

NOTE ON HISTORIC ENGLAND COMMENTS

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

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

IDENTIFICATION OF HERITAGE ASSETS

Site Historic Background

The Site is located in land to the south-west of Bishop’s Itchington. To the south east of the Site is Site G1 and to the south west is Site SG13. This report should be read in conjunction with reports and recommendations relating to those sites, with regard to potential cumulative impacts.

The settlement of Bishop’s Itchington, to the north of SG14, is recorded in the Domesday Book of 1086, which at that time belonged to the Abbey of Coventry.

The land within the Site was likely occupied by ploughlands or meadow during the medieval period, evidenced by the presence of ridge and furrow within the Site. The agricultural nature of the landscape continued through the post-medieval period, when it consisted of isolated farms surrounded by agricultural fields and woodland which is recorded on historic mapping.

During the 20th century, the land remained mostly agricultural in nature. The RAF Gaydon Site was constructed to the south-west, which was in use until the 1970s.

Type of Asset	Name and Designation of Asset
Listed Building	There are no listed buildings located within 500m of the Site. The closest listed building is Old Town Farmhouse (NHLE 1364720) located approximately 670m north-east of the Site.
Scheduled Monument	There are no scheduled monuments located within 500m of the Site. Located beyond the 500m study area: Beacon Tower (NHLE 1005761), also Grade II listed (NHLE 1035652), is located approximately 3.1km south-east of the Site.
Conservation Area	There are no conservation areas located within 500m of the Site.
Non-designated	There are a number of non-designated assets within the Site. The earliest evidence comprises Iron Age occupation activity (MWA32293). A Roman settlement was also recorded within the Site at Upper Sterling Farm (MWA19119) through trial trenching. The trenching recorded a series of structures, pits, gullies and boundary features related to a Roman farmstead. Sherds of Roman pottery (MWA12869) have also been found within the Site. Several areas of medieval ridge and furrow (MWA19549; MWA19550) are recorded at the southern end of the Site, as well as further areas immediately adjacent to the Site (MWA19551; MWA19548).

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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Beyond the Study Area

<p>Old Town Farmhouse (NHLE 1364720) Grade II listed</p>	<p>A 16th or 17th century farmhouse with later additions. It is constructed of regular coursed ironstone, patched with brick and traces of timber framing, with a concrete tile roof. The building consists of two storeys and attic with a three window range.</p> <p>The farmhouse is set within a surrounding farm complex with an outbuilding range to the north.</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 farmhouse is located approximately 670m north- east of the Site. The setting of the farmhouse is formed by the associated outbuildings and farm complex as well as the surrounding agricultural fields which provide the functional setting of the building.</p> <p>The Site forms part of the wider agricultural setting of the farm.</p>
<p>Beacon Tower (NHLE 1005761; 1035652) Scheduled monument and Grade II listed</p>	<p>Beacon tower is a 15th 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 building is derived from its architectural and historic interest. The commanding view over the rural landscape and its setting also contributes to its significance.</p>	<p>Beacon tower is located approximately 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>Old Town Farmhouse (NHLE 1364720) Grade II listed</p>	<p>There may be some minor changes to the setting of the farmhouse from the addition of modern infrastructure into the agricultural landscape. Although the fields immediately surrounding the farm would not be altered and the distance from the Site would limit the impact to the building.</p>
<p>Beacon Tower (NHLE 1005761; 1035652) Scheduled monument and Grade II listed</p>	<p>There is potential for changes to the setting of the hall from the presence of modern buildings in the rural landscape. The tower overlooks the surrounding landscape with a prominent position on a hill.</p> <p>There is potential for a minor impact on the asset as while there would be visual intrusion into the rural landscape, the tower is situated some distance from the Site and the immediately adjacent fields surrounding the tower would not be altered.</p>
<p>Non-designated assets</p>	<p>There is evidence of prehistoric and Roman settlement and activity within the Site as well as evidence of medieval agricultural activity. There is therefore some potential for previously unrecorded buried remains to be located within the Site which may be encountered during any groundworks.</p>

MAXIMISING ENHANCEMENT AND MITIGATING HARM

<p>Maximising Enhancement</p>
<p>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.</p>
<p>Mitigating Harm</p>

Due to the known presence of prehistoric, 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.

As stated above, this Site SG14 is adjacent to Site G1 and Site SG13. This report should be read in conjunction with reports and recommendations relating to those sites, with regard to potential cumulative impacts.

There is a risk of harm through cumulative impacts to heritage assets here arising from adjacent site SG13. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.