

**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.

The boundaries have since been amended, and these reports have been updated to reflect the revised boundaries. In particular, the parcels to the south of Gaydon were removed, reducing concerns about the impact on listed buildings in this village. However, updated comments have not been received from Historic England, and their comments relate to the earlier site boundaries.

The Historic England comments were as follows:

CONCERNS: harm to setting of All Saints Church (GII\*) to south-west of site in Chadshunt very likely. Highly sensitive site with SM cross and a number GII LB headstones. Potential impacts on setting of Lighthorne CA and multiple LBs there and elsewhere. Views from Burton Dasset beacon - some impact. Recommend: HgIA prior to allocation & settings assessment required.

**IDENTIFICATION OF HERITAGE ASSETS**

**Site Historic Background**

The Site consists of four parcels of land around Lighthorne Heath and Gaydon. The largest land parcel is dominated by the British Motor Museum and nearby commercial complex. The other land parcels consist of mostly undeveloped agricultural fields.

The settlements of Lighthorne to the north and Chadshunt to the south are recorded in the Domesday Book, 1086. Chadshunt at this time belonged to the Abbey of Coventry. During the medieval period, the small settlements around the Site were present; Chadshunt medieval settlement has since been deserted. The agricultural nature of the landscape continued through the post-medieval period, when it consisted of the small settlements, and isolated farms surrounded by agricultural fields.

During the 20<sup>th</sup> century, there has been some expansion of the historic settlements as well as the creation of a new settlement, Lighthorne Heath to the north of the Site, as well as the construction of the British Motor Museum, which was built in 1993 and now covers a large section of the Site to the west of Gaydon.

Type of Asset	Name and Designation of Asset
Listed Building	<p><b>There are no listed buildings within the site boundary.</b></p> <p><b>One Grade II* listed building within 500m study area, beyond Site boundary</b></p> <ul style="list-style-type: none"> <li>- Church of All Saints, Chadshunt (NHLE 1035627), 350m south-west of the Site.</li> </ul> <p><b>28 Grade II listed buildings within 500m study area, beyond Site boundary:</b></p> <p>There are 12 listed buildings in Gaydon, located between 1m and 350m south of the Site:</p> <ul style="list-style-type: none"> <li>- Gaydon Manor Farmhouse (NHLE 1035640).</li> <li>- Stable at Gaydon Manor (NHLE 1299978)</li> <li>- Gate piers at Gaydon Manor (NHLE 1184804; 1035641)</li> <li>- Gaydon Farmhouse (NHLE 1035642), Grade II listed</li> <li>- Old Bakehouse Cottage (NHLE 1035639), Grade II listed</li> <li>- Church of St Giles (NHLE 1184784)The Leys (NHLE 1184762)The Old House (NHLE 1364718)Gaydon Inn (NHLE 1364717)</li> <li>- Poplars Farmhouse (NHLE 1299996)</li> <li>- Barn approximately 30m west of Poplars Farmhouse (NHLE 1035638)</li> </ul>

	<p>There are also 13 Grade II listed assets in Chadshunt, between 310 and 350m south of the Site:</p> <ul style="list-style-type: none"> <li>- Chest tombs and Headstones within the churchyard (NHLE 1035632; 1035630; 1364746; 1184615; 1300044; 1364713; 1035631; 1035628; 1035629; 1364745),</li> <li>- Chadshunt Hall (NHLE 1364726)</li> <li>- Gate piers south-east of Chadshunt Hall (NHLE 1300064; 1364743)</li> </ul> <p>There are also 3 Grade II listed buildings in Lighthorne, between 300m and 500m north of the Site</p> <ul style="list-style-type: none"> <li>- The Old School and Former School (NHLE 14095)</li> <li>- Stonecroft (NHLE 1299821)</li> <li>- Curacy Farmhouse (NHLE 1035621)</li> </ul>	
Scheduled Monument	<p>Standing cross immediately south of All Saints Church (NHLE 1019662) approximately 350m south-west of the Site.</p> <p>Located beyond the 500m study area:</p> <p>Beacon Tower (NHLE 1005761), also Grade II listed (NHLE 1035652), approximately 3.3km south-east of the Site.</p>	
Conservation Area	<p>Lighthorne Conservation Area, approximately 290m north-west of the Site (with 24 listed buildings within – 3of which are within 500m of the Site).</p>	
Non-designated	<p>There are a number of non-designated assets within the Site. The earliest evidence comprises an Iron Age pit recorded during evaluation (MWA34784) and Iron Age activity (MWA34785) in the fields to the north and west of Gaydon.</p> <p>Medieval assets within the Site include Gaydon medieval settlement (MWA9011) and shrunken village earthworks (MWA3900). The north-west edge of the medieval village lies within the Site boundary. There are also ridge and furrow (MWA19602) and medieval or post-medieval plough headlands recorded on aerial photographs (MWA19460).</p> <p>Post-medieval assets within the Site consist of a kiln site (MWA7608), the 18<sup>th</sup> century Chadshunt park (MWA8540) which extends to the north of the hall into the Site. A large section of the Site is covered by the former RAF Gaydon (MWA8026), and 11 reported Second World War aircraft crash sites are located within the RAF site (MWA20475; MWA20441; MWA20476; MWA20478; MWA20523; MWA20483; MWA20481; MWA20510; MWA20454; MWA20448; MWA20444; MWA20435) as well as a helicopter crash site from 2002 (MWA20551).</p> <p>Finally, evidence of undated settlement activity (MWA32437) is also recorded within the Site.</p>	
<b>SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE</b>		
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
<b>Within the Study Area</b>		
Standing cross immediately south of All Saints Church (NHLE 1019662; 1364744), scheduled monument, Grade II listed building.	<p>The monument includes a standing cross, located within the churchyard of All Saints Church. The cross, which is Listed Grade II, is of stepped form and medieval in date. The cross includes the foundations, the two steps, the base and the socket stone. The steps are octagonal, the lower step measuring approximately 0.25m wide and is 0.35m high. The upper step measures 2.1m wide and is 0.25m high.</p>	<p>The cross is located approximately 350m south-west of the Site.</p> <p>The land within the Site to the north does form part of the setting of the monument as part of the historic parish, although the</p>

	<p>The socket stone sits on a base block measuring 1.15m square and 0.4m high.</p> <p>The setting of the cross base is formed by its relationship with the church and the surrounding churchyard.</p> <p>The significance of the structure is derived from its architectural, artistic and historic interest. The setting of the cross and its relationship to the church also contributes to its significance.</p>	<p>churchyard is screened from the surrounding fields by mature trees.</p>
<p>Lighthorne Conservation Area</p>	<p>Lighthorne Conservation Area covers almost all of the village. The historic core of the village is concentrated along Church Lane and Old School Lane and the alignment of the historic routeways survive. The historic buildings within the conservation area mostly consist of 18<sup>th</sup> century two storey houses and cottages built of limestone with slate roofs.</p> <p>There are three grade II listed in the conservation area which are located within the 500m study area, including the 18<sup>th</sup> century Curacy Farmhouse, a late 18<sup>th</sup> century row of cottages now converted into Stonecroft, a single dwelling; and a converted school and school house dating to the mid-18<sup>th</sup> century.</p> <p>The village is surrounded by agricultural fields, many of which retain their historic shape.</p> <p>The significance of the conservation area is derived from its architectural and historic interest. The rural setting of the village and the relationship between the buildings also contribute to its significance.</p>	<p>The conservation area is located approximately 290m north-west of the Site.</p> <p>Part of the Site to the south of the village (east of Wellesbourne Road) is located within the historic parish of Lighthorne. This land and the other nearby fields within the Site form part of the wider agricultural setting of the village.</p>
<p>Gaydon Manor Farmhouse (NHLE 1035640), Stables (NHLE 1299978), and Gate piers (NHLE 1184804; 1035641), Grade II listed buildings</p>	<p>The manor house, now farmhouse is thought to have 16<sup>th</sup> century origins, although the present building is dated 1673. It is constructed of coursed lias limestone with ironstone dressings and rebuilding in brick. It has a complex T-plan, with cross wing to the right. It comprises two storeys with attic and a three-window main range, and one-window wing. The stable is said to be dated 1689 and of a similar construction. The building has two high storeys and attic; with 5 bays. The building was altered in the 20<sup>th</sup> century, now in use as a house. The two gate piers are of 18<sup>th</sup> century date, built of Ironstone ashlar in Georgian style consisting of a square pier with a moulded plinth and cornice surmounted with a ball finial.</p> <p>The significance of the listed buildings is derived from their architectural and historic interest. The agricultural setting of the building and relationship between the built features also contribute to their significance.</p>	<p>The farmhouse, stables and gate piers are located as a group immediately south of the Site, .</p> <p>The Site forms part of the setting of the farmhouse and associated buildings as part of the surrounding agricultural land, adjacent to the house which sits at the edge of the settlement. There would be views from the house to the land parcel of the Site to the north and west of the Manor.</p>

<p>Gaydon Farmhouse (NHLE 1035642), Grade II listed,</p>	<p>The farmhouse is of late 17<sup>th</sup> century date with later alterations. It is constructed of regular coursed lias with a slate roof and brick stacks. It has two storeys with attic and a four bay principal elevation.</p> <p>The setting of the farmhouse is formed by its relationship to the surrounding rural settlement. The significance of the listed building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The farmhouse is located approximately 93m south-east of the Site.</p> <p>The Site forms part of the wider agricultural setting of the house and village.</p> <p>There would likely be views of the land parcel in the Site to the north-west of the house.</p>
<p>Old Bakehouse Cottage (NHLE 1035639), Grade II listed, 67m south-east of the Site.</p>	<p>The cottage was built in 1714 of coursed lias and ironstone dressings, with a thatched roof. The building has two storeys and a three-bay principal elevation, with a single storey addition to the left.</p> <p>The setting of the cottage is formed by its relationship to the surrounding rural settlement. The significance of the listed building is derived from its architectural and historic interest. The rural village setting of the building also contributes to its significance.</p>	<p>The cottage is located approximately 67m south-east of the Site.</p> <p>The Site forms part of the wider agricultural setting of the cottage and associated village.</p>
<p>Church of St Giles (NHLE 1184784), Grade II listed,</p>	<p>The church was built in 1852 of ironstone ashlar and tile roofs in Decorated Gothic Revival style. The church comprises a chancel, nave, north aisle and porch and a north-west tower. The tower has three low stages and a steep stone pyramidal roof. The church is set within a surrounding churchyard bordered by a stone wall.</p> <p>The setting of the church is formed by its position within the rural village and the surrounding land. The significance of the listed building is derived from its architectural and historic interest. The rural village setting and the relationship to the associated churchyard also contribute to the building's significance.</p>	<p>The church is located approximately 290m south of the Site.</p> <p>The Site forms part of the setting of the church as part of the wider agricultural land associated with the settlement.</p>
<p>The Leys (NHLE 1184762), Grade II listed,</p>	<p>The Leys is a later 17<sup>th</sup>/early 18<sup>th</sup> century house, of render and white washed stone and brick with a straw thatched roof. The building comprises two storeys with attic and a three window range.</p> <p>The setting of the house is formed by its relationship to the surrounding rural settlement. The significance of the listed building is derived from its architectural and historic interest. The rural village setting of the building also contributes to its significance.</p>	<p>The building is located approximately 280m south of the Site.</p> <p>The Site forms part of the wider agricultural setting of the house and associated village and there would be views from the house to the land parcel of the Site to the south.</p>
<p>The Old House (NHLE 1364718), Grade II listed,</p>	<p>The house is of mid-17<sup>th</sup> century date with later additions. It is constructed of coursed limestone and lias rubble and a hipped tile roof. The building has an irregular 4-unit plan, with two storeys and two two-</p>	<p>The house is located approximately 270m south of the Site.</p>

	<p>window ranges. The entrance is in the right corner of the taller left range. The house is set back from the road and situated within surrounding gardens. The setting of the house is formed by its relationship to the surrounding rural settlement. The significance of the listed building is derived from its architectural and historic interest. The rural village setting of the building also contributes to its significance.</p>	<p>The Site forms part of the wider agricultural setting of the house and associated village.</p>
<p>Gaydon Inn (NHLE 1364717), Grade II listed,</p>	<p>The inn was constructed in the early 19<sup>th</sup> century of colourwashed rusticated render and brick with an old tile roof. The building is in a Late Georgian style, built in a T-plan with two storeys and four bays.</p> <p>The inn is situated along one of the main historic routeways, on the eastern edge of the village. The setting of the inn is formed by its relationship to the surrounding rural settlement.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The rural village setting of the building also contributes to its significance.</p>	<p>The inn is located approximately 230m south of the Site. The Site forms part of the wider agricultural setting of the inn and associated village.</p>
<p>Poplars Farmhouse (NHLE 1299996) and barn (NHLE 1035638) Grade II listed buildings.</p>	<p>Poplars Farmhouse was built in the mid-17<sup>th</sup> century with later alterations. It is constructed of squared lias with ironstone dressings and a hipped tile roof. It is built in a U-plan with two storeys and a symmetrical three bay front. The associated barn is of 17<sup>th</sup> or 18<sup>th</sup> century date, timber framed and some weatherboarding and brick infill.</p> <p>The farmhouse is set within surrounding grounds on the southern edge of the village. The setting of the farmhouse and associated barn is formed by its relationship to the surrounding rural settlement.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The agricultural setting of the building also contributes to its significance.</p>	<p>The farm and barn are located approximately 350m south of the Site. The Site forms part of the wider agricultural setting of the house and associated village.</p>
<p>Church of All Saints (NHLE 1035627), Grade II* listed building, Chest tombs and Headstones within the churchyard (NHLE 1035632; 1035630; 1364746; 1184615; 1300044;</p>	<p>The church is medieval in date. The earliest surviving section is the nave, of 12<sup>th</sup> century. The church is constructed of coursed ironstone and ironstone ashlar, and consists of a chancel, nave, north transept, west tower.</p> <p>The church is set within a surrounding churchyard and contains a number of historic, Grade II listed monuments. The chest tombs and headstones are all of 17<sup>th</sup> and 18<sup>th</sup> century, built of ironstone.</p>	<p>The church is located approximately 350m south-west of the Site.</p> <p>Part of the land to the north-east and north-west are part of the historic parish and form part of the wider agricultural setting of the church.</p>

<p>1364713; 1035631; 1035628; 1035629; 1364745), Grade II listed.</p>	<p>The churchyard is surrounded by a thick band of mature trees, specifically to the north and east.</p> <p>The significance of the listed buildings is derived from their architectural and historic interest. The rural parish setting of the church also contributes to its significance.</p>	
<p>Chadshunt Hall (NHLE 1364726) and associated Gate piers (NHLE 1300064; 1364743), Grade II listed buildings.</p>	<p>Chadshunt Hall is an 18<sup>th</sup> century country house, built of red brick with stone dressings. There is also a 19<sup>th</sup> century service wing. Originally U-plan, with wings to rear, extended to F-plan. The building has two storeys with a seven-window range, with 6-window service wing to right. The building has an n asymmetrical principal elevation.</p> <p>The two gate piers to the south-east of the hall are early 18<sup>th</sup> century limestone ashlar. It consists of a moulded plinth and cornice, with projecting face to each side has 5 alternating small and large fielded panels.</p> <p>The hall is set within surrounding grounds with avenues of trees extending to the north, north-west and west of the hall.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The rural semi-formal and parkland setting of the building also contributes to its significance.</p>	<p>The hall and gate piers are located approximately 310m south-west and 340m south-west of the Site, respectively.</p> <p>The land within the Site forms part of the rural setting of the hall, with land closest to the north hall forming part of the historic estate.</p>
<p>Beacon Tower (NHLE 1005761), also Grade II listed (NHLE 1035652),</p>	<p>Beacon tower is a 15<sup>th</sup> century circular tower, built of coursed and squared ironstone, with a conical cement roof. Blocked doorway and window. Top has cartels, possibly the remains of machicolations. Probably originally a tower mill, later converted to a look-out tower and used during the civil war.</p> <p>The significance of the listed building is derived from its architectural and historic interest. The commanding position of the tower overlooking its rural setting also contributes to its significance.</p>	<p>Beacon tower is located approximately 3.3km south-east of the Site.</p> <p>While located beyond the study area, the tower is situated in a prominent position and the Site would have intervisibility with the tower. The Site therefore forms part of the setting of the tower.</p>

**POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE**

Name of asset	Description of impact
<p>Gaydon Manor Farmhouse (NHLE 1035640), Stables (NHLE 1299978), and Gate piers (NHLE 1184804; 1035641), Grade II listed buildings</p>	<p>The land surrounding the Manor farmhouse and associated outbuildings would be altered from the addition of modern infrastructure in the agricultural fields. Given the buildings' close proximity to the development, there is potential for a major impact to the listed buildings as the undeveloped agricultural land within the Site forms part of the setting of the building and the addition of modern buildings close to the farmhouse would have an impact on its rural and functional historic setting.</p>
<p>Gaydon listed buildings</p>	<p>The proposed development situated within the fields surrounding Gaydon has the potential for a minor impact on the remaining listed buildings within the village. The</p>

	removal of part of the agricultural landscape surrounding the village would alter the rural setting of the buildings. There may also be temporary setting changes during construction from increased noise, light and traffic.
Church of All Saints, associated Grade II listed buildings and Standing cross scheduled monument	Part of the land within the Site to the north-east and north-west of the church are located within the historic parish and there would be change to the setting of the church from the addition of modern buildings into the agricultural landscape. There is potential for a minor impact on the listed buildings and scheduled monument.
Lighthorne Conservation Area	A part of the Site to the south of the village lies within the historic parish of Lighthorne. There would be an addition of modern infrastructure into the agricultural setting although changes would be limited as the land immediately surrounding the village would be unchanged.
Chadshunt Hall	There is potential for changes to the setting of the hall from the addition of modern buildings in the rural landscape which may have a minor impact on the listed building. The avenues of trees in the park to the north and north-west provide designed views towards the Site, which would be altered by the Proposed Development. These views may be partially screened by the band of mature trees within the park, bordering the Site, limiting intervisibility between the Site and the listed building.
Beacon Tower	There would be visual intrusion into the rural landscape from the tower from the addition of the modern infrastructure from the Proposed Development which may have a minor impact on the scheduled monument and listed building. The tower overlooks the surrounding landscape with a prominent position on a hill. However, the tower is situated some distance from the Site and the immediately adjacent fields surrounding the tower would not be altered.
Non-designated assets	<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 park of Chadshunt Hall. There is potential for setting changes to the hall, as well as possible post-medieval remains to survive below ground.</p> <p>Remains of military aircraft crash sites are protected by law under the Protection of Military Remains Act 1986. One of the aircraft crashes is recorded as killing members of the crew (MWA20435), the other crashes do not reference whether there are any deaths or not and should be considered to have potential to contain human remains. This should be considered for any Proposed Development in the area.</p>

#### **SETTING ASSESSMENTS**

##### Chadshunt Hall, Church of All Saints and associated assets

This group of assets lie within the grounds of Chadshunt Hall, north of the Kineton Road. The ground rises very gently to the north west, dropping beyond the hill, thus obscuring the main part of the site (a former airfield) from Kineton Road. However, the site extends to include the fields adjacent to Kineton Road, Plate 1. The site SG13 thus wraps round two sides of the Chadshunt Hall grounds, the north east side and the north west side. Trees edging the Chadshunt grounds largely obscure the grounds from SG13, particularly to the north west. However, the site forms part of the wider rural setting, in particular the fields to the north east bordering Kineton Road. The Grade II\* All Saints Church, which lies between the Hall and Kineton Road, is hidden in trees and approached by a narrow footpath from Kineton Road, or from the Hall grounds. Both entrances are gated (Plates 2 and 4), though unlocked, and the church comes as a discovery in the woodland, set in a wider unspoilt rural landscape. The church, which belongs to the Churches Conservation Trust, is kept unlocked and is popular with visitors,

according to the visitors' book. The Chadshunt Hall owner also described finding regular evidence of visitors such as offerings of flowers and fruit. The grounds are gently maintained for the benefit of wildflowers including primroses, bluebells etc. The atmosphere of the church and its grounds is exceptionally peaceful. The setting strongly contributes to this sense of timeless tranquillity.

The Hall was less closely examined as it is still a private family residence. However, it maintains the same features of tranquillity in a wider rural setting. The grounds are separated from the Site by bordering trees. The band of woodland separating the grounds from the original airfield is thicker than that separating the grounds from the fields bordering Kineton Road. Plate 5 shows the band of trees from the west which are seen from the east in Plate 1.

In conclusion, the development of the former airfield to the north east would have less impact on the Chadshunt group, but the development of the fields adjacent to Kineton Road, north east of the Chadshunt group, would have an adverse impact on the setting and tranquillity of this exceptional site. This would have an adverse impact on the significance of this group.

#### Burton Dassett Beacon

Burton Dasset Country Park lies south of SG13 and SG14, east of the M40, rising above the surrounding landscape. It contains the Grade II listed Beacon and is a popular visitor spot with multiple small car parks, public toilets etc. The sites are clearly visible from the Beacon, and from the section of park which extends as a ridge of land to the north of the Beacon. The installation of solar panels, seen in Plate 8, has had some effect on the landscape, with the commercial and manufacturing buildings adjacent to the British Motor Museum are just visible.

However, these developments, and the rest of the sites, form a very small part of the panoramic views.

In conclusion, the development of Sites SG13 and SG14 would have a minimal impact on the views from Burton Dassett, which would not impact the significance of the listed asset.

#### Lighthorne Conservation Area and assets

Lighthorne village is centred on a junction of minor roads in a small valley, to the north west of the sites. The principal road is the Wellesbourne/Chesterton Road which crosses the village from north to south, kinking down into the valley bottom where it crosses with small local lanes.

The listed buildings are largely clustered close to this junction, Plate 9, with small modern residential developments extending up the hillsides around, Plates 13 and 14. The wider setting consists of an agricultural landscape. Narrow lanes and footpaths flanked by hedgerows extend into the surrounding area to the west, Plate 12.

The valley setting gives an enclosed feel to the village. Views from within the Conservation Area do not extend out into the surrounding rural landscape, Plates 9 and 12, nor is the historic centre visible from the surrounding area, Plate 11. There is no intervisibility between the sites and Conservation Area.

In conclusion, the development of sites SG13 and SG14 would not have an adverse impact on the setting or significance of the Conservation Area or its listed assets.

#### Gaydon Village listed buildings

Although Gaydon was not specifically mentioned in the Historic England comments, it is considered briefly here as a large group of designated assets, although it is not a conservation area. As mentioned above, the parcels of land to the south of Gaydon have been removed in the most recent set of boundary changes, thus reducing impact on the setting.

There is a cluster of assets on and around Church Road, with a second group to the north at Gaydon Manor Farmhouse. The cluster of assets on Church Road, including the Church of St Giles, are shielded from the site by modern development on Kineton Road, which terminates views (Plate 15). The cluster of assets at Gaydon Manor Farmhouse could not be examined as this area is private access.

In conclusion, the assets in Gaydon village centre would not be impacted by the development of site SG13, although the Gaydon Manor Farm group (NHLE 1035640, 1299978, 1184804, 1035641) at the edge of the village may be impacted.

#### **MAXIMISING ENHANCEMENT AND MITIGATING HARM**

##### **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, such as brick and tiled roofs.

Buffer zones around Gaydon and Chadshunt would help protect the setting of these assets. This is detailed further below.

##### **Mitigating Harm**

Due to the known presence of prehistoric 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.

Removing the land directly surrounding the village of Gaydon, especially to the north and west of the Gaydon Manor Farm group, would provide a buffer between the modern development and the historic buildings, and conserve part of the agricultural landscape.

The Site is located close to Chadshunt Hall and the Church of All Saints. This is a group of assets whose significance is strongly enhanced by their setting. Removing the fields to the north east of the Hall's grounds from the Site allocation, or creating a large buffer between them and the modern developments on the Site, would reduce impact on their setting.

There is a risk of harm through cumulative impacts to heritage assets here arising from adjacent site SG14. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.

## Appendix



Plate 1: View from Kinton Road looking north to the tree-lined boundary between Chadshunt Hall grounds and the fields of SG13.



Plate 2: Footpath from Kinton Road to All Saints Church, Chadshunt, south elevation.



Plate 3: Scheduled Monument and listed gravestones south of All Saints Church, looking north east towards SG13, trees blocking distant views.



Plate 4: North entrance to All Saints Church from Chadshunt Hall.



Plate 5: View across Chadshunt Hall grounds from close to All Saints Church looking north east towards SG13 fields bordering Kineton Road, line of trees blocking view.



Plate 6: North east elevation of Chadshunt Hall, which looks across its own grounds towards SG13.



Plate 7: View from the Beacon, Burton Dassett, towards SG13. The central field of yellow rape in the far distance is the rape field adjacent to the Chadshunt grounds.



Plate 8: View from Bonfire Hill, part of the setting of the Beacon to the north west, also looking north west towards SG13. The central field of yellow rape in the far distance is the rape field adjacent to the Chadshunt grounds.



Plate 9: Centre of Lighthorne, looking south up Wellesbourne Road, past the listed Antelope Inn on the left, towards SG13, rising ground blocking view.



Plate 10: Looking south up Wellesbourne Road from the southern boundary of the Lighthorne Conservation Area, towards SG13, rising ground blocking view.



Plate 11: Looking north down Wellesbourne Road from the edge of Lighthorne Conservation Area towards the centre of the village.



Plate 12: Looking east up Heath Farm Lane from eastern edge of Lighthorne Conservation Area towards SG13, rising ground blocking view.



Plate 13: Looking south from Old School Lane at rising ground blocking view towards SG13, Curacy Farmhouse (NHLE 1035621) on right.



Plate 14: Looking south from Old School Lane at rising ground and modern development blocking view towards SG13, between the unlisted Home Farm and Home Farm Cottages.



Plate 15: Looking north towards SG13 from the churchyard of the Church of St Giles towards Church Road.