

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 consists of 8 land parcels in and around Southam. They are all in undeveloped land around the edges of the settlement.

Southam was recorded in the Domesday Book (1086) as part of the lands of the abbey of Coventry. The Priory were granted a market charter for Southam in 1227. The historic core of the settlement during the post-medieval period is recorded on historic OS mapping, concentrated around the loop of High Street, Oxford Street, Appendix Street and Daventry Street. The surrounding land was dominated by agricultural fields as well as Stoney Thorpe Hall and park to the west.

During the 20th century, the town expanded in all directions with additional residential and commercial developments. Much of the surrounding land still remains in agricultural use. To the south west, there is ongoing work to construct the HS2, which runs south east to north west at this point. The line skirts the southernmost parcels of the Site.

Type of Asset	Name and Designation of Asset
Listed Building	<p>No listed buildings within Site boundary</p> <p>1 Grade I and 39 Grade II listed buildings within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - 35 listed building within Southam Conservation Area including Church of St James (NHLE 1185823) Grade I listed and 34 Grade II listed buildings all within the 500m of the Site. - 47 and 49 Abbey Lane (NHLE 1035584), Grade II listed – 300m north of Site - The Fields House (NHLE 1035583) Grade II listed – 260m south of Site - Stoney Thorpe Hall (NHLE 1364757) and stable block (NHLE 1035571) Grade II listed – 200m west of the Site. - Napton Road Farmhouse (NHLE 1299535) - 180m north of Site - Holy Well (NHLE 1299530), also a scheduled monument – 3m south east of Site
Scheduled Monument	Holy Well (NHLE 1005730) scheduled monument and Grade II listed building (NHLE 1299530) – 3m south-east of Site.
Conservation Area	Southam Conservation Area located between the Sites, within the centre of Southam.
Non-designated	<p>Within the Site boundary are a number of non-designated assets. The earliest assets recorded within the Site is a Roman findspot of various artefacts (MWA28812). While no prehistoric remains lie within the Site, an Iron Age settlement site (MWA31343) has been recorded directly adjacent to the north-west of the Site to the north of Daventry Road.</p> <p>Evidence of medieval date within the Site include ridge and furrow (MWA9625) and the site of a medieval building (MWA7244). Assets of post-medieval date in the Site include a possible windmill site near Leamington Road (MWA31285), a quarry site (MWA867) and a</p>

	<p>non-designated road bridge (MWA20065). The eastern end of the post-medieval Stoneythorpe Park (MWA1647) also extends into the Site to the north of Leamington Road.</p> <p>Modern assets include the site of RAF Southam (MWA8106) to the east of Southam as well as a Second World War crash site (MWA20514) to the south-west of Welsh Road East close to the RAF site.</p> <p>Finally, undated linear cropmarks (MWA4891) are present in the Site to the south of Welsh Road East.</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 Study Area

<p>Holy Well (NHLE 1005730) scheduled monument and Grade II listed building (NHLE 1299530) –</p>	<p>The holy well is a 17th or 18th century construction, on the site of an earlier well. It is constructed of limestone and sandstone in a semi-circular form. The straight wall is inset with three worn carved heads spouting water into a trough. The well is supported by moulded buttresses to either side. Three steps lead down to either side of the trough.</p> <p>The well is first mentioned in AD998 as part of the Manor of Southam. It has a long connection to the history of the town. During the enclosure of Southam lands in 1760, the Holy Well was specifically mentioned to be enclosed by posts and rails and kept for the benefit of the inhabitants of the Parish of Southam and not to be acquired privately. In 1818, an eye hospital was established in the town, partly on the basis of the well's properties.</p> <p>The well was restored in 2005-7 when the water supply was restored. It is the focus of a circular walk from Southam, along the river Stowe, south from Stoney Thorpe Hall and returning to Stowe along the Leamington Road. It is set within fields.</p> <p>The significance of the well is derived from its archaeological, architectural and historic interest. The rural, riverside setting which remains intact also contributes to its significance.</p>	<p>The holy well is located approximately 3m south-east of the Site located to the south of Welsh Road West.</p> <p>The setting of the well consists of its relationship to Southam, its proximity to the River Stowe and the surrounding rural landscape.</p> <p>The Site forms part of this agricultural setting.</p>
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<p>Southam Conservation Area and its listed assets, including 47 and 49 Abbey Lane (NHLE 1035584), Grade II listed, immediately outside the Conservation Area and within the town of Southam</p>	<p>The Conservation Area covers the historic core of the settlement concentrated along High Street and the surrounding roads. The historic streetscape of the town has survived, with later developments expanding the settlement in all directions. The buildings within the conservation area include the Grade I listed medieval Church of St James (1185823) and 34 Grade II listed buildings, which range from an early-mid 16th century timber frame Manor house (NHLE 1035591) to 18th and 19th century houses (e.g. 1035590; 1185806; 1364727) and public houses (NHLE 1185795; 1364763). The materials used vary with earlier buildings of coursed stone and timber framing, while later post-medieval buildings are mostly constructed of red brick, some rendered. Most roofs are slate or 20th century tile, although two early 18th century cottages, 3 and 5 Banbury Road are thatched (NHLE 1364762).</p> <p>47 and 49 Abbey Lane (NHLE 1035584) are within the suburbs of the town, although outside the Conservation Area. They are a pair of cottages, originally a cruck-framed house, of 14th century origins with later additions.</p> <p>The significance of the conservation area and associated buildings is derived from their architectural and historic interest. The rural setting of the village also contributes to its significance.</p>	<p>The conservation area and its associated assets are located between the multiple land parcels in the Site boundary. These Sites, while not within the conservation area, contribute to the rural setting of the historic town.</p> <p>The land within the Site forms part of the setting of the conservation area, as parts of the surrounding agricultural fields which form the agricultural context of the historic town.</p>
<p>Stoney Thorpe Hall (NHLE 1364757) and stable block (NHLE 1035571) Grade II listed</p>	<p>The hall is an early 17th century manor house with possible 16th century origins. It is built of squared and coursed lias, part rendered, and built in a U-shaped plan. The hall consists of two storeys and five bays. The principal southern elevation has a two-storey gabled porch with ball finial at apex, and multi-light mullioned windows either side. To the west of the hall is the Grade II listed stable block. The block was also built in the 17th century, built of squared, coursed lias in an L-shaped plan. It consists of two storeys and three bays of 3-light mullioned windows and casements, irregularly disposed. There is a central archway with a 19th century brick pointed head, and a Tudor-arched doorway to the right. Attached to the stables is an outbuilding, possibly a former kitchen/bakehouse. The hall and stables are set within surrounding grounds with a drive approaching the house from the south-west. Areas of the park survive, including the drive and an avenue of trees to the south-east.</p> <p>The significance of the building is derived from its architectural and historic interest. The agricultural setting and the relationship between the buildings also contributes to its significance.</p>	<p>The buildings are located approximately 200m west of the Site located to the south of Welsh Road West.</p> <p>The setting of the buildings is formed by the surrounding grounds and relationship between the buildings. The wider agricultural land provides long views and the rural context of the historic manor. Views to the east from the house may be screened by a band of mature trees within the grounds around the house.</p> <p>The Site contributes to the setting of the building as part of the wider agricultural context of the manor house. However, there are no designed views from the house or grounds to the east towards the Site due to mature tree planting. Part of the wider historic rural setting of the manor has been diminished by the expansion of Southam to the west, although the hall and parkland connection survive.</p>

<p>The Fields House (NHLE 1035583) Grade II listed</p>	<p>Fields House is an early 19th century house, built of brick with a hipped tile roof. The building consists of three storeys, with a five bay principal southern elevation. The southern elevation has a central three bay house, with single storey lean to bays either side. It has a central doorway with pilaster surrounds and open pediment above. Either side are eight over eight sashes. The upper storey windows are six over six sashes.</p> <p>The significance of the building is derived from its architectural and historic interest. The rural setting of the building also contributes to its significance.</p>	<p>The building is located approximately 260m south of Site. The setting of the house is formed by the surrounding grounds and associated outbuildings to the north-west. To the west are also modern agricultural sheds. The grounds to the south are bordered by thick bands of trees. The land to the north within the Site forms part of the wider agricultural context of the building, although the land has been divided by the addition of modern developments between.</p>
<p>Napton Road Farmhouse (NHLE 1299535)</p>	<p>Napton Road Farmhouse is a mid 18th century farmhouse in brick, with a 20th century tile roof and brick ridge stacks. It is 2 storey, on a H-shaped plan. Windows are of various dates, and there is a one-storey brick extension to the right of the west facade. It faces west, at the outer corner of a working farmyard. It has gardens backed by open fields to the north and west. It is set within these fields, with a complex of agricultural buildings of various dates, including some modern sheds, to the east.</p> <p>The significance of the building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The building is located approximately 180m north of Site. The setting of the house is formed by its associated agricultural buildings of various ages and the rural landscape. The easternmost parcel of the Site forms part of the wider agricultural context of the building</p>

POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
<p>Southam Conservation Area and its listed assets, including 47 and 49 Abbey Lane (NHLE 1035584), Grade II listed, immediately outside the Conservation Area and within the town of Southam</p>	<p>There would be no physical impacts to the conservation area although the Site contributes to the setting of the conservation area. As such there is potential for minor impacts to the conservation area and listed buildings within from the addition of modern infrastructure within the surrounding agricultural land.</p>
<p>Holy Well (NHLE 1005730; 1299530)</p>	<p>The scheduled and listed Holy Well is located very close to the edge of the Site on land to the south of Welsh Road West. There is potential for major adverse impacts on the scheduled monument from setting changes of the well through the introduction of modern infrastructure into the rural landscape. Given the close proximity to the Site, there is also potential for associated medieval and post-medieval remains associated with earlier incarnations of the well to be encountered during ground works of this Site.</p>
<p>Stoney Thorpe Hall (NHLE 1364757) and stable block (NHLE 1035571) Grade II listed</p>	<p>Although the hall would not be physically impacted by the Site, the Site contributes to the setting of the buildings. There is potential for setting changes from the removal of part of the wider agricultural context of the hall. However, there are no designed views to the east towards the Site so any changes to the setting of the building would be minor.</p>

<p>The Fields House (NHLE 1035583) Grade II listed</p>	<p>Although the hall would not be physically impacted by the Site, the Site contributes to the setting of the building, and there is potential for a minor impact to the listed building. There is potential for setting changes from the removal of part of the wider agricultural context of the hall, and the eastern edge of the former park. However, there are no designed views to the north towards the Site.</p>
<p>Napton Road Farmhouse (NHLE 1299535)</p>	<p>Although the farmhouse would not be physically impacted by the Site, the Site contributes to the setting of the building, and there is potential for a minor impact to the listed building. There is potential for temporary setting changes from the removal of part of the wider agricultural context of the farmhouse.</p>
<p>Non-designated assets</p>	<p>There is evidence of prehistoric settlement close to the Site as well as evidence of medieval and post-medieval activity in the area. There is therefore some potential for previously unrecorded buried remains to be located within the Site which may be encountered during any groundworks.</p> <p>The Site lies within part of the historic parkland of Stoneythorpe Hall. There is potential for setting changes to the hall, as well as possible post-medieval remains to survive below ground.</p> <p>Although no injuries were reported from the Second World War crash and thus not thought to contain human remains, remains of military aircraft crash sites are protected by law under the Protection of Military Remains Act 1986. This should be considered for any proposed development in the area.</p>

MAXIMISING ENHANCEMENT AND MITIGATING HARM	
Maximising Enhancement	
<p>The proposed developments being within proximity of the conservation area should aim to use appropriate materials and scale of buildings to not adversely affect the setting and character of the conservation area. Most buildings in the conservation area are two or three storeys in height with red brick or rendered facades. Ensuring the new developments keep similar heights would keep the rural setting of the town and views outward from the conservation area.</p>	
Mitigating Harm	
<p>Due to the known presence of Iron Age, Roman and medieval remains 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.</p> <p>Consideration into the setting of the holy well and how the Site to the west is positioned could be done to reduce impacts on the setting of the well. This could be achieved by the removal of land close to the well and the river. By removing the southern end of the land parcel adjacent to the well, and possibly also the parcel immediately north of the A425 Leamington Road, the setting of the well would retain its rural, riverside landscape.</p> <p>Consideration into the site of the Second World War crash site should be given, as well as the potential for previously unrecorded buried archaeological remains to survive within the Site.</p>	