

Cumulative assessment SG9 and SG10

These two sites lie south of Warwick, with the village of Bishop's Tachbrook to the east. SG9 consists of five parcels of land straddling the M40 and A452. The most northern parcel is adjacent to Warwick Castle Registered Park and Garden (NHLE 1000386). SG10 is immediately east of SG9 and consists of two parcels of land extending to the north and west of Bishop's Tachbrook.



Bishop's Tachbrook Conservation Area falls only with the 500m study area of SG10, which is immediately to the west of the site. Warwick Conservation Area falls only with the 500m study area of SG9, which is immediately to the south of the site.

However, there is a potential cumulative impact through the cumulative development of sites resulting in the agglomeration of the village of Bishop's Tachbrook with Leamington Spa and Warwick, and the subsequent loss of setting of all these settlements. Four listed assets are impacted by both sites, as falling within the 500m study areas of both sites. They are all isolated dwellings west of Bishop's Tachbrook:

- Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968)
- Greys Mallory including forecourt walls to east and south east (NHLE 1035258), 120m west of the Site
- West Lodge, East Lodge and archway 106 yds to east of Greys Mallory (NHLE 1035216), 35m west of the Site

- Barn 30 yards north-east of Hill Farmhouse (NHLE 1364936) 170m 3m south-west of Site.
- The Grade I registered Warwick Castle Registered Park and Garden (NHLE 1000386) is located approximately 20m north west of the SG9, divided from it by Barford Road. It is approximately 910m north west of SG10.

In the case of the four isolated dwellings west of Bishop's Tachbrook, in all cases the setting has been assessed as contributing to the assets' significance, and in all cases the development of the sites would have a minor adverse impact on their significance. In the case of the Barn 30m north-west of Newhouse Farmhouse (NHLE 1364968), there is also the potential for physical impacts as it is within the SG10 site. There would be a cumulative impact if both sites were to be developed. The topography is largely flat, and although hedgerows and trees along the A452 Banbury Road form some barriers, long range views are possible and would be impacted by development.

In the case of Warwick Castle, both sites have been assessed as forming part of the wider agricultural landscape which contributes to the setting of the castle. The sites are both screened from the castle's parkland by plantations around the border of the park, however, there are views from the castle hill overlooking the land to the south towards the sites.

Recommendations and Mitigation

As the overall cumulative impacts are minor, mitigation could include large buffer zones around the four isolated dwellings to protect their settings.

A buffer zone on the northern edge of SG9 would help protect the Warwick Castle setting, but would have little impact on the long range views flagged in the HIAs for these sites.

Development is continuing between the two sites at the northern edge. Developing both sites will lead to Bishop's Tachbrook's merging into the suburbs of Leamington Spa. Removing the northern part of the large SG10 parcel of land would help protect Bishop's Tachbrook's separate identity.