site, also a Grade II* listed building. <p>Two Scheduled Monuments within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - Roman settlement at Glasshouse Wood (NHLE 1005723) - 154m west of Site. - Deserted medieval village at King's Hill (NHLE 1005724) - 490m north of Site. 	
Conservation Area	<p>One Conservation Area within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - Stoneleigh Conservation Area – between the northern parcels of Site. 	
Registered Park and Garden	<p>One Grade II listed Registered Park and Garden partially within Site boundary:</p> <ul style="list-style-type: none"> - Stoneleigh Abbey (NHLE 1000377), Grade II* 	
Non designated assets	<p>Within the Site, there have been a small number of Neolithic and Iron Age finds. Within the most northerly parcel of the Site, north of Stoneleigh village, is the site of a possible Romano British Settlement, where timber beam slots and pottery were found (MWA2907).</p> <p>Beyond the Site, within the Study Area, there are some areas of ridge and furrow land, and a possible medieval moated site west of Stoneleigh (MWA30634). There are other medieval remains in the area of Stoneleigh village, including the site a possible Hundred Meeting Place (MWA2878). There are also sites of a possible medieval castle east of Glasshouses Wood (MWA4817) and remains of a possible medieval watermill west of the Abbey (MWA2901).</p> <p>North of the Site is the possible site of Finham deserted medieval village (MWA 8406), suggested by documentary evidence, and further areas of ridge and furrow close to the King's Hill scheduled monument.</p>	
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
Within the Site boundary		
Stoneleigh Abbey Registered Park and Garden (NHLE 1000377), Grade II*	This Registered Park and Garden (RPG) contains within it the edge of the Stoneleigh Conservation Area; part of the Scheduled Monument, Roman settlement at Glasshouse Wood; the Scheduled Monument and listed building Stare Bridge; and other listed structures including the Abbey itself and its various ancillary buildings. As these assets are described below, this description largely concerns the designed landscape. It is considered separately due to its high status and because the Site bisects the RPG. However, it should be noted that the listed structures form part of the group value of the RPG,	The RPG immediately adjoins the parcel of the Site covering the NAEC showground. It forms part of the setting of the RPG, which includes the pleasure grounds.

	<p>and add to its historic significance and artistic significance.</p> <p>The RPG consists of 365 hectares, bisected by an area north of the Abbey which was leased to the Royal Agricultural Society of England in 1963 for use as a permanent show ground (the NAEC). This area is now laid out with various structures and infrastructure. The southern section of the RPG includes seven hectares of gardens and pleasure grounds adjacent to the Abbey and 213 hectares of parkland and ornamental plantations. To the north of the NAEC showground is a Deer Park of 145 hectares, which has been partly developed as a golf course. The landscape which is now the RPG was described by Jane Austen in 1806 as “green meadows bounded by large and beautiful woods full of delightful walks”. Her uncle, the Rev Thomas Leigh, then invited Humphry Repton to make recommendations for improvements in a picturesque style. In the mid 19th century, formal terraced gardens were laid out to the design of W A Nesfield.</p> <p>The RPG is approached by various lodges, mostly early 19th century. Other garden structures such as a riverside summerhouse, fountain, pavilion etc form the focus of views. The River Avon, which winds through the RPG, was an integral part of the design, with various bridges, cascades, balustrades etc being incorporated into views within, to and from the RPG. The setting of the RPG is broadly agricultural. The A46 separates it from the suburbs of Kenilworth to the north and west.</p> <p>Its significance is historic, artistic and architectural. The setting of the RPG also contributes to its significance.</p>	
<p>East Lodge (NHLE 1035170)</p>	<p>Although East Lodge is one of the ancillary buildings to Stoneleigh Abbey, it is assessed separately due to its position within the site.</p> <p>This early 19th century sandstone ashlar cottage is in neo-Tudor style. It has one storey plus attic, and a steeply pitched plain tile roof. The cross shaped plan mirrors that of other lodges to the Abbey grounds. Its significance is historic, due to its links to Stoneleigh Abbey, and architectural. It has group value with the other listed assets associated with the Abbey, although it is physically separated from them by the NAEC showground and its associated structures.</p> <p>It sits slightly back from the junction of the B4113 and the main east entrance into the showground and its associated structures. Although originally intended to be a gateway building, the growth of hedgerows and mature trees at its boundary has</p>	<p>The lodge lies just within the site, at its eastern edge. The Site forms part of its setting.</p>

	<p>changed its setting and partially separated it from the road, whilst the growth of woodland to the north has separated it from the northern section of the RPG. Its setting is now similar to a private house in its own garden, rather than a lodge. Its setting contributes to its significance.</p>	
Within the Study Area		
<p>Roman settlement at Glasshouse Wood Scheduled Monument (NHLE 1005723)</p>	<p>This Scheduled Monument (SM) survives as a series of buried archaeological remains and associated earthworks. Limited excavation was carried out in the 1970s, revealing evidence for a Romano-British settlement from the 1st to 4th centuries, and also for post medieval glass working. Evidence was found of timber structures, replaced by stone buildings, as well as quantities of pottery, tile and a cremation burial. The site has evidential significance as it retains valuable information relating to the development of this settlement, of Romano-British settlement patterns and land use more generally. It has national and regional significance for evidence of post-medieval glass working.</p> <p>The Site is located west of Kenilworth, just beyond the edge of Kenilworth’s suburbs within a rural landscape, but it is bisected by the A46 Kenilworth Bypass. To the south west are sports fields, and to the south and north are agricultural lands. To the east is the River Avon, with the lands of Stoneleigh Abbey beyond. Its setting contributes to its significance although partially diminished by the addition of the modern bypass.</p>	<p>The SM is approximately 400m west of the NAEC parcel of the Site, and 250m south of the parcels between the B4115 and the A46. These parcels form part of the wider agricultural setting of the SM.</p>
<p>Deserted medieval village at King’s Hill (NHLE 1005724)</p>	<p>According to the Scheduled Monument (SM) listing, although there are no above ground remains, this SM survives as a trackway, house platforms and an area of ridge and furrow cultivation, visible as earthworks.</p> <p>A non-designated asset listing of the site (MWA5292) suggests this is the site of a grange associated with Stoneleigh Abbey, and limited excavations were carried out in 1971 (EWA2944).</p> <p>The SM’s significance is largely evidential, as the SM listing states that it will contain archaeological and environmental evidence relating to its construction, development, social, political and economic significance and overall landscape context.</p> <p>The remains are north of the Site, on the west side of the A46 Kenilworth Bypass. To the north are the suburbs of Coventry, while agricultural land, bisected by the bypass surrounds it to the west and south. East of the bypass are a golf course and water treatment works. Its setting contributes to its significance although partially diminished by the addition of the modern bypass.</p>	<p>The SM is approximately 400m north of the most northerly parcel of the Site. This northern parcel forms part of the wider agricultural setting of the SM, however, it is separated from the SM by the bypass. There is no intervisibility due to the trees lining the bypass. The Site does not contribute to the significance of the SM.</p>

<p>Stoneleigh Conservation Area and its 36 listed assets</p>	<p>This group includes the Conservation Area (CA), 35 Grade II listed buildings, one Grade I listed building (Church of St Mary, described separately below) and one Scheduled Monument (Stoneleigh Bridge, NHLE 1005739). The Scheduled Monument and some of the listed buildings are outside the Study Area but within the Conservation Area. However, they are all assessed here as a group, as their significance derives partly from their group value and the contribution each listed asset makes to the setting of the others.</p> <p>Stoneleigh is a village with a well defined boundary, centring on The Green and the Old Forge, with a number of roads leading off from it. It has a distinctive character, possibly largely due to it being the main estate village associated with Stoneleigh Abbey. Many of the cottages belonged to the estate. The village is largely brick with some timber framed cottages with brick nogging. Most of the cottages are small in scale. Some notable buildings include a row of 16th century stone alms houses on the green (NLHE 1035175), and a mid-16th century black and white timber framed Manor House at the southern entrance to the village (NLHE 1364949). An 18th century schoolhouse, now converted into dwellings, is also a handsome, red brick building (NHLE 1035174). The school and almshouses were funded by the Leigh family, whose mausoleum is in the Church of St Mary, described separately below. From the north, the CA is entered via Stoneleigh Bridge, over the River Sowe, which is both a Scheduled Monument and Listed Building.</p> <p>The CA and its assets have strong group value. They have historic value, due to their association with the Abbey and the Leigh family, as well as historic value as an example of an agricultural community. They have architectural interest as a group, as well as interest as separate buildings, particularly in regard to the timber framed construction of many of the dwellings.</p> <p>The Conservation Area leaflet (Warwick District Council, no date) states that there are important open views from the south towards the village, and out of the village towards the south and the Site, these are described in more detail in the section on the Church of St Mary below. Views along the river and its adjacent meadows are also important. The southern parts of these open meadows are included within the Site. The setting of the conservation area and associated listed buildings contributes to their significance.</p>	<p>The CA and its assets are approximately 225m north east of the sections of the Site currently used as the NAEC showground, and south of the most northerly parcel. The setting of the CA is defined by its relationship with the River Sowe, which encircles it and feeds into the River Avon immediately to the south in the open meadows forming part of the Site.</p> <p>The setting is also defined by the open rural landscape surrounding it, which is largely free of development, consisting of pastureland with traditional hedgerow boundaries and small spinneys. A golf course has been developed to the south east of the village, this is separated from the village by a narrow band of woodland. Some small modern residential developments have also been built to the north of CA</p> <p>The land within the Site forms part of the setting of the CA and its assets.</p>
<p>Church of St Mary (NHLE 1035159), Stoneleigh</p>	<p>Although within the Stoneleigh CA, this is assessed separately due to its Grade I status and its position on the southern edge of the village.</p>	<p>The building is approximately 467m north of the Site. The setting of the church consists of both the village</p>

	<p>The church dates to the late 12th century, and was partly rebuilt in the mid 14th century, with additions in the 17th and 19th centuries. It is largely of red sandstone ashlar, with some lighter coloured sandstone. According to Pevsner, it is essentially a very ambitious Norman church, with a square four stage tower forming a west porch. A north doorway features two dragons and two snakes biting each other's tails. Inside, there are further elaborate carvings of various dates. The font is a fine Norman example, with 19th century box pews and other furnishings. A small extension was built in 1665 by Lord Leigh as a burial vault for his family and a vestry, a further north chapel was built in the early 19th century as a Leigh family mausoleum.</p> <p>It is set in a churchyard on the south edge of the village. The southern boundary is of iron fencing with occasional trees, creating a porous boundary that merges into the meadows beyond. A footpath crosses the field directly towards the tower and extends straight across the churchyard to the west doorway, creating a fine vista both towards and away from the tower. This path continues south into the Site, and crosses a footbridge over the River Sowe, the tower forming an attractive landmark for long-range views.</p> <p>The building, which is still in active use, possesses outstanding architectural, artistic, historic and communal value. Its village setting also contributes to its significance.</p>	<p>envelope, and also the surrounding agricultural land.</p> <p>The land within the Site forms part of the setting of the buildings.</p>
<p>Stoneleigh Abbey (NHLE 1035149) and its ancillary buildings and structures to the south west of the site, including riverside structures</p>	<p>Stoneleigh Abbey is described and assessed here as a group of 20 listed assets along with its ancillary buildings and garden structures.</p> <p>The Abbey itself is a Grade I listed sandstone ashlar house built on four sides of a square which roughly coincides with the cloister garth of the abbey founded in 1155. It embodies some remains of the abbey. The northern and east wings date from after the dissolution and are of three storeys. The west wing, which forms the main facade, was designed in the early 18th century and includes a range of state apartments. It was the seat of the Leigh family, who have had considerable influence over the wider landscape, and who had associations with Jane Austen.</p> <p>To the south is the River Avon, and various listed structures associated with it, including a 19th century water engine house, bridge and cascade, balustrade and summerhouse.</p> <p>To the north, towards the Site, are listed structures including a gatehouse, gate, and a substantial stables and riding school laid out on a crescent plan. This is now converted to residential use.</p>	<p>The group of structures immediately adjoins the southern border of the Site. The narrow band of mature trees which screen the Abbey and its structures, and which are also included in the RPG, are included within the site.</p> <p>The land within the Site forms part of the setting of the buildings. This has been partly developed with buildings associated with the NAEC showground such as large arena sheds and some corporate buildings of one and two storeys.</p>

	<p>To the east, the gardens extend including a listed fountain, walled kitchen garden, archway and pavilion.</p> <p>The immediate setting is defined by the Abbey's relationship with the loop of the river, and with the rural landscape, which consists of lawns, cricket ground and pasture lands immediately on each side of the river. Its original, wider setting included the wider manorial estate which extended north to the village of Stoneleigh and the Deer Park. It is now effectively separated from the lands to the north by the construction of the buildings associated with the NAEC showground. A narrow band of mature trees running east-west, immediately to the north of the riding school, partly screens the house and its grounds from the modern development. A modern cul-de sac of detached houses separate the Abbey and its gardens from the lands to the east. However, the original views from the main western facade remain the same, extending over the listed New Bridge and towards the Grecian lodges (both described separately below).</p> <p>The various structures have strong historic and architectural interest as a group, as well as interest as separate buildings.</p> <p>The Abbey itself also has evidential value due to the remains of the original buildings embedded within it.</p> <p>The estate also has group value with various assets over a wider landscape, through its associations with the village of Stoneleigh and the Deer Park to the north. The rural setting of the building and the relationship between the buildings contribute to its significance.</p>	
<p>Kennel Keeper's House (NHLE 1106370), Kennels House including exercise area boundary wall to north (NHLE 1035171) and Mary Lodge (NHLE 1106365)</p>	<p>Although ancillary buildings to Stoneleigh Abbey, these are assessed separately due to their position to the south of the site, separated from the immediate environs of the Abbey.</p> <p>The Kennel Keeper's House and Kennels House are both 18th century red brick buildings on sandstone plinths. The lodge is an early 19th century sandstone ashlar cottage in neo-Tudor style.</p> <p>They possess historic interest due to their association with the Abbey. The kennels also possess evidential and architectural interest as examples of specific, high-quality design for an unusual purpose. The lodge also possesses architectural interest due to its cross plan and patterned roof. Its setting also contributes to its significance.</p>	<p>The buildings are approximately 100m south east of the Site. The setting of these buildings has been developed with a small estate of modern, high quality detached houses to the south. The wider setting is agricultural. To the north are the structures of the NAEC complex, though this is partly separated from the assets due to a narrow band of woodland.</p>

<p>Stare Bridge (NHLE 1106390)</p>	<p>Stare Bridge is a late 15th century, long narrow bridge of nine arches over the River Avon and was built for the abbey community. It is both Grade II* listed and a Scheduled Monument.</p> <p>To the north are open agricultural fields with occasional stands of trees. to the south, the river is lined with a narrow band of woodland which conceals with various structures associated with the NAEC beyond. The construction of a road bridge to the east means Stare Bridge is little used.</p> <p>The bridge possesses historical interest as part of the infrastructure serving the Abbey. It has architectural interest as a well-designed and built survival of an early stone bridge. Its setting also contributes to its significance.</p>	<p>The bridge is located on the edge of the Site, the polygon of the Scheduled Monument intruding into the Site.</p> <p>The peaceful rural setting contributes to the significance of the bridge.</p>
<p>New Bridge (NHLE 1035264)</p>	<p>Although one of the ancillary buildings to Stoneleigh Abbey, this is assessed separately due to its position to the west of the site.</p> <p>This II* structure dates to 1814 and was built as the main entrance to the principal facade of the Abbey. It is stone built with Grecian influence, with an ornamental stone balustrade and round headed niches.</p> <p>Its setting is defined by its relationship with the river, the Grecian lodges (described below) and the Abbey, and this setting is almost unchanged. Further to the west, the new A46 does not intrude as it is hidden within the trees of Glasshouse Wood. The developments of the showground are also partly screened by trees, and the traffic associated with this development does not intrude on the bridge. Its main interest is architectural, with some historical interest, due to its association with the Abbey. Its setting also contributes to its significance.</p>	<p>The bridge is approximately 366m from the Site.</p> <p>The peaceful rural setting and the Abbey itself contributes to the significance of the bridge. The Site forms part of the wider setting of the bridge.</p>
<p>1 and 2 Strareton Village (NHLE 1035166)</p>	<p>This pair of cottages are timber framed 17th century dwellings, with red brick infill panels and later additions. They have steeply pitched plain tile roofs with gable ends. They are on the north side of the road, facing it.</p> <p>Their setting is predominantly rural. Close by to the east are various red brick farm buildings and dwellings. The lane is bounded by hedgerows. To the north and west is a narrow band of woodland which separates the listed dwellings from the site. The listed buildings do not fall within the RPG. Their principal interest is architectural, with some evidential interest due to their timber structure with later infills. Its setting also contributes to its significance.</p>	<p>The buildings are approximately 377m north of the Site. The Site does not form part of the setting of the listed cottages.</p>
<p>Dale House Farmhouse (NHLE 1325994)</p>	<p>This late 18th century red brick farmhouse has a steeply pitched plain tile roof with gabled ends. It is</p>	<p>The farmhouse is 379m west of the most western sections of the SG02 site, which are to the west of the</p>

	<p>of four bays and two storeys, with a string band between ground and first floors.</p> <p>Its setting is defined by its relationship to its associated farm buildings, which partly surround it to the east and north, and its wider setting in the agricultural landscape associated with it. Its principal interest is architectural, and it has some historical value as the former home of the historian Mary Dormer Harris. Its setting also contributes to its significance.</p>	<p>A46. It faces south east, towards the Site.</p> <p>Although the Site does not form part of the immediate setting of the farmhouse, it forms part of the wider rural setting.</p>
<p>Pypes Mill house (NHLE 1364951)</p>	<p>This late 16th century timber framed mill house has been modernised and extended, but the original building is still in good condition and can be easily read. It is of two storeys, the ground floor has been refaced with red brick and with close set studding exposed on the upper storey. It has a steeply pitched roof and central recessed porch.</p> <p>As a water powered mill, its setting is defined by its relationship with Finham Brook to the north, and to the wider agricultural landscape which would have previously supplied the grain to be milled.</p> <p>Its immediate setting is largely unchanged. The A46 bypass to the north west is largely screened by trees. To the north east is an extensive water treatment plant, which is again largely screened by trees lining the road.</p> <p>Its principal interest is architectural and evidential, due to the timber framed structure. Its setting also contributes to its significance.</p>	<p>The mill is 95m north of the most northern sections of the SG02 site. It faces broadly south west, towards the Site.</p> <p>Although the Site does not form part of the immediate setting of the mill, it forms part of the wider rural setting.</p>

POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
<p>Stoneleigh Abbey Registered Park and Garden (NHLE 1000377), Grade II*</p>	<p>The Historic England comments state that employment development of large scale/mass in this area, located between two sections of Stoneleigh Abbey GII* Registered Park and Garden (RPG), which is included on the Heritage at Risk Register (HAR), would potentially cause substantial harm. The comments also mention possible impacts on setting of Stoneleigh Abbey Grade I Listed Building (LBs) situated within the RPG, on many Grade II LBs & on Stoneleigh Conservation Area (CA), containing many LBs to north. Historic England stated they were less concerned regarding northern parcels of SGL2, between the A46 & B4115.</p> <p>Additional modern developments in any of the parcels of land included within SG 02 would alter the broadly agricultural setting of the RPG, which has already been diminished by piecemeal development in the showground area. The construction of HS2 will further divorce the Abbey and its associated gardens from the Deer Park which was historically part of the setting of the Abbey and its gardens. Further development in the showground area will exacerbate this issue, which would have a minor adverse impact on the significance of the RPG.</p>
<p>East Lodge (NHLE 1035170)</p>	<p>Historic England comments, detailed above, stated development between two sections of the RPG had the potential to cause impacts to the setting of the listed assets.</p>

	<p>The lodge is located within the Site boundary and there is therefore potential for physical impacts and setting changes to the building. Additional modern developments would alter the broadly rural setting of the lodge, although this setting has been diminished by the existing piecemeal developments in the showground area. This has the potential for a major adverse impact on the significance of the listed building.</p>
<p>Roman settlement at Glasshouse Wood (NHLE 1005723)</p>	<p>The scheduled monument (SM) is located outside the Site boundary. It has already been physically affected by the construction of the A46, which runs through it. Additional modern developments in the southernmost of the parcels of land between the A46 and the B41115 would alter the broadly rural setting of the listed structure, which has the potential to have a minor adverse impact on the SM. Further developments also have the capacity to physically impact any below-ground remains which may be associated with the SM, beyond the boundaries of the SM. This is further considered in the Mitigations section below, but also has the potential to impact the significance of the SM.</p>
<p>Deserted medieval village at King's Hill (NHLE 1005724)</p>	<p>The scheduled monument (SM) is located outside the Site boundary. It has already been physically affected by the construction of modern agricultural and residential buildings. The setting of the SM would not be altered by the further development of the most northerly part of the Site, so would not impact the significance of the SM.</p>
<p>Stoneleigh Conservation Area (CA) and its listed assets</p>	<p>Historic England comments, detailed above, stated development between two sections of the RPG had the potential to cause impacts to the setting of the listed assets.</p> <p>Further development in the showground area would have the potential to further divorce the CA and its associated listed structures from the Abbey, to which it was historically linked as part of the manorial estate. Additional modern developments in any of the parcels of land included within SG 02 would alter the broadly rural setting of the listed buildings. In particular, further developments in the showground area have the potential to affect key views and vistas towards the south, both in and out of the CA. These changes would have a minor adverse impact on the significance of the CA and its listed structures.</p>
<p>Church of St Mary (NHLE 1035159), Stoneleigh</p>	<p>Historic England comments, detailed above, stated development between two sections of the RPG had the potential to cause impacts to the setting of the listed asset.</p> <p>Further development in the NAEC showground area would have the potential to further divorce the church from the Abbey, to which it was historically linked as part of the manorial estate. Additional modern developments in any of the parcels of land included within SG 02 would alter the broadly rural setting of the listed buildings. In particular, further developments in the showground area have the potential to affect key views and vistas towards the south, both to and from the church. These changes would have a minor adverse impact on the significance of the CA and its listed structures.</p>
<p>Stoneleigh Abbey (NHLE 1035149) and its ancillary buildings and structures to the south west of the site, including riverside structures</p>	<p>Historic England comments, detailed above, stated development between two sections of the RPG had the potential to cause impacts to the setting of the listed assets.</p> <p>Additional modern developments in any of the parcels of land included within SG 02 would alter the broadly rural setting of the listed buildings, which has already been diminished by piecemeal development in the showground area. Further development in the showground area would also have the potential to further divorce the Abbey and its associated listed structures from the Deer Park which was historically part of the setting of the Abbey and its associated structures. These changes would have a minor adverse impact on the significance of the Abbey and its ancillary structures.</p>
<p>Kennel Keeper's House (NHLE 1106370), Kennels</p>	<p>Historic England comments, detailed above, stated development between two sections of the RPG had the potential to cause impacts to the setting of the listed assets.</p>

House including exercise area boundary wall to north (NHLE 1035171) and Mary Lodge (NHLE 1106365)	The setting of the listed buildings has already been altered to some degree by the construction of a small estate of detached dwellings to the south, although these are broadly in keeping with the listed structures in terms of scale and materials. A further small cul-de-sac, The Cunnery, has also separated this group of assets from the Abbey, and the setting has been further altered to some degree by the development of the showground area to the north, although this is screened by a narrow band of woodland. Further development in the showground area would have the potential to cause further changes to the setting of the listed assets. These changes would have a minor adverse impact on the significance of the listed structures.
Stare Bridge (NHLE 1106390)	Historic England comments, detailed above, stated development between two sections of the RPG had the potential to cause impacts to the setting of the listed assets. The rural setting of the bridge has the potential to be altered by the further development of the showground part of the Site. The change to the setting would result in a minor adverse impact on the significance of the listed structure.
New Bridge (NHLE 1035264)	The setting of the bridge has the potential to be altered by the further development of the showground part of the Site. The change to the setting would have a minor adverse impact on the significance of the listed structure.
1 and 2 Strareton Village (NHLE 1035166)	The setting of the buildings would not be altered by the further development of the showground part of the Site. Therefore, there would be no impact on the significance of the listed buildings.
Dale House Farmhouse (NHLE 1325994)	The setting of the building would be altered by the removal of agricultural fields in the wider setting of the farm as well as the addition of modern infrastructure. The change to the setting would have a minor adverse impact on the significance of the listed building.
Pypes Mill house (NHLE 1364951)	The setting of the building would be altered by the removal of agricultural fields in the wider setting of the farm as well as the addition of modern infrastructure. The change to the setting would have a minor adverse impact on the significance of the listed building.
Non designated assets	Most of the non-designated assets are related to, or in the region of, listed assets. In particular, the various medieval non-designated assets related to Glasshouses Wood are in the region of the SM. Possible impacts on them have therefore been considered above. An exception is the site of a possible Romano British Settlement, north of Stoneleigh, where timber beam slots and pottery were found (MWA2907). Modern development of this most northerly parcel of the Site has the potential to physically impact any further remains. This has the potential to have a major adverse impact on the significance of the non-designated asset.

MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement

The showground area, although in some sense already developed with extensive infrastructure and some buildings, also includes significant green space. In addition, the buildings are generally one or two storeys, largely resembling modern agricultural sheds with some corporate offices. If this area was to be further developed, any new development should take account of the essentially rural nature of the surrounding area in terms of height, materials and density.

Similarly, the areas of undeveloped land straddling the A46, and to the south east of the B4113 should respect local traditions in terms of height and materials.

Residential buildings should be of not more than two storeys, and should use local materials such as red brick and tile roofs. Design inspiration for small scale dwellings could be taken from buildings in Strareton and Stoneleigh villages.

Buffer zones to protect the listed assets could be created, which could be used as green space within the development design.

Mitigating Harm

Due to the known presence of Roman and medieval remains in the Glasshouse Wood area, and more generally in the areas surrounding the Site, it would be advisable to perform archaeological investigations prior to any development in the region of the wood. The known remains of medieval glass making have been mentioned within the listing description of the scheduled monument as being of regional and national importance. The remains of the Romano-British settlement are also known to have evidential potential.

The Site SG02 consists of eight parcels of land separated from each other by roads and fields. Three smaller parcels lie to the west of the A46; three lie between the B4115 and the A46; one lies north of Stoneleigh; and one broadly covers the present showground area and intrudes on the margins of the RPG. Though these are included together for assessment purposes, their development would have significantly different effects on the various listed assets. In particular, the parcel of land that covers the showground, and which intrudes on to the RPG has the potential to have much more significant adverse effects on the listed assets, including the RPG and the assets within it, and on the Stoneleigh Conservation Area and the assets within it.

It would therefore be advisable to consider these parcels of land separately, rather than treating them as a single Site as this assessment was required to do.