

NOTE ON HISTORIC ENGLAND COMMENTS
<p>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.</p> <p>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.</p>

IDENTIFICATION OF HERITAGE ASSETS	
Site Historic Background	
<p>The Site is located north of Royal Leamington Spa, between the village of Cubbington and the modern suburb of Lillington.</p> <p>The land within the Site consists of agricultural fields with occasional farmsteads. During the medieval period the nearby village of Cubbington was recorded in the Domesday Book. It is generally accepted that a Saxon church predated the Norman church of St Mary’s, giving this area a longer period of settlement. The agricultural nature of the landscape continued through the post-medieval period, when it consisted of isolated farms surrounded by agricultural fields.</p> <p>During the 20th century, postwar suburbs have extended from Lillington and Cubbington, but the Site itself has remained agricultural.</p>	
Type of Asset	Name and Designation of Asset
Listed Building	<p>There are no listed buildings located within the Site.</p> <p>One Grade I listed building within 500m of the Site Church of St Mary (NHLE 1364926), 480m west of Site</p> <p>Nine Grade II listed buildings within 500m of the Site</p> <ul style="list-style-type: none"> – These include six listed buildings within the Cubbington CA between 210 and 480m west of Site. <ul style="list-style-type: none"> ○ 54 Queen Street (NHLE 1035203) ○ 19 High Street (NHLE 1320362) ○ Manor Cottage (NHLE 1035201) ○ Cubbington War Memorial (NHLE 1438972) ○ The Old Manor House (NHLE 1035202) ○ Churchyard Wall and Gates to south and south east of Church (NHLE 1035199) – Roman Catholic Church of Our Lady (NHLE 1402200), 450m east of Site. – Lillington Library (NHLE 1420766), 480m east of Site
Scheduled Monument	There are no scheduled monuments located within 500m of the Site.
Conservation Area	Cubbington Conservation Area, 170m east of Site.
Non-designated Assets	There are no areas of ridge and furrow within the Site, but there are two areas of ridge and furrow within the study area, to the east of the Site, and a further area to the south, now parkland.

	<p>There are no locally listed buildings within the Site or study area. There are no findspots within the Site. However, within the study area, Roman pottery (MWA1371) and a Bronze Age burial and beaker (MWA1383) have been found to the west of the Site. This area is now modern development.</p> <p>To the south of the site is the deserted Newbold Comyn medieval settlement (MWA1463), marked as a village on a 1725 map. The earthworks of two possible house platforms are visible, though it is now partially under the Newbold Comyn golf course.</p> <p>North of the site is the original extent of Cubbington medieval village (MWA9508) and a medieval windmill (MWA2517) but this is now under modern development.</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 Study Area		
<p>Roman Catholic Church of Our Lady (NHLE 1402200)</p>	<p>The RC church was built in 1963. It is constructed with brick infill on a concrete frame, with extensive stained glass and mosaic.</p> <p>Its significance is principally derived from its architectural and communal interest.</p> <p>The church has group value with the adjacent Lillington Library which was built almost simultaneously, to designs by the same architect.</p> <p>It is set within the new suburb it was built to serve, between a library and a health centre, with a small park to the rear. The wider setting is of estates of social housing.</p> <p>The setting contributes to the significance of the listed building.</p>	<p>The building is located west of the Site, and is separated from it by the post-war suburbs.</p> <p>The setting of the building is formed by the suburbs and their associated facilities such as the library and park.</p> <p>The Site does not form part of the setting, and does not contribute to the significance of the listed building.</p>
<p>Lillington Library (NHLE 1420766)</p>	<p>This branch library, in Festival of Britain style, dates from 1959 to 1960.</p> <p>It is constructed in brick and concrete, with Hornton stone, glass, slate and coloured aggregate panels over breezeblock.</p> <p>Its significance is principally derived from its architectural interest.</p> <p>The library has group value with the adjacent Roman Catholic church of Our Lady which was built almost simultaneously, to designs by the same architect.</p> <p>It is set within the new suburb it was built to serve, and reflects the height of the flats on the opposite side of Valley Road. To the rear is a small park, and the wider setting is of social housing.</p> <p>The setting contributes to the significance of the listed building.</p>	<p>The buildings are located west of the Site, and separated from it by the post-war suburbs.</p> <p>The setting of the buildings is formed by the suburbs and their associated facilities such as the church and park.</p> <p>The Site does not form part of the setting, and does not contribute to the significance of the listed building.</p>
<p>Cubbington Conservation Area and ten listed structures, of which</p>	<p>Cubbington Conservation Area (CA) consists of the historic core of the village at the junction of Church Lane, Church Hill, New Street and High Street.</p> <p>Clustered around this junction are the Grade I church of St Mary and its associated war memorial,</p>	<p>The CA is located north east of the Site, and is separated from it by the modern suburbs of the village itself.</p>

<p>seven are within the 500m study area.</p>	<p>walls and gates (described separately below); the 16th century timber framed Old Manor House (NHLE 1035202) and Manor Cottage (NHLE 1035201); and the 19th century Cubbington CofE Primary School (NHLE 1035200).</p> <p>Beyond this junction to the north and east are further Grade II listed dwellings representing the gradual expansion of the town in the 17th century. The significance of the CA and its assets is derived from its architectural, evidential and historic interests, which contribute to the area's character and appearance. The assets have group value as well as individual value.</p> <p>The CA is set within more recent developments, including a band of post-war development to the west. The wider setting is of a rural landscape, although this has been altered by further recent residential developments to the west in Lillington; industrial developments to the south with the Thwaites plant hire complex; and the HS2 line under construction to the east and north. The setting makes some contribution to the significance of the CA.</p>	<p>The Site forms part of the remaining rural landscape which still encircles the wider village around the CA. The Site makes some contribution to this wider setting of the CA.</p>
--	---	--

<p>Church of St Mary (NHLE 1364926), and associated Churchyard Wall and Gates to south and south east of Church (NHLE 1035199) and Cubbington War Memorial (NHLE 1438972),</p>	<p>This church is in the centre of the Conservation Area, but is considered here separately, along with its associated walls and war memorial due to its Grade I status. The church dates from the 12th century, with additions in the 13th and 14th centuries, and extensive rebuilding in the late 19th century. It is of red sandstone ashlar with some grey sandstone.</p> <p>Internally are a 12th century font and unusual wooden monument dating to 1702.</p> <p>Its principal significance is architectural and evidential.</p> <p>It is set in its own graveyard with associated wall and gates dating to the 19th century and 20th century war memorial. The memorial is a striking Latin cross in Cornish granite.</p> <p>The church stands at a crossroads in the centre of the village, which encircles church. The wider setting is formed by modern suburbs to the west, south and north, and a rural landscape to the east. The setting contributes to the assets' significance.</p>	<p>The listed assets are located north of the Site, and separated from it by a band of modern development. The Site does not form part of the setting of the listed assets, or contribute to its significance.</p>
--	---	--

POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
<p>Roman Catholic Church of Our Lady (NHLE 1402200)</p>	<p>The Site does not contribute to the setting or significance of the listed buildings. Development of the Site would not impact the significance of the listed buildings.</p>
<p>Lillington Library (NHLE 1420766)</p>	<p>The Site does not contribute to the setting or significance of the listed buildings. Development of the Site would not impact the significance of the listed buildings.</p>

<p>Cubbington Conservation Area and ten listed structures, of which seven are within the 500m study area.</p>	<p>The settings of the listed assets are defined by their relationship with the village and immediate surroundings. They are separated from the Site by modern developments west of the village. Although the development of the Site would affect the wider rural landscape, it would not impact the significance of the listed buildings as individual heritage assets.</p> <p>However, it would have the effect of further joining Cubbington to the town of Royal Leamington Spa via the suburb of Lillington. This would reduce the identity of the village as a separate entity with its own distinctive characteristic, and so could potentially result in a minor adverse impact on the CA.</p>
<p>Church of St Mary (NHLE 1364926) and associated Churchyard Wall and Gates to south and south east of Church (NHLE 1035199) and Cubbington War Memorial (NHLE 1438972)</p>	<p>The Site does not contribute to the setting or significance of the listed buildings. Development of the Site would have not impact on the significance of the listed buildings.</p>
<p>Non designated assets</p>	<p>The lack of findspots, earthworks, cropmarks or ridge and furrow sites within the Site suggest there is unlikely to be previously unrecorded remains by modern development of the Site.</p> <p>The areas of findspots to the west of the Site (Lillington) and north east of the Site (Cubbington) are already developed. Modern development of the Site would be unlikely to impact the significance of non designated assets.</p>

<p>MAXIMISING ENHANCEMENT AND MITIGATING HARM</p>	
<p>Maximising Enhancement</p>	
<p>Development in this area should respect the scale and mass of present settlements and buildings.</p>	
<p>Mitigating Harm</p>	
<p>In order to reduce the risk of submerging of Cubbington Conservation Area into the growing town of Royal Leamington Spa, a buffer zone could be created at the north east of the Site to protect the sense of Cubbington as a separate entity.</p>	