

Heritage assessment of local plan site allocations for Rugby Borough Council

2025

Context

Node was appointed in November 2024 to support Rugby Borough Council (RBC) in the review of a selection of sites nominated for allocation within the emerging local plan.

The brief was to provide RBC officers with specialist support in the assessment of sites relative to their potential for heritage impacts (either positive or negative), and contribute to the creation of a robust evidence base for the Local Plan making process.

This document provides record, and summary of the assessment findings.

Approach

A selection of the nominated sites was provided to Node, following an internal RBC review and filtering process. These sites were subsequently analysed by experienced heritage and landscape specialists within Node, in collaboration with RBC officers.

Assessment followed good practice principles outlined within professional guidance, including (but not limited to) Historic England's '*Advice Note 3: The Historic Environment and Site Allocations in Local Plans*'. In summary, this involved identifying:

- If the site was itself of heritage significance.
- Any heritage assets in proximity that could be affected by the site's redevelopment, understanding their significance, and how the site may (or may not) presently contribute to significance via setting.
- The nature, level and extent of potential impacts upon those assets' significance through the redevelopment of the site.
- Opportunities to secure enhancements for historic environment and/or mitigate heritage harm through considered planning and design.

For each site a detailed desk-based assessment was undertaken using a range of data, photographic, and cartographic sources. Assessment considered both designated and non-designated heritage

assets, and any features that may contribute to local historic landscape/townscape character. At least one site visit was undertaken to each site, and all affected and accessible heritage assets.

Please note:

- Bespoke heritage assessments, and other complimentary analysis (e.g. landscape and visual impact assessment) should inform any future development proposals within allocated sites. These should be undertaken in the early stages of design and planning.
- The focus of the brief was the review of above ground heritage and historic landscape character. The assessment does constitute an archaeological desk-based assessment, and the absence of comment on a site’s archaeological potential should not be understood as a position of there being “no potential”. However, where a site’s archaeological potential is known, or is immediately apparent, this is stated and further investigation recommended.
- The assessment did not have direct access to the Warwickshire Historic Environment Record datasets, but the elements available via HeritageGateway were reviewed.

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24: Brierley's Farm, Brinklow

Site reference: 24

Parish & Ward: Brinklow, Revel and Binley Woods

Grid reference: 442934, 279623

Current use: Agricultural

Proposed use: Residential

Summary

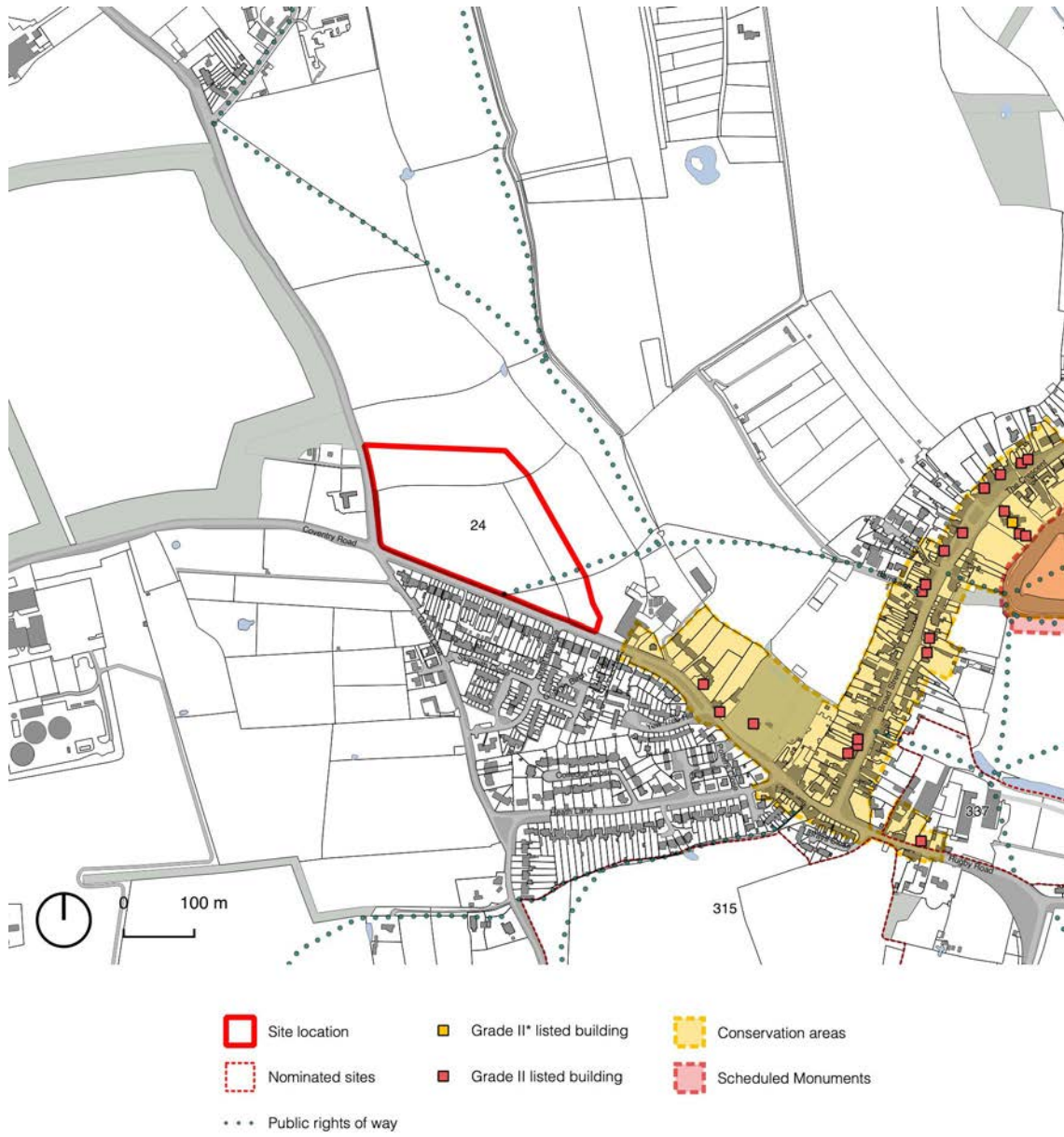
The site is located northwest of Brinklow. While there are no designated heritage assets within the boundary, it is located in the wider setting of Brinklow Conservation Area and its constituent heritage asset.

The eastern field contains one example of a noted concentration of ridge and furrow earthworks surrounding Brinklow. These features make a collectively significant contribution to the medieval and post-medieval landscape setting of the historic settlement, and its Norman motte and bailey (Brinklow Castle - a scheduled monument).

A public footpath runs through the site, linking Coventry Road and Brinklow's historic centre. The footpath affords access to, and views across the local historic landscape. The site also contributes to the rural character of approaches to the historic settlement from the west, along Coventry Road. Views of the landmark tower of the grade II* listed Church of St John the Baptist are experienced from both the footpath and road approaches.

The potential impacts of development include the loss of the views across the historic landscape and to the landmark church, damage to or loss of the ridge and furrow earthworks, and a negative effect on the conservation area's setting through poor quality design and delivery. To partly mitigate impacts, development of the eastern parcel should be avoided - preserving the earthworks and some open views)

Opportunities for enhancement include restoration of hedgerows and planting native trees, enhancement of the public right of way, and delivery of housing design of both good quality and reflective of local character. Streets and paths could also be oriented to create views of the Church of St John the Baptist within the scheme.



Site location and designated heritage assets

Heritage context

The site is located northwest of the historic settlement of Brinklow.

There are no designated heritage assets (e.g. listed buildings) within the site boundary, nor is it located within a designated area (e.g. a conservation area).

The site contains one full agricultural field parcel (west) and one partial (east). The western parcel is cultivated, the eastern has been in long-term pastoral use.

The eastern field parcel contains a ridge and furrow earthworks, remnant of historical agricultural practices. Well preserved ridge and furrow is found within multiple fields surrounding Brinklow, and form part of a legible medieval and post-medieval settlement landscape. They, in turn, contribute positively to the setting of the conservation area, and Brinklow Castle: a Norman earthwork and scheduled monument that forms the focal point of the settlement's heritage. There is limited inter-visibility between the site and the monument; however it, collectively with the other earthworks, still forms part of its wider historic landscape context and assists in understanding the form and extent of its dominion.

A public footpath crosses the site from Coventry Road, heading east, and towards Brinklow's historic centre. This experience helps users appreciate the rural setting of the conservation area, and the historical relationship between its heritage assets and the wider historic landscape. This connection is reinforced by views of the landmark tower of the Church of St John the Baptist (Grade II*), rising above and out of its surrounding woodland.

The fields' rurality also contributes to the character of the western approach to the settlement along Coventry Road. Again, this experience both reinforces the rural setting of Brinklow, the conservation area, and its heritage assets, and offers glimpses of the landmark church tower.

A double courtyard of 19th century agricultural buildings is located immediately southeast of the site. While not of high heritage interest (being fairly utilitarian in form and aesthetic), and being today somewhat enveloped by modern sheds, they nonetheless contribute to local historic landscape character. They might be considered non-designated heritage assets, accordingly.

Potential impacts

- Dilution of the historic rural setting of the conservation area and nearby historic buildings through loss of views across open rural landscape.
- Loss of the ridge and furrow earthworks in the east of the site and subsequent erosion of the historic landscape which forms the setting of the historic settlement and its constituent heritage assets, including the scheduled monument.
- Erosion of the conservation area's setting through poor quality of design and construction within a key approach route, from the west.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Avoid development in the eastern field parcel to preserve ridge and furrow earthworks, the historic rural character of the footpath approach to Brinklow, and mitigate loss of open views from Coventry road into, and across the site.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Appropriate housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.
- Orientate streets, open spaces, and/or footpaths to sustain and/or adopt views across to the Church of St John the Baptist: anchoring the new development in the local landscape.

Additional comments/notes

- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



View across the eastern pastoral field parcel, including ridge and furrow earthworks, and crossed by the public right of way



View the access gate, and public right of way access, across the western cultivated parcel



19th century courtyard farm buildings southeast of the site, off Coventry Road



View along Coventry road, heading into Brinklow, illustrating the site's contribution to rural character, and including glimpse views of the landmark grade II listed church tower*

28: South-east of Main Street, Ansty

Site reference: 28

Parish: Ansty

Ward: Revel and Binley Woods

Grid reference: 440316, 283331

Current use: Agricultural

Proposed use: Employment

Summary

The site is located east of Ansty, near two grade II* listed buildings: Ansty Hall and the Church of St James.

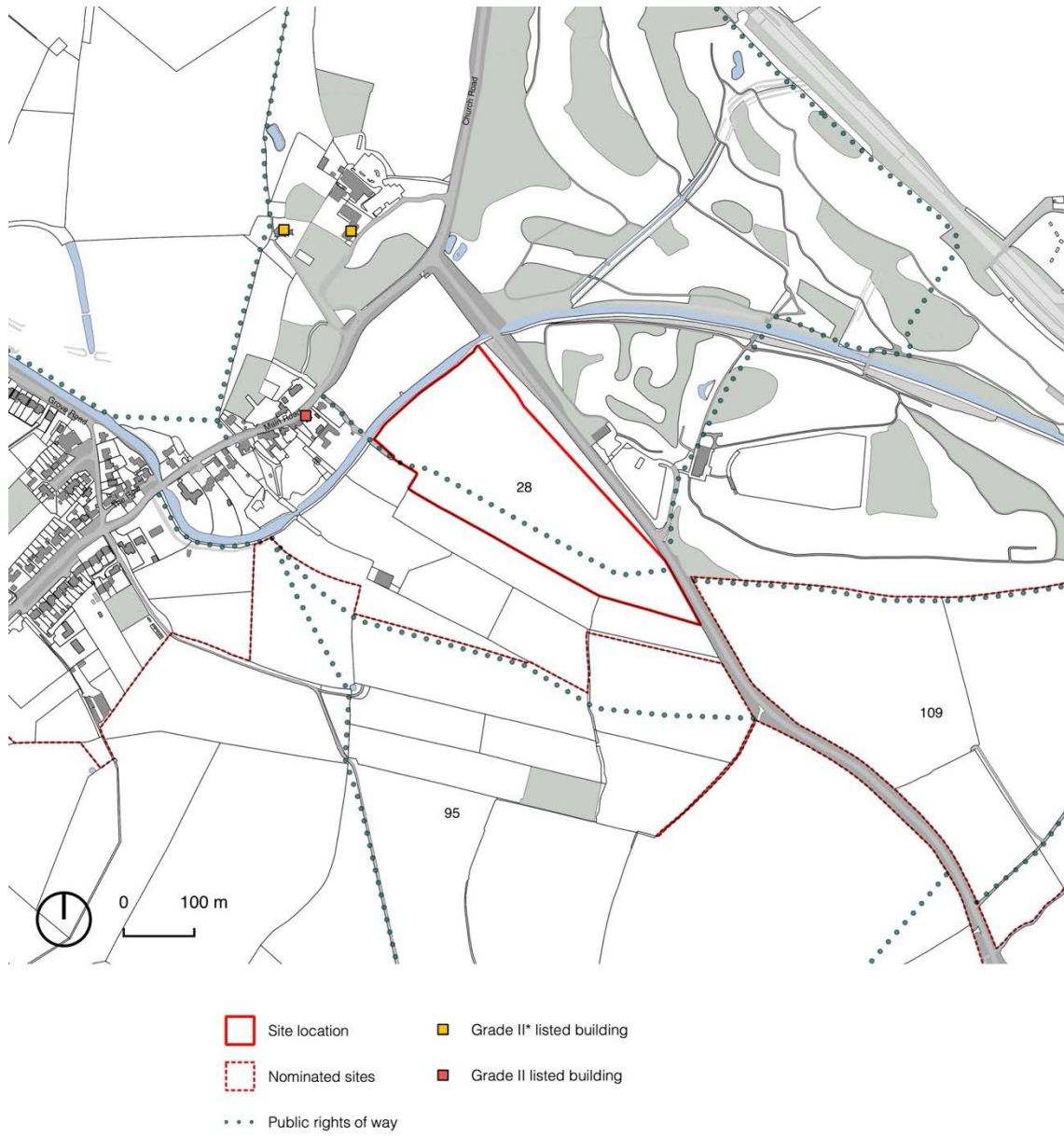
Ansty Hall is most likely to be effected by development. It is a country house dating from 1678, and sits on the crest of the hill and is prominent in views both from, and across the site. This includes views from the public right of way which crosses the site, and featuring as a landmark in southern approaches along the B4029.

The site forms part of the agricultural land which constitutes the surviving, rural setting of Ansty Hall; however there has been some intrusion of modern road and infrastructure development.

Potential impacts include loss of historic agricultural features, which could dilute the rural character of Ansty Hall and its setting, and erosion of views both to, and from the asset.

To mitigate these impacts, retention and restoration of historic landscape characteristics should be undertaken to enhance the rural setting. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape. Development could be arranged to preserve key views from the B4029.

The proposed employment use may exacerbate impacts, and a housing allocation may offer great opportunity for mitigation through sensitive design.



Site location and designated heritage assets

Heritage context

The site is located to the east of the historic settlement of Ansty.

There are no designated heritage assets (including listed buildings) within the site boundary.

The site is wholly in agricultural use, and slopes gently downwards in a southerly direction. A public right of way intersects the southern part of the site, which connects into Ansty and its wider agricultural environment.

There are a number of listed buildings within the site's immediate setting, including Ansty Hall (grade II* listed, NHLE reference 1365084), Church of St James (grade II* listed, NHLE 1034889), and The Whitehouse Wingletang (grade II listed, NHLE 1034890).

Ansty Hall is the only listed building intervisible with the site. It is a country house originating from 1678, with a Carolean Style, and built for Edward Taylor. It is situated on a prominent position on top of a hill, overlooking the surrounding countryside, which includes the site.

The site is located to the south of Ansty Hall, separated from it by Main Road, a small swathe of agricultural land, and the Oxford Canal. It forms part of the open views out from Ansty Hall, and helps to illustrate its once predominantly rural setting.

This view has been altered somewhat by the intrusion of modern road infrastructure and industrial units to the background, and by the widening, and increased activity along the B4029 in the foreground.

The hall is prominent in views experienced from those traversing the public right of way which crosses the site. It is experienced as a landmark building to drivers from the south along the B4029 approaching, glimpsed across the site's north-eastern elements.

The site's wider setting is defined by the linear, historic settlement of Ansty to the west, agricultural land to the south, the M6 motorway further south, and a golf course to the east past the B4029.

Potential impacts

- Loss of historic agricultural features and character. In turn, dilution of the character of the historic settlement and the setting of its listed buildings.
- Or, conservation and reinforcement of that significance and character through sensitive retention and reuse.
- Erosion of the historic settlement character through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

- Erosion of Ansty Hall's important vista out into the countryside, and its agricultural setting through loss of open, pastoral lands which include the site, particularly if the site is developed in its entirety.
- Loss of landmark view across the site to Ansty Hall to those approaching from the south, along the B4029.

Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority screening given to views into and out of Ansty Hall.
- Arrange development so that the landmark view of Anstey Hall, on approach from the south, is sustained.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.

Additional comments/notes

- Dependent on the scale and nature of the employment land development, housing may be more in keeping with the character of the historic settlement and could be more appropriately designed to be sensitive to the setting of Ansty Hall and mitigate impacts.

Site photographs



View of the site facing north-west, where Ansty Hall is a prominent feature of the skyline.



View of the site facing south-east from the public right of way.



The Oxford Canal and its towpath which runs across the north-western boundary of the site.



The view outside Ansty Hall illustrating the open views across the countryside, including the site



View of the site from Main Road, outside Ansty Hall.



Anstey Hall, prominent on the approach to Anstey from the south, along the B4029

31: Land at Streetfields Farm, Watling Street, Rugby

Site reference: 31

Parish: Dunchurch

Ward: Dunsmore

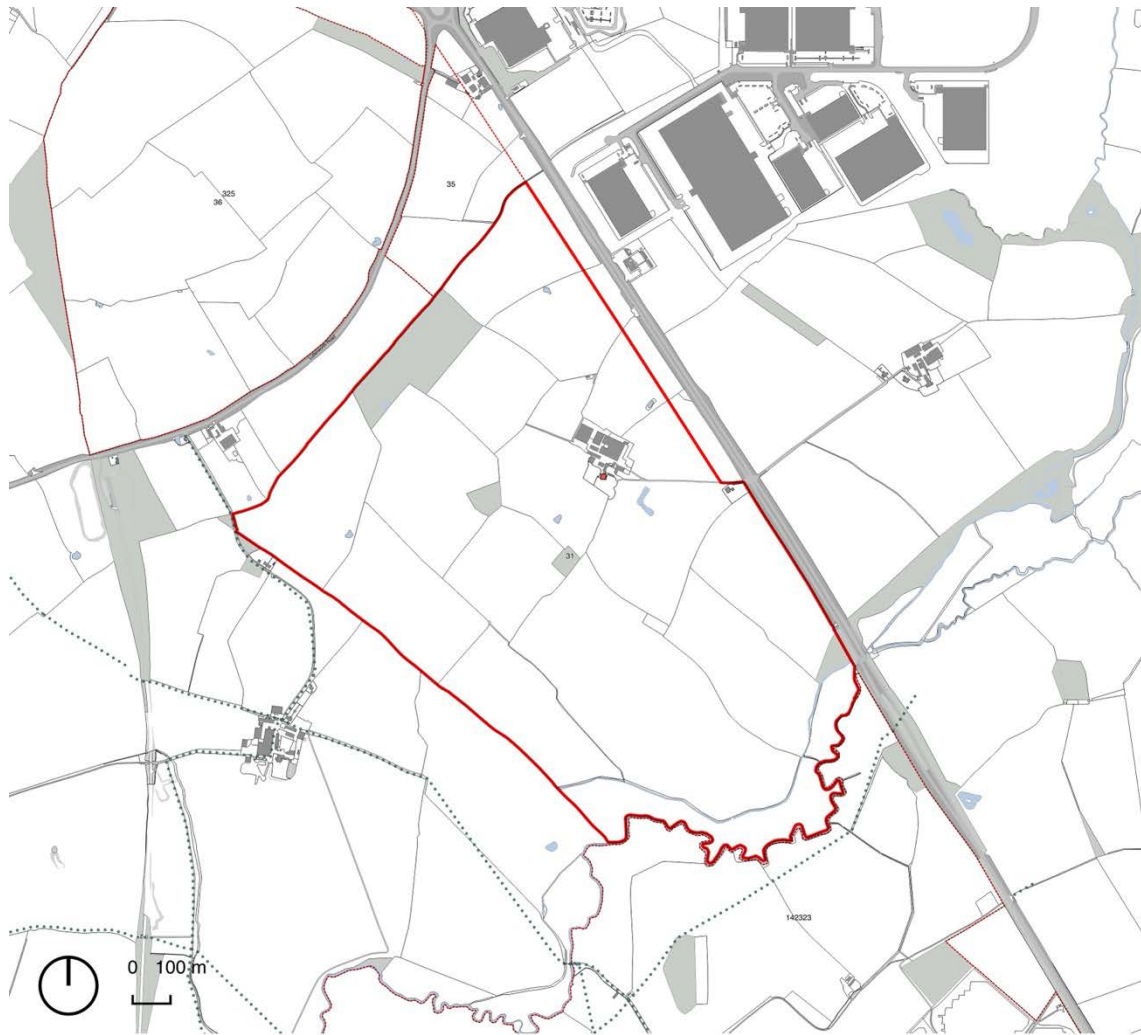
Grid reference: 451164, 282485

Current use: Agricultural

Proposed use: Employment

Summary

The site is primarily agricultural, but includes large areas of recently installed solar arrays. The grade II listed farmstead of 'Streethouse Farm' is located within. It is recorded as being of early 19th century date, but the surrounding, and well-preserved ridge and furrow earthworks, and HER records of Iron Age or Roman activity suggests the locality has much earlier origins. The surrounding landscape's rural character contributes positively to its setting, albeit with some existing impact from the solar arrays, the A5, and nearby Magna Park. Potential impacts include the loss of historic farmstead buildings and spaces and erosion of their historic rural setting. To avoid harm and deliver enhancements: the farmstead should be retained and reused; a significant buffer provided that preserves the key elements of setting and the adjacent ridge and furrow earthworks; and a green infrastructure strategy delivered that enables greater access to and appreciate of the heritage assets by the public.



- Site location
- Grade II listed building
- Nominated sites
- Public rights of way

Site location and designated heritage assets

Heritage context

The site is located in open countryside, approximately 2km northeast of Churchover, and 2.5km west of Lutterworth.

Most of the site is in, and is characterised by agricultural uses, including hedgerow bound open fields. The west of the site has recently seen installation of a complex of solar arrays.

One designated heritage asset is located within the site: the grade II listed 'Streethouse Farmhouse and Attached Farmbuildings'. There was not sufficient access to examine the farmstead beyond a glimpse from the A5, but it is recorded as being of early 19th century origin with a regular courtyard of working buildings. Available evidence suggests these survive well.

The surrounding fields contribute to the setting of the listed farmstead, by nature of the sustained agricultural use and rural characteristics. Of particular contribution are the fields adjacent the farmstead, which contain a concentration of well-preserved ridge and furrow earthworks, which survive in a tangible historic field system. These remnants of historic agricultural practices suggest an earlier provenance for the farmstead than its early 19th century farmhouse. The earthworks appear of sufficient condition and definition to be considered non designated heritage assets in their own right. The HER also records archaeological evidence of Late Iron Age to Roman activity within the site, again alluding to a more ancient significance and settlement of this locality.

The farmstead's setting is not a pristine historic agricultural landscape, however. The solar arrays have altered the character (albeit in a reversible manner), the A5 brings road noise, and the substantial employment land to the northeast ('Magna Park') will have varying degrees of visibility and prominence from across the site.

Potential impacts

- Loss of listed agricultural buildings, features and spaces, including the farmhouse, its associated working buildings, boundaries, and yards.

Or, conservation and reinforcement of those buildings' significance through sensitive retention and reuse.

- Erosion of the listed farmstead's historic rural setting, particularly through loss of ridge and furrow earthworks in adjoining fields.
- Impact to potential sub surface archaeological deposits of high significance, pertaining to the Iron Age or Roman period.

Avoiding harm & maximising enhancements

- Retain and reuse the historic farmstead (including both farmhouse and working buildings and spaces), and provide a substantial open space buffer, that includes all areas of well-preserved ridge and furrow earthworks.

Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.

- Use green infrastructure to enable better public access to the farmstead and areas of ridge and furrow, to create new opportunities to identify and appreciate their significance.
- Restoration and reinforcement of hedgerow and woodland boundaries to both sustain and reinforce visual and physical screen of the A5, and distant views to/from the commercial estate.

Additional comments/notes

- The site may be of high archaeological potential. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



Distant glimpse views of the listed farmhouse from the A5, across open fields featuring ridge and furrow earthworks



Aerial photography illustrating ridge and furrow earthworks in fields adjoining the farmstead

37: Daventry Road, Dunchurch

Site reference: 37

Parish: Dunchurch

Ward: Dunsmore

Grid reference: 448846, 271139

Current use: Agricultural

Proposed use: Residential

Summary

The site is located on the eastern edge of Dunchurch, an historic settlement, elements of which are designated within the Dunchurch Conservation Area.

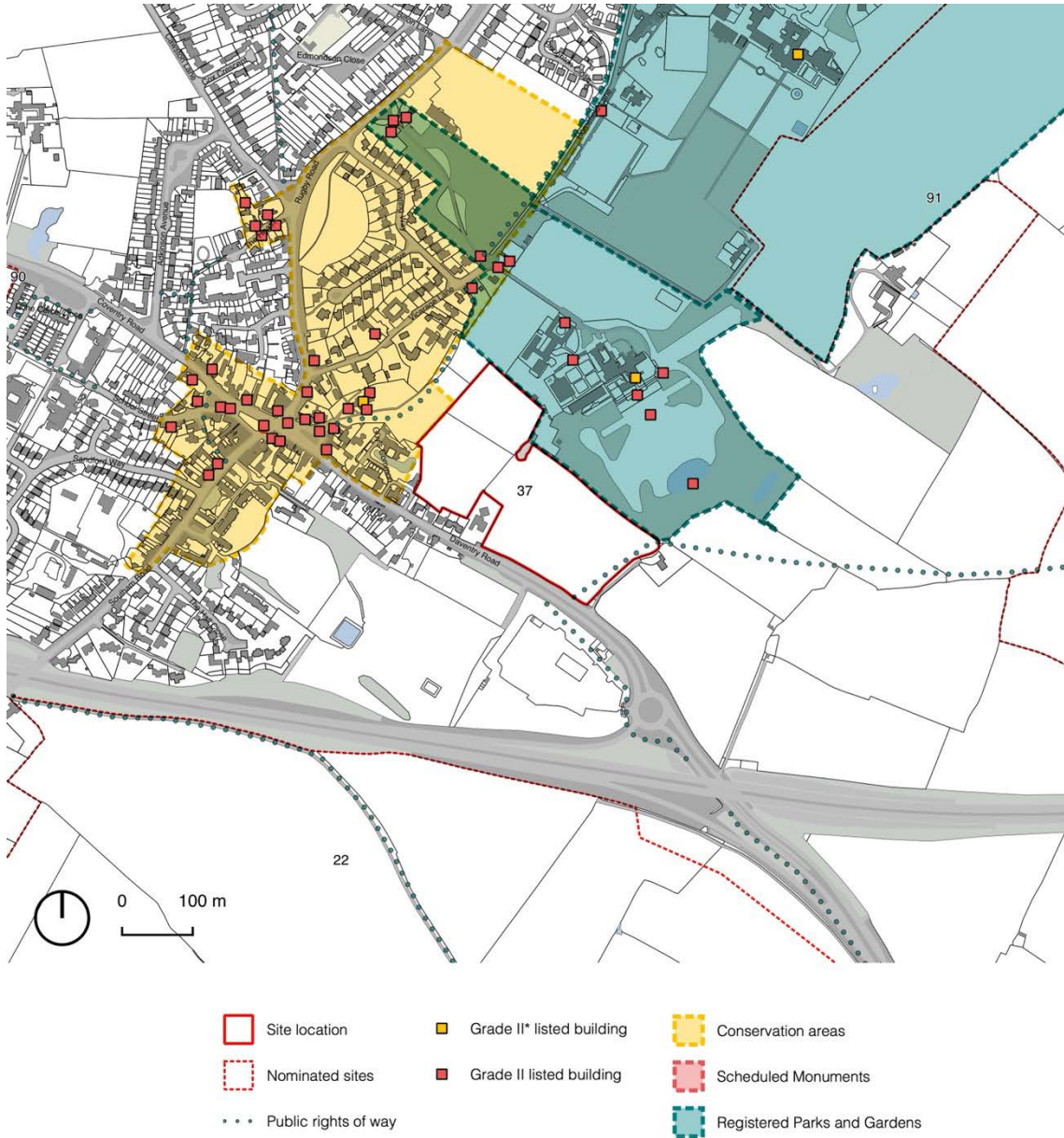
Immediately north is the grade II Dunchurch Lodge Registered Park and Garden. A dense woodland boundary limits intervisibility in eastern areas (of the site), but this thins further west, affording some glimpse views.

The grade II* listed Church of St Peter immediately to the west, with the graveyard sharing a boundary with the site, and crossed by a public right of way. Views from the churchyard include the site's western parcels, and contribute to the historic rural setting, and capacity for tranquil commemoration.

The southern boundary is adjacent to Daventry Road, a now modern road of a character that has impacted the approach into the settlement. A dense hedgerow currently limits visibility to/from the site.

The wider setting of the site includes Dunchurch historic settlements, and swathes of agricultural land. The site is largely visually contained from these, but a public right of way crosses the south-eastern corner, leading to the agricultural landscape.

Potential impacts include erosion of the rural setting and tranquillity of the churchyard, intrusion on the Dunchurch Lodge park, and erosion of the Conservation Area's character through low poor quality development in its setting. To avoid harm, development could be limited to certain areas, planting reinforced, and woodland buffers created. Enhancements could include restoring local landscape features, bespoke housing design aligned with local precedents, and improving public rights of way connections to both the historic settlement and landscape.



Site location and designated heritage assets

Heritage context

The site is located on the eastern edge of the historic settlement of Dunchurch.

The site is wholly in agricultural use and is characterised by open fields bounded mostly by mature hedgerows and planting.

There are no designated heritage assets (including listed buildings) within the site boundary; however, it directly borders Dunchurch Conservation Area, and the grade II Dunchurch Lodge Registered Park and Garden, and their associated groupings of listed buildings.

The registered park and garden is an early 20th century garden and pleasure grounds laid out by Thomas H Mawson to accompany the early 20th century house. The listing description notes that the house, terraces and pleasure grounds lie slightly below the crest of a south-east facing escarpment and thus enjoy long views across farmland to the south and east. The estate shares the majority of its southern boundary with the site. It is formed of a woodland belt of varied density, comprised of mature ornamental trees and shrubbery. It is thickest in the south-eastern half, with very intervisibility between the garden and south-eastern site land parcel. The boundary thins in the north-western extent, next to the site's northern parcel, and allows filtered views from both within the site, and from the public right of way further west. This includes occasional glimpses of the ornate tower of the estate's grade II listed stable block. The degree of visibility will vary with the seasons.

The site's north-western corner shares a boundary with the cemetery of the grade II* listed Church of St Peter. A public right of way passes through the churchyard, from southwest to northeast. The boundary is relatively open and allows views across from the churchyard into the site, and vice versa. The views: are of an agricultural nature, being characterised by open pasture, historic field trees, and hedgerows; contribute to the appreciate of the church's original landscape setting; help create a sense of tranquillity within the burial landscape; and have been adopted to through positioning of memorial benches. The site's topography results in only the two western fields parcels being visible within the view, while the eastern parcel is largely out of site. Some modern development is visible to the right of the view (when looking out from the churchyard), and effects is amenity, but is not overly intrusive. The Conservation Area Character Appraisal notes a key view of the church within its landscape setting, looking north-east, in which parts of the site could be glimpsed.

The site's southern boundary is adjacent to Daventry Road, which has been expanded to accommodate traffic from the A45/M45. This has eroded the integrity of the historic approach into the settlement and conservation area. The site is well-screened from the road by mature planting, with the exception of glimpses through an access gate.

The site's wider setting is defined by the historic settlement of Dunchurch to the north and west, which is both a conservation area and contains a number of listed buildings, many of which are concentrated to the west of the site. South of the site is the intersection of the A45 and M45, and further surrounding agricultural lands.

One public right of way intersects the site on its very south-eastern boundary, which connects into the wider agricultural landscape to the east. While there is little visibility of heritage assets from where the footpath crosses the site, this shortly leads on to an open agricultural landscape, where heritage assets can be glimpsed in distant views.

Potential impacts

- Erosion of the rural character views from the grade II* listed Church of St Peter churchyard, imposition upon its sense of tranquillity, and reduced capacity for private commemoration.
- Intrusion upon the landscape design, character and setting of the Dunchurch Lodge park and garden, depending on the location and scale of new development, and its visibility/prominence from with the estate.
- Erosion of the wider setting of the conservation area and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Reinforce planted boundaries between the site and registered park and garden to sustain and enhance existing screening.
- Constrain development to the western-most parcel, and southern elements of the eastern parcels to avoid, or limit visual impact on the churchyard views.

Or,

If the existing view is to be lost to redevelopment, a dense woodland buffer (at least 20-30m) atop a bund should be used to secure the visual separation between the churchyard and its surroundings, and ensure the capacity for tranquil, private commemoration is sustained.

- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

Additional comments/notes

- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



The site, visible from the access gate from Daventry Road.



The clearly designed historic boundary of Dunchurch Lodge bounds the site to the north-east and screens the site from views.



The site shares a boundary with the busy Daventry Road network, which is a major approach into the historic settlement.



View across the churchyard towards the site



View across from churchyard boundary into the site



View across from churchyard boundary into the site



Modern development visible to the right of the churchyard view across the site



Example of glimpse view of grade II listed Dunchurch Lodge stable block from the public right of way

38: Drive Field, Bilton Grange School, Dunchurch

Site reference: 38

Parish: Dunchurch

Ward: Dunsmore

Grid reference: 448965, 271969

Current use: Amenity land

Proposed use: Residential

Summary

The site is located on the north-eastern edge of Dunchurch, and near the Dunchurch Conservation Area.

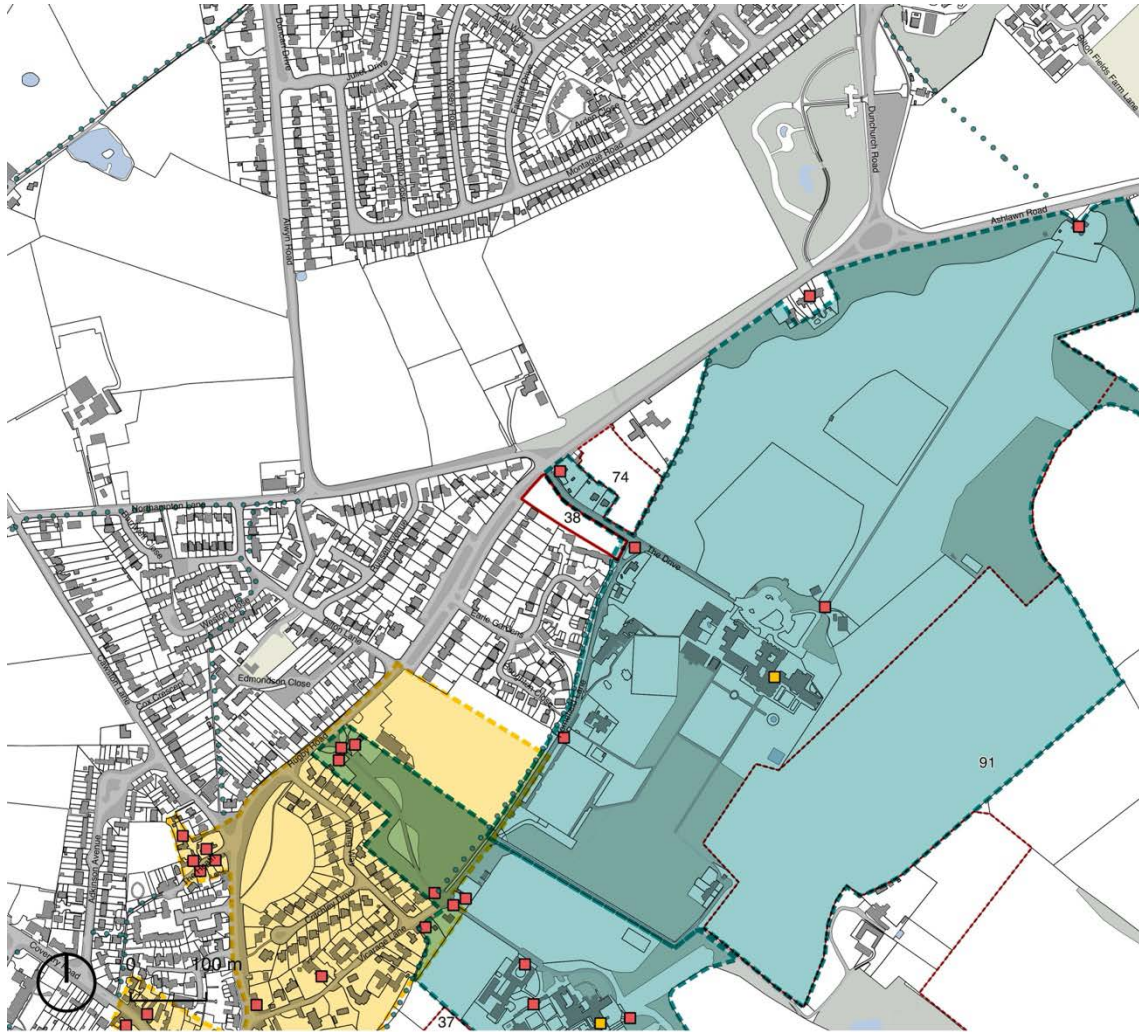
While there are no designated heritage assets (including listed buildings) within the site boundary, it borders the Rugby Road Lodge at Bilton Grange and the Inner Lodge at Bilton Grange. Both are grade II listed buildings comprising mid-19th century estate cottages that mark the approach to the Bilton Grange Registered Park and Garden. The Registered Park and Garden includes gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin.

The site currently serves as amenity space that frames the lodges and the entrance to Bilton Grange and separates the nearby modern housing development from The Drive.

Key concerns include the erosion of the setting of the Registered Park and Garden and its associated listed buildings, and the intrusion of modern development into views of and from Bilton Grange and the lodges.

To mitigate these impacts, any development would require sensitive design that preserves the lodges as prominent features of the approach to Bilton Grange. Design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation.



- Site location
- Grade II* listed building
- Conservation areas
- Nominated sites
- Grade II listed building
- Registered Parks and Gardens
- Public rights of way

Site location and designated heritage assets

Heritage context

The site is located towards the north-eastern edge of the historic settlement of Dunchurch.

There are no designated heritage assets (including listed buildings) within the site boundary. However, two listed buildings are on its immediate boundary: Rugby Road Lodge at Bilton Grange (grade II listed, NHLE reference 1271241)), and Inner Lodge at Bilton Grange (grade II listed, NHLE reference 1271243).

Both lodges are estate cottages constructed in the mid 19th century, with some 20th century additions and alterations. They provide important focal points for the entry into Bilton Grange and enhance the registered park and garden's setting.

The entrance to the grade II Bilton Grange Registered Park and Garden also borders the northern boundary of the site. It is comprised of Victorian gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin, together with a walled garden to Pugin's design.

The west of the registered park and garden is described as being defined by a public footpath, fenced off from the park, with a scatter of private houses and their gardens occupying the ground between this and Rugby Road. The main entrance into Bilton Grange is down The Drive (which borders the site), which is defined by an avenue of limes.

The site is also located to the north-east of Dunchurch Conservation Area, in an area characterised by more modern housing developments, which has expanded out from the historic core of the settlement.

The site is wholly comprised of amenity space and provides an important setback for the modern housing development near to The Drive leading to Bilton Grange. The site currently frames the lodges and the entrance to Bilton Grange, giving a sense of separation and proving a distinctive status.

Part of a public right of way intersects the eastern boundary of the site.

Potential impacts

- Erosion of an important element of the registered park and garden's setting: its primary approach down a tree-lined avenue, bordered on either side by open green space and a lodge. This is particularly relevant if the site were to be developed in its entirety.
- Intrusion of modern development into views of and from Bilton Grange's designed approach and frontage, and into views of and from the listed lodges.
- Erosion of the registered park and garden and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- If any development is possible on this site, it would need to be of sensitive design which allows the lodges to remain as eye-catching markers on approach to the high-status estate of Bilton Grange.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

Additional comments/notes

- We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation. Should the proposed number of dwellings be pursued, a high standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.

Site photographs



Approach to Bilton Grange along the tree-lined avenue of The Drive. The site is located to the right of this photograph.



The site, onto which modern housing faces.



Looking back down The Drive towards the A426, with the site on the left.

74: Lions Field, Bilton Grange School, Dunchurch

Site reference: 74

Parish: Dunchurch

Ward: Dunsmore

Grid reference: 449029, 272023

Current use: Amenity land

Proposed use: Residential

Summary

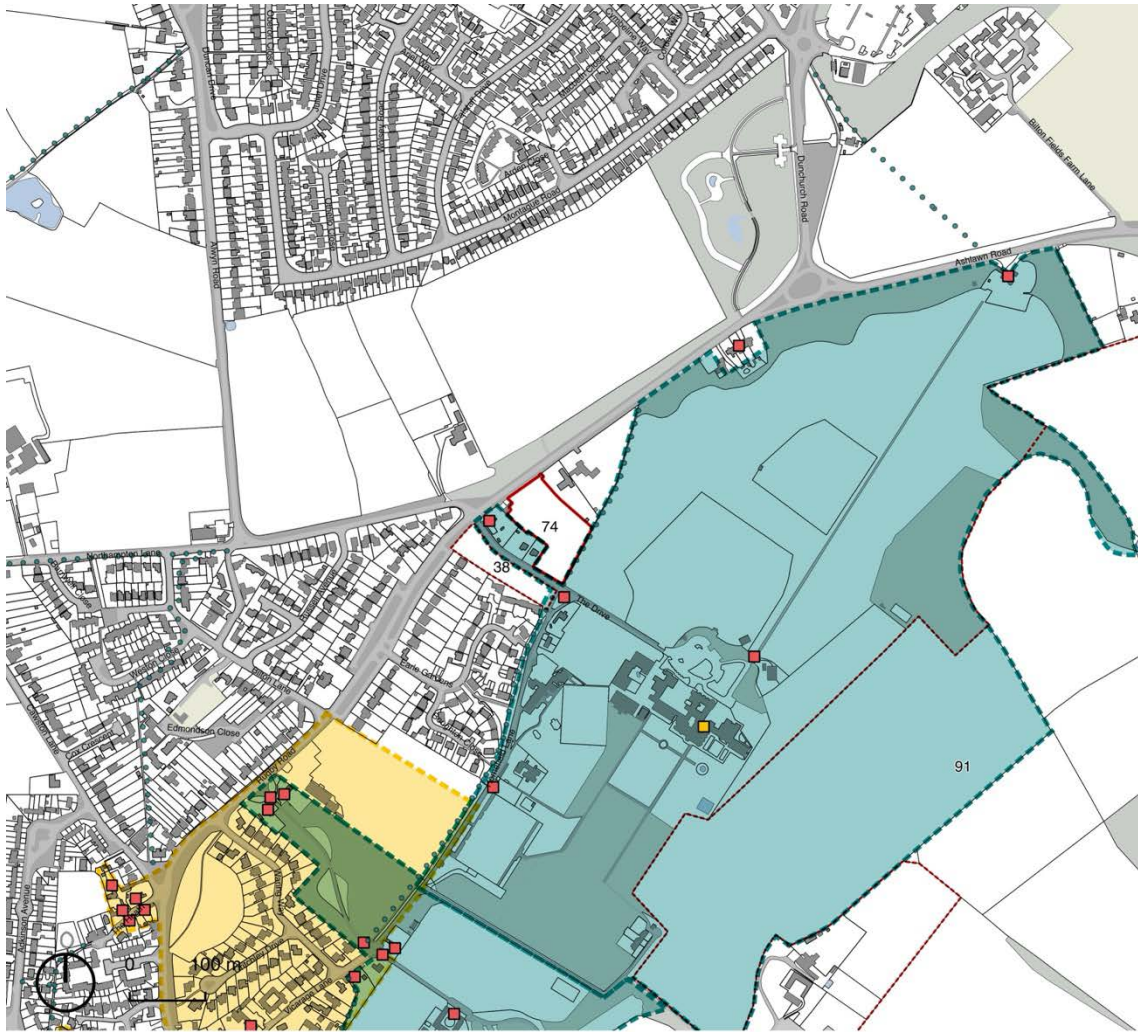
The site is located on the north-eastern edge of Dunchurch, and near the Dunchurch Conservation Area. While there are no designated heritage assets (including listed buildings) within the site boundary, it borders the Rugby Road Lodge at Bilton Grange and the Inner Lodge at Bilton Grange. Both are grade II listed buildings comprising mid-19th century estate cottages that mark the approach to the Bilton Grange Registered Park and Garden. The Registered Park and Garden includes gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin.

The site currently serves as amenity space that frames the lodges and the entrance to Bilton Grange, known as The Drive.

Key concerns include the erosion of the setting of the Registered Park and Garden and its associated listed buildings, and the intrusion of modern development into views from Bilton Grange and the lodges.

To mitigate these impacts, any development would require highly sensitive design that preserves the lodges as prominent features of the approach to Bilton Grange. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation.



- Site location
 - Nominated sites
 - Public rights of way
- Grade II* listed building
 - Grade II listed building
- Conservation areas
 - Registered Parks and Gardens

Site location and designated heritage assets

Heritage context

The site is located towards the north-eastern edge of the historic settlement of Dunchurch.

There are no designated heritage assets (including listed buildings) within the site boundary. However, two listed buildings are on or near its immediate boundary: Rugby Road Lodge at Bilton Grange (grade II listed, NHLE reference 1271241)), and Inner Lodge at Bilton Grange (grade II listed, NHLE reference 1271243).

Both lodges are estate cottages constructed in the mid 19th century, with some 20th century additions and alterations. They provide important focal points for the entry into Bilton Grange and enhance the registered park and garden's setting.

The entrance to the grade II Bilton Grange Registered Park and Garden also borders part of the southern boundary of the site. It is comprised of Victorian gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin, together with a walled garden to Pugin's design.

The west of the registered park and garden is described as being defined by a public footpath, fenced off from the park, with a scatter of private houses and their gardens occupying the ground between this and Rugby Road. The main entrance into Bilton Grange is down The Drive (which borders part of the site), which is defined by an avenue of limes.

The site is also located to the north-east of Dunchurch Conservation Area, in an area characterised by more modern housing developments, which has expanded out from the historic core of the settlement.

The site is wholly comprised of amenity space and is characterised by a large open field. The southern corner of the site in particular forms an important part of the setting of the approach to Bilton Grange down The Drive.

Part of a public right of way intersects the eastern boundary of the site.

Potential impacts

- Erosion of an important element of the registered park and garden's setting: its primary approach down a tree-lined avenue, bordered on either side by open green space and a lodge. This is particularly relevant if the site were to be developed in its entirety.
- Intrusion of modern development into views of and from Bilton Grange's designed approach and frontage, and into views of and from the listed lodges.
- Erosion of the registered park and garden and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- If any development is possible on this site, it would need to be of highly sensitive design which allows the lodges to remain as eye-catching markers on approach to the high-status estate of Bilton Grange.
- Development may be possible in the northern section of the site and should be appropriately oriented and designed so as to maintain key views of the grade II listed lodges and The Drive, and to sustain their status as gateway buildings leading into Bilton Grange.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

Additional comments/notes

- We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation. Should the proposed number of dwellings be pursued, a high standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.

Site photographs



Approach to Bilton Grange along the tree-lined avenue of The Drive. The site is located to the left of this photograph.



The eastern part of the site, viewed from The Drive looking northwards.



View of the northern part of the site, with Rugby Road Lodge (grade II listed) visible in the far ground.

83: Land south of Lilbourne Road, Clifton upon Dunsmore

Site reference: 83

Parish: Clifton upon Dunsmore

Ward: Clifton, Newton and Churchover

Grid reference: 448965, 271969

Current use: Agriculture

Proposed use: Residential

Summary

The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore and runs adjacent to the eastern boundary of the conservation area.

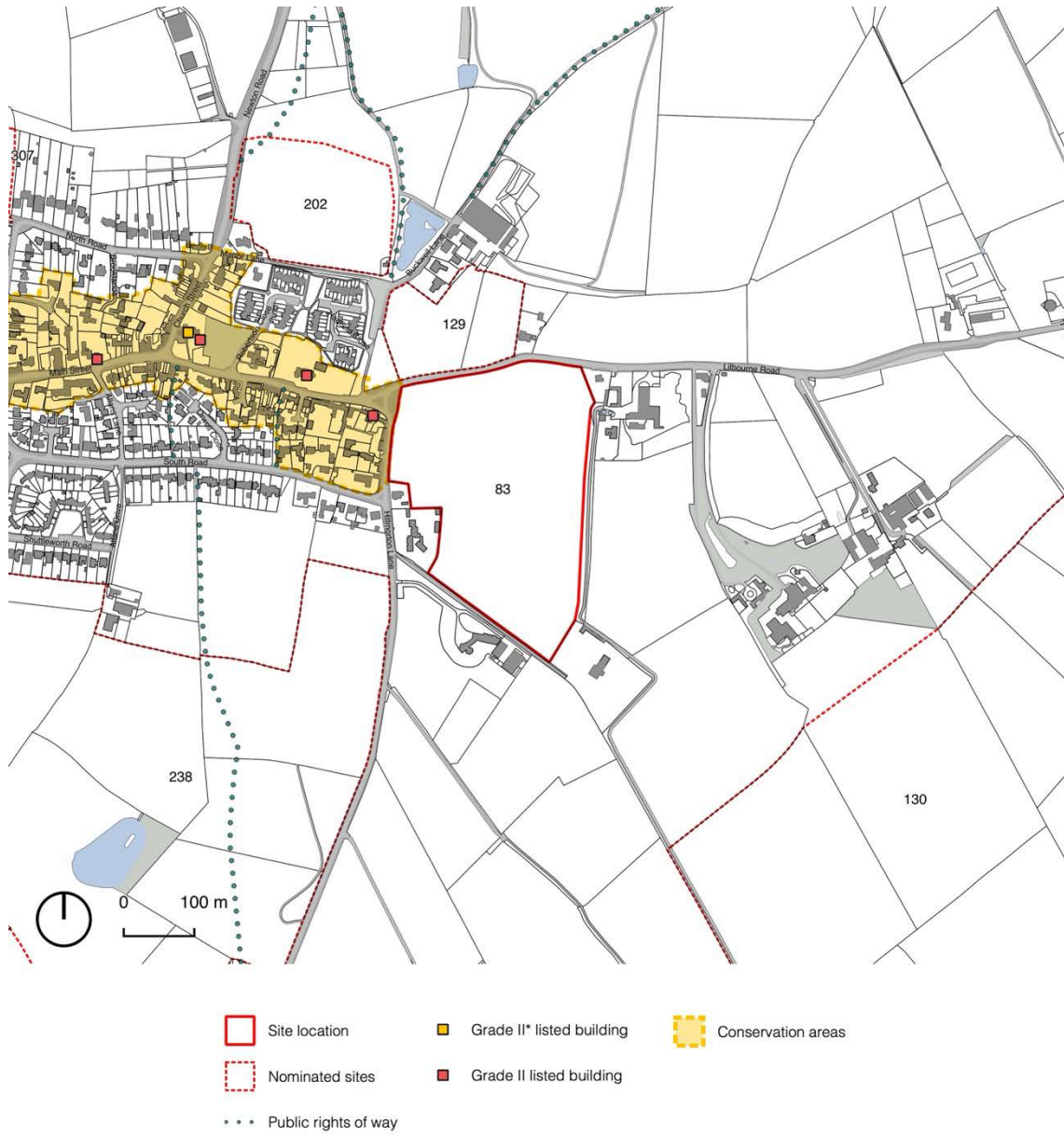
The site is in close proximity to two grade II listed buildings: The Old Hall and Clifton Manor. The Old Hall, a 17th century house, forms an important gateway into the village, while Clifton Manor, an 18th century house, is set back from the road and is partially obscured by a red-brick wall and mature trees.

The site is an important element of the eastern gateway to/from the village, providing a rural backdrop to the conservation area and its listed buildings. It gains added prominence due to its sloping elevation, and surviving elements of an historic tree-lined avenue that cross it.

Potential impacts of development include the erosion of the rural setting of the conservation area and of the gateway into the settlement from the east. Modern development could also intrude into views of and from The Old Hall and Clifton Manor and disrupt the historic relationship between The Old Hall and its surrounding landscape.

To mitigate these impacts, development could be limited in northern elements of the site, to reduce impact to sensitive views. Layout should respect the historic landscape through preserving (or perhaps restoring) the remnant tree-lined avenue and hedgerows within the site. The design should reflect local precedents and complement the village's historic character, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation.



Site location and designated heritage assets

Heritage context

The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore.

There are no designated heritage assets (including listed buildings) within the site boundary. However, the grade II listed The Old Hall (NHLE reference: 1233481) is immediately adjacent to the site's western boundary, and the grade II listed Clifton Manor (NHLE reference: 1233442) is within sight lines of the site.

The Old Hall is a 17th century house, formerly comprised of three cottages, which forms an important gateway building upon entrance into the village from the south and east. Clifton Manor is an early 18th century house set back from the road, which is mostly concealed from Main Street by a red-brick wall and mature trees.

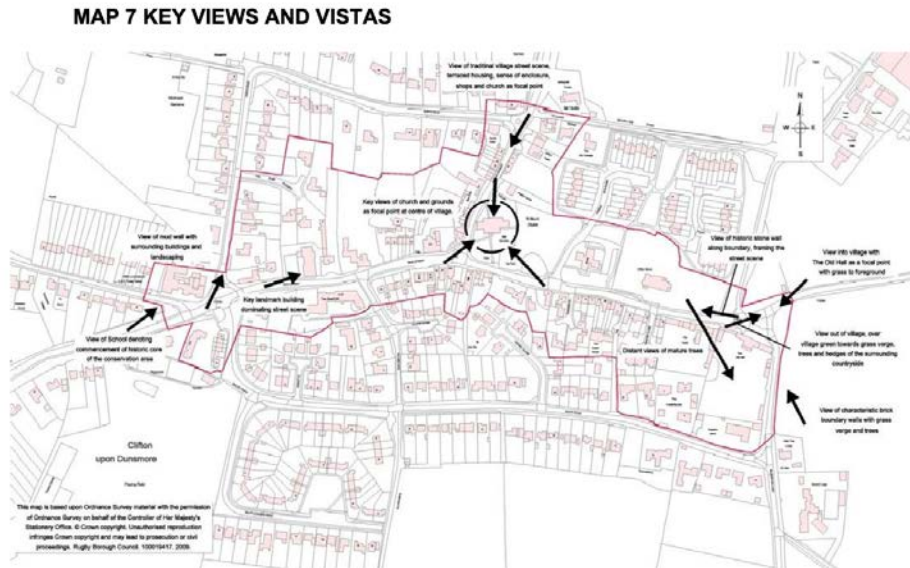
The site is highly visible when leaving the conservation area and looking in an easterly direction, due to the elevation of the land and prominent trees within. It forms an important backdrop to both listed buildings and provides a glimpse into the agricultural setting of the village.

The site borders the eastern boundary of the Clifton upon Dunsmore Conservation Area. The character appraisal notes the important approach from Lilbourne, which is via a countryside setting with grass verges, hedges and trees lining the fields. It notes that “...the series of greens as the village commences, complemented by the wide grass verges, allows for a gradual transition from countryside to village and the character of the countryside punctuates the village”. The character appraisal also notes that the approach from Lilbourne is dominated by two and single storey red brick and tile outbuildings, which are attached to The Old Hall.

Part of the site is also identified as an “important green and open space” within the character appraisal, and a number of key views both of and within the site are identified.

MAP 6 IMPORTANT GREEN AND OPEN SPACES





Extracts from the Clifton upon Dunsmore Conservation Area Character Appraisal.

The site is comprised of a large agricultural field with a small line of mature trees which cuts through the middle and forms the rural backdrop to the edge of the settlement. Those trees may be the remnants of an historic tree lined avenue, and allude to past associations between The Old Hall and Clifton Hall Farm. There are no public rights of way in or near to the site.

Potential impacts

- Erosion of the rural setting of the conservation area and one of its gateway listed buildings: The Old Hall, particularly if the site is developed in its entirety.
- Intrusion of modern development into views of and from The Old Hall and Clifton Manor. The site currently provides a rare glimpse of rural land within the settlement's relatively enclosed boundaries. Development in this context would be hard to mitigate due to the elevation of the land, which is prominent in views out of the village.
- Erosion of the historic relationship between The Old Hall and Clifton Hall Farm, of which the avenue of trees is a possible marker.
- Intrusion of modern development into the eastern gateway of the conservation area, and expansion of a still relatively defined historic settlement out into its rural edge.
- Erosion of the conservation area and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Avoiding prominent elements of redevelopment in northern elements of the site, to reduce visibility in rural views from within the conservation area.
- Landscape-led development that reflects historic development patterns, including retention of the tree-lined avenue and the reinstating the relationship between Clifton Hall Farm and The Old Hall.
- Opportunity to enhance the gateway entrance into the village, through sensitive design.
- Retention of hedgerows which bound the site, and additional screening to provide mitigate the visual impact from modern development from within the conservation area and in the setting of its listed buildings.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way creation to improve connections into the historic settlement of Clifton upon Dunsmore, and into the wider historic landscape.

Additional comments/notes

- We anticipate that mitigation of heritage impacts will prove challenging, given the sensitivity of the site and the density of development required to deliver the indicative allocation. Should the proposed number of dwellings be pursued, a high standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.

Site photographs



The western boundary of the site (right hand side), which is immediately adjacent to The Old Hall (far ground on the left hand side).



The site, as viewed from its western boundary on Hillmorton Lane. The small avenue of mature trees is visible off to the right.



Photo taken on the site's western boundary on Hillmorton Lane. The land rises to the east.



The Old Hall, which forms an important gateway building across the small green, upon entrance into the village from the east. The site is located to the left of this photo.



View of the site facing east on Lilbourne Road, which is a key view when leaving the village, and marks the approach into its rural setting.



The site is visible when approaching The Old Hall from the west, along Lilbourne Road.



Due to the rising land, the site is visible further along Lilbourne Road, and in views of Clifton Manor (left hand side of this photo).

91: Inwoods Farm and Lower Rainsbrook Farm, east of Dunchurch

Site reference: 91

Parish: Dunchurch, Unparished

Ward: Dunsmore

Grid reference: 450398, 271695

Current use: Agricultural

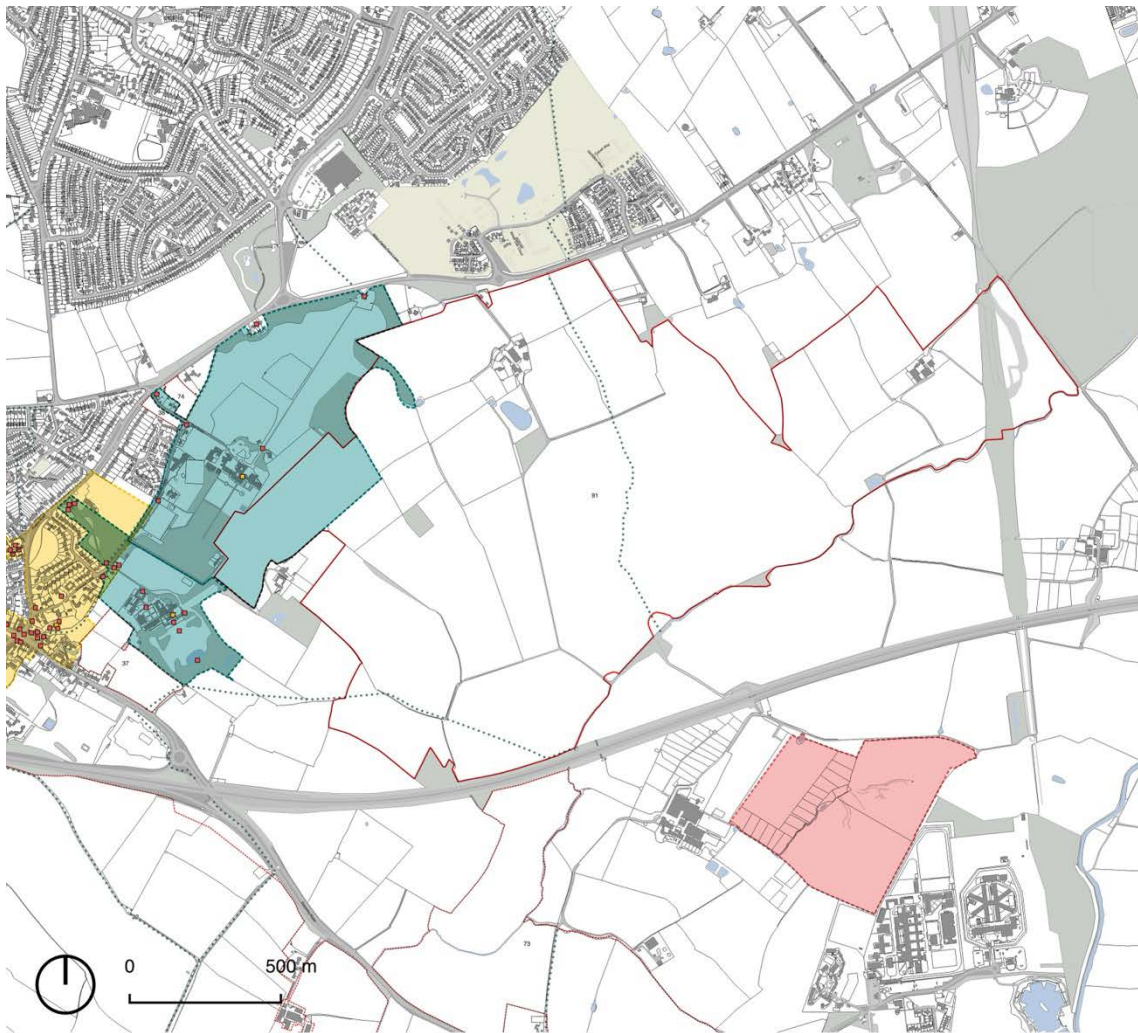
Proposed use: Strategic mixed use






Summary

The site is located to the east of Dunchurch. The site includes part of the Grade II 'Bilton Grange' Registered Park and Garden, and is in close proximity to the 'Dunchurch Lodge' Registered Pars and Garden. Both contain a collection of listed buildings, with the main structures designated at grade II*. The element within the site boundary has been heavily cultivated, but retains some traces of parkland character through a collection of trees, and its open nature,

The remainder of the site forms the setting of these significant landscapes, and contributes by nature of the open countryside character. Of note are: views from the historic tree-lined avenue leading to Bilton Grange across the site; reciprocal views from the public rights of way that cross the site where the grade II* listed main school building is prominent atop the ridge.

Potential impacts include the erosion of the intrusion of modern development onto the character of the parks and setting of listed buildings, and interruption of views both to, and from these areas. Conversely, careful development could enhance the local built environment, with measures such as informed arrangement of development parcels, avoiding development near the park boundaries, retaining historic agricultural buildings, and public right of way enhancement.



- | | | |
|--|--|---|
|  Site location |  Grade II* listed building |  Conservation areas |
|  Nominated sites |  Grade II listed building |  Scheduled Monuments |
|  Public rights of way |  Registered Parks and Gardens | |

Site location and designated heritage assets

Heritage context

The site encompasses a large swathe of land located to the east of the historic settlement of Dunchurch.

There are no listed buildings within the site boundary, but part of the site's western section is within the boundary of the grade II Bilton Grange Registered Park and Garden (NHLE reference: 1001378). It is comprised of Victorian gardens and pleasure grounds set in a park accompanying a country house designed by A W N Pugin, together with a walled garden to Pugin's design.

The listing describes the parkland which *"occupies the level summit of a ridge of high ground, which runs north-east from Dunchurch. The agricultural land beyond the park falls steeply away to the south-east, thus providing extensive views in this direction into Northamptonshire."* This view (much of which is comprised of the site) is therefore an important element of the registered park and garden's significance. It should be noted that this parkland area appears to now be heavily cultivated. Despite this, it still provides an open rural setting, similar to that which would have been experienced by the intentional design, and contains a scattering of surviving parkland trees.

The original tree-lined avenue to the Grange survives and runs near to the north-western boundary of the site. The approach ran from the direction of today's A426 and swept east and south across the northern park. The avenue of limes was planted prior to 1855, and the drive passes through grade II listed gate piers. This drive is no longer in use and was replaced in the late-19th century. Whilst its use is no longer legible, it is still an important element of significance, and is noted in the listing description.

Within the registered park and garden are a number of listed buildings. In closest proximity to the site are: Bilton Grange School and attached Chapel and Terrace (grade II* listed, NHLE reference: 1034932), and Gatepiers 100 metres north-east of Bilton Grange (grade II listed, NHLE reference: 1271245).

The site's western boundary also borders the grade II Dunchurch Lodge Registered Park and Garden (NHLE reference: 1001281), and its associated grouping of listed buildings.

The registered park and garden is an early 20th century garden and pleasure grounds laid out by Thomas H Mawson to accompany an early 20th century house. The listing description notes that the house, terraces and pleasure grounds lie slightly below the crest of a south-east facing escarpment and thus enjoy long views across farmland to the south and east. At the boundary with the site, however, there appears to be a dense planted boundary comprised of mature ornamental trees, which mostly screen the grounds from the site.

Within and immediately surrounding the site are also a number of historic farmsteads, which make an important contribution to the rural setting of the nearby heritage assets.

Two public rights of way cross the site, one which runs east-west in the southern section of the site, and another which runs north-south in the eastern section of the site. From these footpaths are views of the main school building, atop its ridge. While not quite a landmark building, it has prominence and draws the eye as a local point of interest.

The south of the site is bounded by the M45, and further agricultural lands continue to the east.

Potential impacts

- Erosion of the character of the original tree-lined driveway leading to Bilton Grange, should any development be located in the north-western part of the site.
- Erosion of the open view of agricultural land to the south-east of the registered park and garden, as described in the listing description. Intrusion of modern development into views of and from Bilton Grange's main building and its parkland, particularly if the site is developed close to this location.
- Loss of views of the grade II* listed school building, viewed as a prominent feature atop the ridge from the site's public rights of way.
- Erosion of the registered park and garden and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Development should be avoided in and near to the part of the site which encroaches into the registered park and garden boundary.
- The scale of the total site area means that development could be accommodated in a manner which avoids harm, provided it is concentrated in the northern and/or eastern parts of the site, and if it is carefully screened from views of Bilton Grange and Dunchurch Lodge. This would also help to maintain separation from the historic core of Dunchurch.
- Retention, restoration and sensitive re-purposing of historic agricultural buildings to provide optimum viable uses for their long-term conservation.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Reinforce planted boundaries to the site, particularly to the west, to screen, or filter views in, and out. Priority screening views from the two registered parks and gardens.
- Reinstatement of historic landscape features, such as Railway Spinney, and Shilling Spinney.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections into the historic settlement of Dunchurch, and into the wider historic landscape.

- Retention of views of the listed school building atop the ridge, from public rights of way, or informed layout of roads and parcels to frame the feature as a local point of interest within the masterplan.

Additional comments/notes

- The Preparatory School appear to be building new boarding accommodation to the immediate north-east of the main school building, which is changing the nature of the interface with the landscape setting.
- A multi-phased housing estate is being constructed to the north of the site (where development is considered more appropriate). A new roundabout has been constructed to facilitate this development, which could potentially provide access into any development concentrated in the north/east of the site.

Site photographs



Open views to the surrounding countryside and Northamptonshire, as noted in the listing description, can be glimpsed between the frontage of the main building and the construction of the new boarding accommodation.



Open views of the countryside, viewed from the southern end of the tree-lined driveway, looking in an easterly direction, towards and across the site



Example views of grade II listed Bilton Grange school building from within the site and its public rights of way*

94: Land adjacent to Hinckley Park, south of A5

Site reference: 94

Parish: Copston Magna, Wolvey

Ward: Wolvey and Shilton

Grid reference: 444463, 289422

Current use: Agricultural

Proposed use: Residential or Employment

Summary

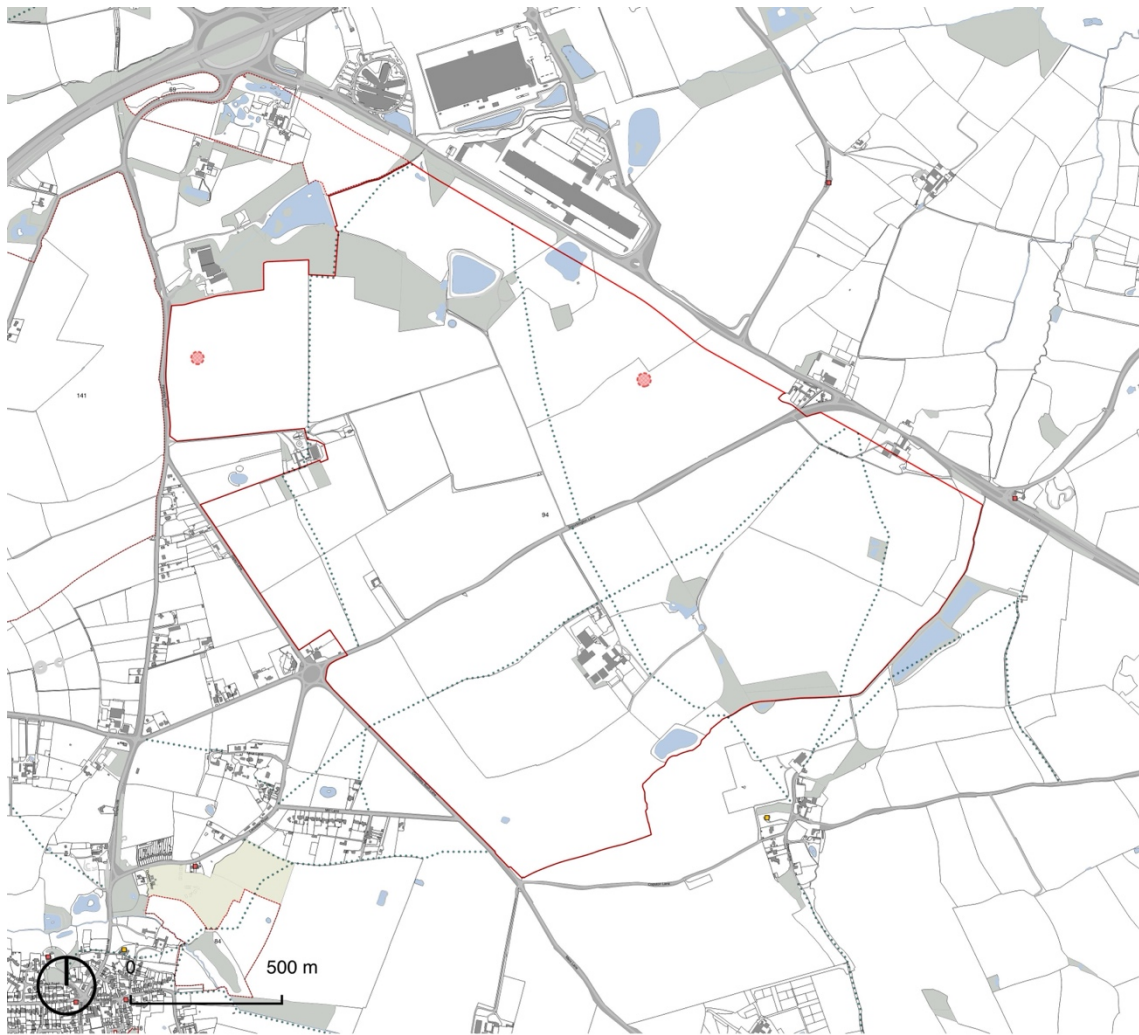
The site covers a large area located northwest of Copston Magna and bounded by the A5 and M69 and industrial development to the north. There two Scheduled Monuments within the site boundary, but no other designated heritage assets. The scheduled monuments are sites of bowl barrows, but have minimal visibility from the public rights of way network.

There are several historic farmsteads dispersed throughout the site, including Copston Lodge and Heath Farm, both of which are considered potential non-designated heritage assets. The historic environment record also records a high concentration of other, non-designated archaeological features within the locality.

The site is largely agricultural, characterised predominantly by open fields bounded with hedgerows, and some woodland interspersed. Nearby is the grade II* listed Church of St John in Copston Magna, though this is well screened from the site by dense tree coverage.

Potential impacts of development include the loss of historic agricultural buildings and land, erosion of the nearby villages' agricultural character, and harm to the scheduled monuments and farmsteads' agricultural setting. Development could also enhance the area through sensitive design, restoration of historic buildings, integration of the farmsteads into the development, and provide new opportunity to identify and understand the monuments.

Proactive archaeological assessment and evaluation is advised to address the site's potential.



- | | | |
|----------------------|---------------------------|---------------------|
| Site location | Grade II* listed building | Scheduled Monuments |
| Nominated sites | Grade II listed building | Heritage at Risk |
| Public rights of way | | |

Site location and designated heritage assets

Heritage context

The site is located to the northwest of the historic settlement of Copston Magna.

There are two scheduled monuments within the site: bowl barrow 900m north of Copston Farm (NHLE reference: 1016846), and bowl barrow 490m northwest of Abbey Farm (NHLE reference: 1016845). Both are on the Heritage at Risk register. There is little visibility of the monuments from nearby public rights of way and surrounding fields, and there is little capacity to appreciate them without prior knowledge of their existence. As such, the extent to which they are experienced within their current rural setting is likely to be minimal.

Within the site itself, and on its immediate boundary are several historic farmsteads, including Copston Lodge, Heath Farm (within the site) and Abbey Farm (on the site's western boundary). These farmsteads retain parts of their original courtyards and outbuildings, which make strong positive contributions to their character and are potential non-designated heritage assets.

Approximately 80% of the site remains within agricultural use and is characterised predominantly by open fields bounded by hedgerows and mature planting. There are some areas of historic woodland interspersed throughout the site.

There are multiple other historic landscape and archaeological features recorded on the Historic Environment Record within the locality (e.g. Bronze Age Round Barrows).

The site's wider setting is defined by small historic settlements to the south and further agricultural land. The historic settlement of Copston Magna to the south-east of the site contains the grade II* listed Church of St John. However, this is well screened from the site by existing mature trees and planting.

The busy A5 strategic road and its intersection with the M69 bounds the site to the north and east. A large industrial site is immediately adjacent to the site to the north.

There are a number of public rights of way which cut across the site, running both north-south and east-west.

Potential impacts

- Direct and/or indirect impacts to both Scheduled Monuments including through development within their setting and during construction.
- Loss of historic agricultural buildings, features and spaces, including the farmsteads, and their associated working buildings, boundaries, and yards. In turn, dilution of the character of the nearby villages.

Or, conservation and reinforcement of that significance and character through sensitive retention and reuse.

- Erosion of the farmsteads', and villages' agricultural setting through loss of open, pastoral lands across the whole site, particularly if the site is developed in its entirety.

- Encapsulation of the relatively isolated historic settlements of Copston Magna and Wolvey Heath, which, despite their proximity to the A5 and M69, still feel distinct from their surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the nearby villages' and their listed buildings' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Appropriate development design and construction strategies to mitigate impacts to buried archaeological features associated to the scheduled monuments.
- Retention, restoration and sensitive re-purposing of historic agricultural buildings to provide optimum viable uses for their long-term conservation. Integration of the farmsteads into a development pattern which is sensitive to their significance.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Reinforce planted boundaries to the site to screen, or filter views in, and out. Priority screening views from the scheduled monument and from the nearby villages.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.
- Interpretation materials of the scheduled monuments within the landscape to make them more readily appreciable.

Additional comments/notes

- The site may be of high archaeological potential. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



Southern part of the site, looking northwards, with long-range views of Abbey Farm in the distance.



The grade II listed Church of St John is well-screened from the site by thick foliage.*



The western part of the site, bounded by Gipsy Lane.



The middle section of the site

108: Land off Wolston Lane, Ryton on Dunsmore

Site reference: 108

Parish: Ryton on Dunsmore, Wolston

Ward: Dunsmore, Wolston and the Lawfords

Grid reference: 439551, 2744478

Current use: Quarry/Agricultural

Proposed use: Residential or Employment

Summary

The site is located to the east of Ryton on Dunsmore, and while there are no designated heritage assets (including listed buildings) within the site boundary, there are several in proximity. These include the grade II* listed Church of St Leonard to the west, and the grade II listed Ryton Hall Registered Park and Garden to the southwest.

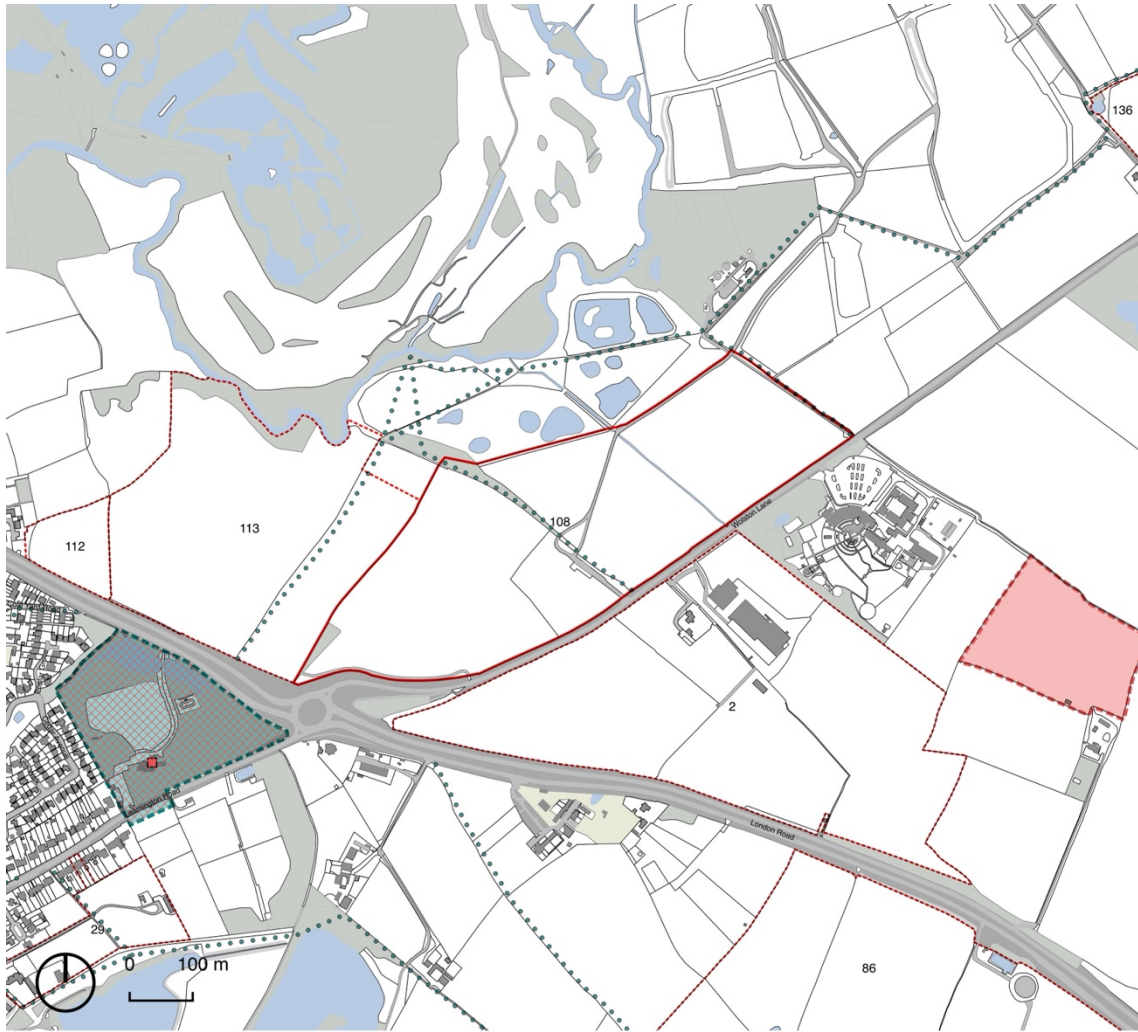
The site is largely agricultural with a small quarry and is interspersed with hedgerows and mature planting. It contributes positively to the wider setting of the Church of St Leonard, and its wide-ranging views out to the east.

Potential impacts of development include the erosion of the remnants of Ryton on Dunsmore's historic character which, whilst already eroded by the dual carriageway which bisects it, does still benefit from long-range views across open countryside. Modern development could further encapsulate the historic core of the village and could also damage the setting of the Church of St Leonard and Ryton Hall, through loss of agricultural land which contributes positively to their setting.

To mitigate these impacts, the site's boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

A combined development strategy with the neighbouring sites (112 and 113) may enable design to better respond to the need to preserve the heritage assets and improve the area's overall character.

Proactive archaeological assessment and evaluation is advised to address the site's potential.



Site location and designated heritage assets

Heritage context

The site is located to the east of the historic settlement of Ryton on Dunsmore, which is bisected by the dual carriageway of A45.

There are no designated heritage assets (including listed buildings) within the site boundary.

To the southwest of the site, and across from the A45 road network is Ryton House, a grade II listed building (NHLE reference 1034887) and grade II registered park and garden (NHLE 1001343). It is an early 19th century village with gardens, pleasure grounds and ponds, but in poor condition and identified on the Heritage at Risk Register. The A45 road network borders the park to the north and east, and it is well screened by dense planting along its entire boundary, which conceals it from views in this direction.

The Church of St Leonard, a grade II* listed building, NHLE reference 1034887 is located west of the site. This is a church originating from the 11th century, with a 15th century tower and various successive alterations over time. It has a large cemetery at its frontage facing Church Road, which loops around to the south. The north and east of the church's setting is characterised by open countryside which afford long-range views. The very end of the churchyard offers open views across the countryside, however there is some existing screening to the east.

Immediately south of the church is a potential non-designated heritage asset: Ryton Hall, a former courtyard farmhouse. However, surrounding Ryton Hall, modern residential development has recently been constructed, which has removed any elements of its courtyard and subsequently compromised the setting of the historic farmhouse, along with the Church of St Leonard.

The site itself is largely agricultural use, with a small quarry in the middle of the site, and features hedgerows and mature planting, all of which contribute positively to the setting of the nearby heritage assets. It is bounded by the busy A45 road network and Warwick Road to the south. The nearby land parcel to the west is raised, and dips down slightly when coming into the site, which conceals it relatively well from the village.

The site's wider setting is defined by the linear, historic settlement to the far west, and further agricultural land to the north, east and south.

There are multiple other historic landscape and archaeological features recorded on the Historic Environment Record within the locality, including records of an identified Iron Age Settlement.

There is a public right of way network to the immediate north, with one arm of this network cutting through the middle of the site, and another running along its northeastern boundary.

Potential impacts

- Dilution of the character of the historic village, where there are currently long-range views across open landscape to the north and east.
- Erosion of the agricultural setting of the Church of St Leonard and Ryton House Registered Park and Garden through loss of open, pastoral lands within the site and surrounding it, and through overly prominent and/or poorly designed development visible in easterly views. This is of particular risk if the site is developed in its entirety.

Or, conservation and reinforcement of that significance and character through sensitive development.

- Further encapsulation of a historic settlement which has become increasingly encroached upon by surrounding developments to the south and west. Dilution of its remaining agricultural setting, which is still relatively well-preserved to the east, particularly if the site is to be developed in its entirety.
- Erosion of the historic settlement and its heritage assets' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

- Direct and/or indirect impacts to buried archaeology during construction.

Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority should be given to screening views from the Church of St Leonard.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across towards Ryton on Dunsmore and into the wider historic landscape
- Investigate opportunities for enhancement of the public right of way network to better reveal the registered park and garden, which is anonymous at present.

Additional comments/notes

- The site may be of high archaeological potential. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- A combined development strategy with the neighbouring sites (ref: 112 and 113) may best allow for development that maximises opportunities for mitigation and enhancement, on account of their shared characteristics and context. This includes arranging development so as to best preserve the setting of the nearby grade II* listed church, historic farmhouse, and establishing new green links into Ryton on Dunsmore and the nearby registered park and garden.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Existing screening is present beyond the site boundary, particularly to the boundary of the Church of St Leonard. Should this screening be lost, the impact of any development would be much greater.

Site photographs



Open views over the countryside from the grade II listed church's yard, which has a low boundary fence. The site is located on and just past the crest of the hill, where the land begins to sweep downwards again.*



The setting of the church has already changed substantially, with the construction of nearby modern housing.



View of the site from the entrance to the quarry from Warwick Road, looking west.



View of the site from the entrance to the quarry from Warwick Road, looking north-east.



View of the site glimpsed through hedgerow boundaries, looking north from Warwick Road.

112: Land off London Road (east), Ryton on Dunsmore

Site reference: 112

Parish: Ryton on Dunsmore

Ward: Dunsmore

Grid reference: 438770, 274449

Current use: Agricultural

Proposed use: Residential

Summary

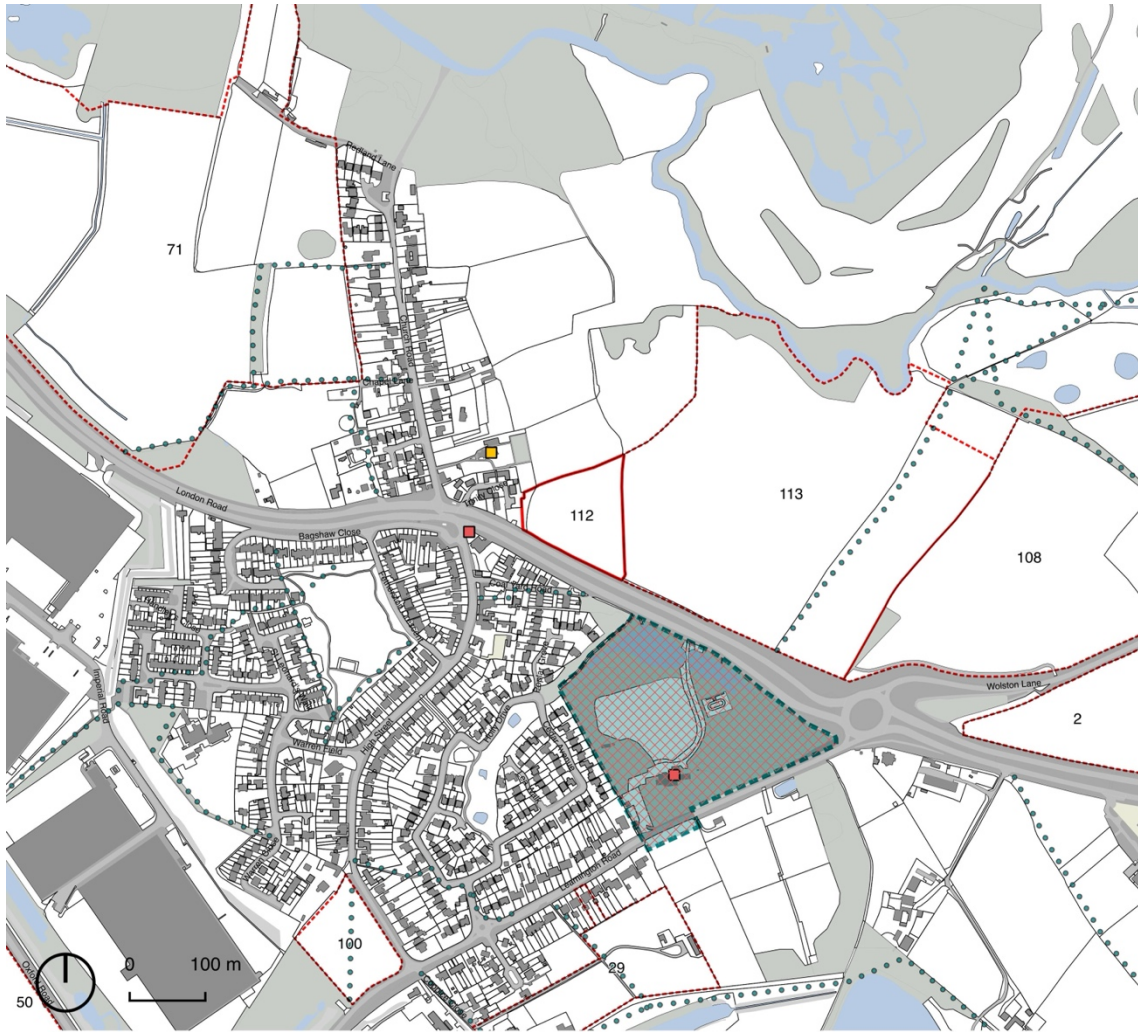
The site is located to the east of Ryton on Dunsmore. Whilst there are no designated heritage assets (including listed buildings) within the site boundary, it is in close proximity to the grade II* listed Church of St Leonard and is visible from its church yard.

The site is formed of agricultural land and is bordered by hedgerows. It contributes positively to the setting of the Church of St Leonard and its wide-ranging views out to the east.

Potential impacts from development include the erosion of the remnants of Ryton on Dunsmore's historic character which, whilst already eroded by the dual carriageway which bisects it, does still benefit from long-range views across open countryside. Modern development could further encapsulate the historic core of the village and could also damage the setting of the Church of St Leonard, through the loss of agricultural land which contributes positively to its setting.

To mitigate these impacts, the site's boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored where appropriate. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape. Opportunities to enhance views to Ryton House and the Church of St Leonard should also be explored.

A combined development strategy with the neighbouring sites (108 and 113) may enable design to better respond to the need to preserve the heritage assets and improve the area's overall character.



- Site location
- Grade II* listed building
- Registered Parks and Gardens
- Nominated sites
- Grade II listed building
- Heritage at Risk
- Public rights of way

Site location and designated heritage assets

Heritage context

The site is located to the east of the historic settlement of Ryton on Dunsmore, which is bisected by the dual carriageway of A45.

There are no designated heritage assets (including listed buildings) within the site boundary.

There is one listed building to the northwest of the site: Church of St Leonard, a grade II* listed building, NHLE reference 1034887.

The listed building is a church originating from the 11th century, with a 15th century tower and various successive alterations over time. It has a large cemetery at its frontage facing Church Road, which loops around to the south. The north and east of the church's setting is characterised by open countryside which afford long-range views. The very end of the churchyard offers open views across the countryside, however there is some existing screening to the east, which somewhat conceals the site.

Immediately south of the church, and west of the site, is a potential non-designated heritage asset: Ryton Hall, a former courtyard farmhouse. However, surrounding Ryton Hall, modern residential development has recently been constructed, which has removed any elements of its courtyard and subsequently compromised the setting of the historic farmhouse, along with the Church of St Leonard.

To the southwest of the site, and across from the A45 road network is Ryton House, a grade II listed building (NHLE reference 1034887) and grade II registered park and garden (NHLE 1001343). It is an early 19th century village with gardens, pleasure grounds and ponds, but in poor condition and identified on the Heritage at Risk Register. The A45 road network borders the park to the north and east, and it is well screened by dense planting along its entire boundary, which conceals it from views in this direction. The listing does note this, but also states that *"from the House and north terrace there are views over the grounds and lakes to trees on rising agricultural land c.500m to the north"*.

The site itself is formed of agricultural land and is bounded by hedgerows and mature planting, all of which contribute positively to the setting of the grade II* listed Church of St Leonard. The busy A45 network is to the south. The land dips down and then rises again quite sharply in the neighbouring field.

The site's wider setting is defined by the linear, historic settlement to the west, and further agricultural land to the north and east. A collection of other historic landscape features are also recorded on the Historic Environment Record (e.g. Medieval Settlement remains).

There are no public rights of way within the site.

Potential impacts

- Dilution of the character of the historic village, where there are currently long-range views across open landscape to the north and east.
- Erosion of the agricultural setting of the Church of St Leonard and Ryton House Registered Park and Garden through loss of open, pastoral lands within the site and surrounding it, and through overly prominent and/or poorly designed development visible in easterly views.

Or, conservation and reinforcement of that significance and character through sensitive development.

- Further encapsulation of a historic settlement which has become increasingly encroached upon by surrounding developments to the south and west. Dilution of its remaining agricultural setting, which is still relatively well-preserved to the east.
- Erosion of the historic settlement and its heritage assets' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site to screen, or filter views in, and out, particularly to the north. Priority should be given to screening views from the Church of St Leonard and the Registered Park and Garden. Particular attention should be paid to the northern boundary of the site.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the site towards Ryton on Dunsmore and into the wider historic landscape.
- Investigate opportunities for enhancement of the public right of way network to better reveal the registered park and garden, which is anonymous at present.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A combined development strategy with the neighbouring sites (ref: 108 and 113) may best allow for development that maximises opportunities for mitigation and enhancement, on account of their shared characteristics and context. This includes arranging development so as to best preserve the setting of the nearby grade II* listed church, historic farmhouse, and establishing new green links into Ryton on Dunsmore and the nearby registered park and garden.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Existing screening is present beyond the site boundary, particularly to the boundary of the Church of St Leonard. Should this screening be lost, the impact of any development would be much greater.
- Due to the sensitivity of the site and the proportion of site area and/or density required to deliver the indicative allocation (41 dwellings), we anticipate that mitigation of heritage impacts may prove challenging. Should the proposed number of dwellings be pursued, a higher standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.

Site photographs



Open views over the countryside from the grade II listed church's yard, which has a low boundary fence. Part of the site is located to the right hand side of this image.*



The site as viewed from the footpath along the A45, looking northwards.



The setting of the church has already changed substantially, with the construction of nearby modern housing.



View of the site to the left, looking south-east from the A45.

113: Land off London Road (west), Ryton on Dunsmore

Site reference: 113

Parish: Brandon and Bretford, Ryton on Dunsmore

Ward: Dunsmore Ward, Wolston and the Lawfords

Grid reference: 439047, 274478

Current use: Former quarry/Agricultural

Proposed use: Employment

Summary

The site is located to the east of Ryton on Dunsmore. While there are no designated heritage assets (including listed buildings) within the site boundary, there are several in proximity. These include the grade II* listed Church of St Leonard to the west, and the grade II listed Ryton Hall Registered Park and Garden to the southwest.

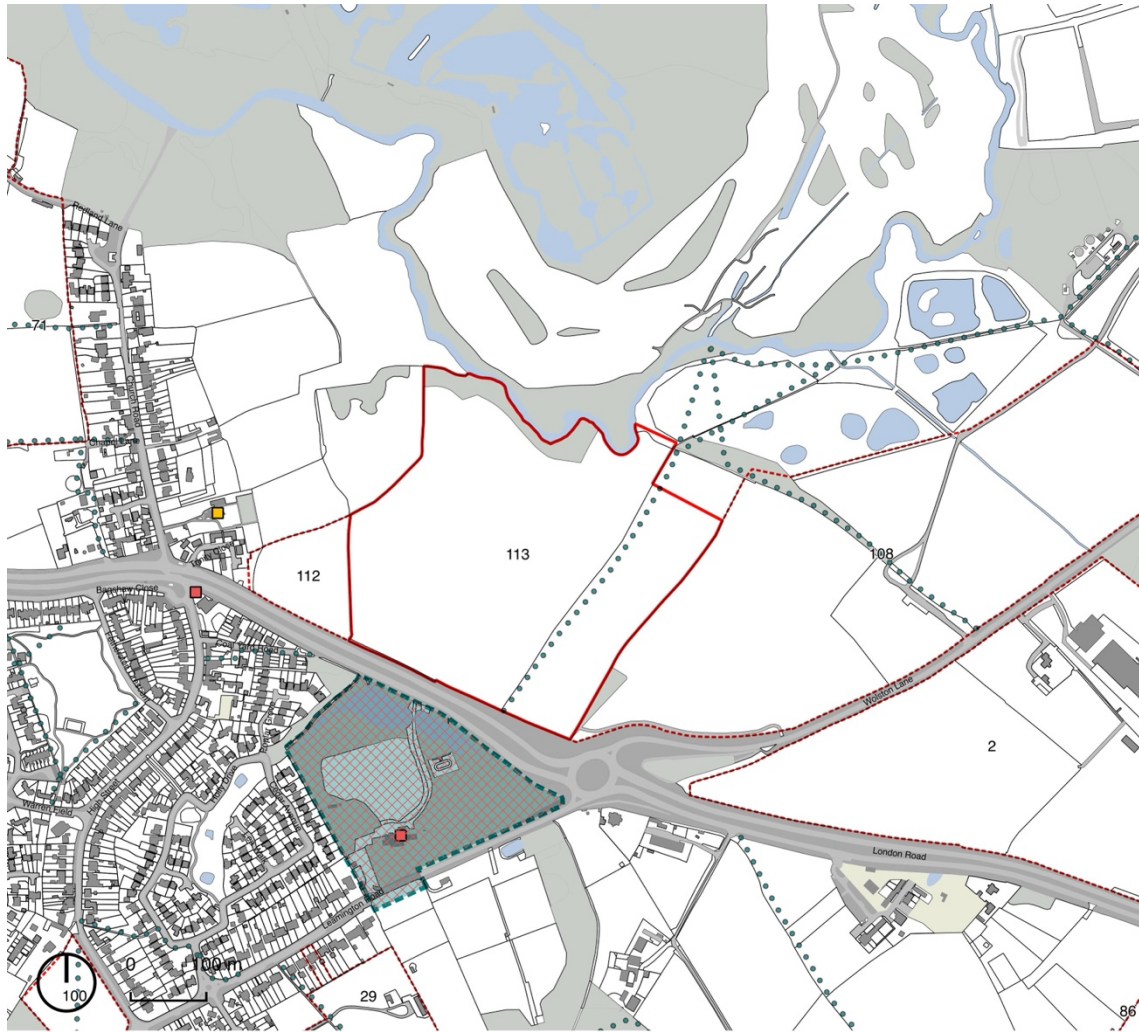
The Church, dating from the 11th century, experiences open views out to the countryside towards the site. Ryton House, an early 19th century country house, is located across the dual carriageway from the site, and is concealed by mature planting.

The site is largely agricultural and is interspersed with hedgerows and mature planting. It is an important element of the wider setting of the Church of St Leonard, and its wide-ranging views out to the east, particularly as the land rises within the site affording it a prominent position.

Potential impacts of development include the erosion of the remnants of Ryton on Dunsmore's historic character which, whilst already eroded by the dual carriageway which bisects it, does still benefit from long-range views across open countryside. Modern development could further encapsulate the historic core of the village and could also damage the setting of the Church of St Leonard and Ryton Hall, through the loss of further agricultural land which contributes positively to their setting.

To mitigate these impacts, the site's boundaries should be reinforced with planting to filter views, particularly from the Church of St Leonard. Local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape. In particular, there is an opportunity to improve access to and visibility of the Ryton Hall Registered Park and Garden.

A combined development strategy with the neighbouring sites (108 and 112) may enable design to better respond to the need to preserve the heritage assets and improve the area's overall character.



- Site location
- Nominated sites
- Public rights of way
- Grade II* listed building
- Grade II listed building
- Registered Parks and Gardens
- Heritage at Risk

Site location and designated heritage assets

Heritage context

The site is located to the east of the historic settlement of Ryton on Dunsmore, which is bisected by the dual carriageway of A45.

There are no designated heritage assets (including listed buildings) within the site boundary.

There is one listed building to the west of the site: Church of St Leonard, a grade II* listed building, NHLE reference 1034887.

The listed building is a church originating from the 11th century, with a 15th century tower and various successive alterations over time. It has a large cemetery at its frontage facing Church Road, which loops around to the south. The north and east of the church's setting is characterised by open countryside which afford long-range views. The very end of the churchyard offers open views across the countryside, however there is some existing screening to the east, which somewhat conceals the site. It should be noted that part of the site spurs northwards, which would be within direct view of the church and its churchyard.

Immediately south of the church is a potential non-designated heritage asset: Ryton Hall, a former courtyard farmhouse. However, surrounding Ryton Hall, modern residential development has recently been constructed, which has removed any elements of its courtyard and subsequently compromised the setting of the historic farmhouse, along with the Church of St Leonard.

To the southwest of the site, and across from the A45 road network is Ryton House, a grade II listed building (NHLE reference 1034887) and grade II registered park and garden (NHLE 1001343). It is an early 19th century village with gardens, pleasure grounds and ponds, but in poor condition and identified on the Heritage at Risk Register. The A45 road network borders the park to the north and east, and it is well screened by dense planting along its entire boundary, which conceals it from views in this direction. The listing does note this, but also states that *"from the House and north terrace there are views over the grounds and lakes to trees on rising agricultural land c.500m to the north"*.

The site itself is formed of agricultural land and is bounded by hedgerows and mature planting, all of which contribute positively to the setting of the grade II* listed Church of St Leonard. It is bounded by the busy A45 network to the south. The land comprising the site is raised, and dips down relatively sharply to either side on the east and west.

The site's wider setting is defined by the linear, historic settlement to the far west, and further agricultural land to the north and east. A collection of other historic landscape features are also recorded on the Historic Environment Record (e.g. Medieval Settlement remains).

There is a public right of way network to the immediate northeast of the site boundary, with one arm of this network cutting through the eastern section of the site.

Potential impacts

- Dilution of the character of the historic village, where there are currently long-range views across open landscape to the north and east.
- Erosion of the agricultural setting of the Church of St Leonard and Ryton House Registered Park and Garden through loss of open, pastoral lands within the site and surrounding it, and through overly prominent and/or poorly designed development visible in easterly views. This is of particular risk if the site is developed in its entirety.

Or, conservation and reinforcement of that significance and character through sensitive development.

- Further encapsulation of a historic settlement which has become increasingly encroached upon by surrounding developments to the south and west. Dilution of its remaining agricultural setting, which is still relatively well-preserved to the east, particularly if the site is to be developed in its entirety.
- Erosion of the historic settlement and its heritage assets' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Reinforce planted boundaries to the site to screen, or filter views in, and out. Priority should be given to screening views from the Church of St Leonard and the Registered Park and Garden. Particular attention should be paid for the part of the site which extends northwards and is within views of the church and its churchyard.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across towards Ryton on Dunsmore and into the wider historic landscape.
- Investigate opportunities for enhancement of the public right of way network to better reveal the registered park and garden, which is anonymous at present.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A combined development strategy with the neighbouring sites (ref: 108 and 112) may best allow for development that maximises opportunities for mitigation and enhancement, on account of their shared characteristics and context. This includes arranging development so as to best preserve the setting of the nearby grade II* listed church, historic farmhouse, and establishing new green links into Ryton on Dunsmore and the nearby registered park and garden.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.
- Existing screening is present beyond the site boundary, particularly to the boundary of the Church of St Leonard. Should this screening be lost, the impact of any development would be much greater.
- The land rises in plot 113 and then drops downwards again in the adjacent plots 112 and 108. Consideration should be given to the visibility of any development from surrounding views, including from the Church of St Leonard and from Ryton House.

Site photographs



Open views over the countryside from the grade II listed church's yard, which has a low boundary fence. The site is located in the far ground, past the boundary of hedgerows and trees which split the fields.*



The setting of the church has already changed substantially, with the construction of nearby modern housing.



View of the site in the farground, on the left hand side, past the hedgerow boundary in the middle, looking south-east from the A45.

114: Land at M6 Junction 1, Newbold on Avon and Long Lawford

Site reference: 114

Parish: Churchover, Cosford, Harborough Magna, Unparished

Ward: Coton and Boughton, Newbold and Brownsover, Revel and Binley Woods

Grid reference: 446621, 270997

Current use: Agricultural

Proposed use: Mixed use

Summary

The site is located near the historic settlements of Newbold on Avon and Harborough Magna.

A Scheduled Monument (Shrunken Village) is located in the northeastern corner of the site, the setting of which has been somewhat eroded by the nearby road network and modern industrial estates.

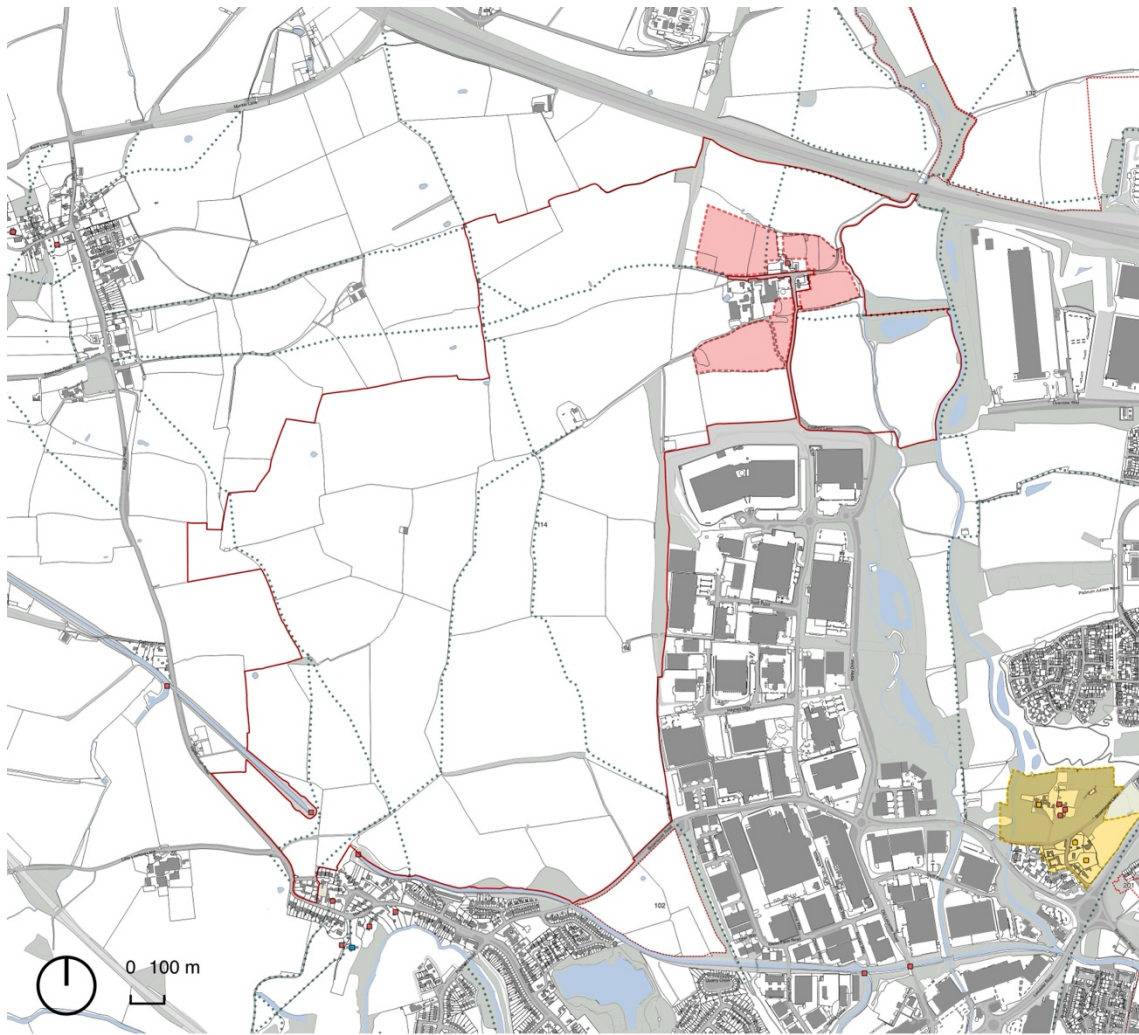
There are no listed buildings nor conservation areas within the site boundary, but there are some in proximity. The listed structures of the Newbold Tunnel (including the North Portal and South Portal) are not visible from the site but are an important element of the character of the Oxford Canal Walk. The spire of the Church of St Botolph (grade I listed) is visible from parts of the site, when looking back towards the settlement of Newbold on Avon. A Scheduled Monument (Shrunken Village) is located in the northeastern corner of the site, the setting of which has been somewhat eroded by the nearby road network and modern industrial estates.









The site is primarily agricultural, with historic farmstead structures interspersed throughout. Much of the landscape offers open, uninterrupted views.

Key concerns include the further erosion of the setting of the Scheduled Monument and the encroachment of modern development into the nearby settlements of Newbold on Avon and Harborough Magna. This is particularly a concern in Newbold on Avon, where the southern section of the site rises sharply behind the canal, where development here would dilute the agricultural setting of the settlement.

To mitigate these impacts, development should focus on sensitive restoration and reuse of historic buildings, applying the design guidelines from the National Farmsteads Assessment Framework. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

The setting of the Scheduled Monument should be carefully considered to avoid harm, and there are opportunities to sensitively interpret it within the landscape.



- | | | |
|--|---|---|
|  Site location |  Grade I listed building |  Conservation areas |
|  Nominated sites |  Grade II* listed building |  Scheduled Monuments |
|  Public rights of way |  Grade II listed building | |

Site location and designated heritage assets

Heritage context

The site is located to the north of the historic settlement of Newbold on Avon, and to the east of the historic settlement of Harborough Magna.

The north-eastern section of the site encompasses a scheduled monument: 'Shrunken Village' (NHLE reference 1002988). The area in question comprises a small group of houses, gardens, yards, streets and paddocks which housed a community devoted primarily to agriculture, and is illustrative of a significant component of the rural landscape in most areas of medieval England. The deserted medieval village at Cosford is described as surviving well, and "*will contain archaeological and environmental evidence relating to its construction, development, social, economic and political significance, layout, trade, agricultural practices, domestic arrangements, abandonment and overall landscape context*".

The setting of the scheduled monument has been impacted by surrounding modern development, including the M6 to the north, and industrial land to the south and east; the large Evri Hub is particularly prominent on the approach into Cosford from Cosford Lane. There is a section of remaining agricultural land which separates it from the road network to the north, and the industrial site to the south.

As seen today, the village itself includes some fairly recent residential development, which reduces the legibility of the scheduled monument, without prior knowledge of its existence. The scheduled monument is therefore particularly sensitive to further development within its immediate setting. Any further development in this particular area of the site may result in a direct infringement/ interface with the scheduled monument, which could seriously harm its integrity.

There are no listed buildings nor conservation areas within the site boundary, but there are some in proximity.

The listed structures of the Newbold Tunnel, which include the North Portal (grade II listed, NHLE reference: 1233660) and the South Portal (grade II listed, NHLE reference: 1249971) are located near to the site's southernmost boundary, and part of the site passes over the tunnel itself. Whilst not visible from the site, they are an important element of the character of the Oxford Canal Walk.

The southern section of the site rises sharply behind the canal and is visible from the canal towpath and from parts of Newbold on Avon. The spire of the Church of St Botolph (grade I listed, NHLE reference 1183970) is also visible from parts of the site, when looking back towards the settlement. The very western elements of the site are also visible on the approach into Newbold on Avon from the west along the B4112 and form an important part of its agricultural setting.

The site's eastern and south-eastern boundaries are bounded by a large industrial estate, which detracts from the agricultural character of the site. On the other side of the industrial estate, however, is the Swift Valley Country Park, which is an important area of landscape amenity. To the north-east of the site is further agricultural land, which leads to the nearby historic settlement of Harborough Magna.

The site is comprised of agricultural land and is interspersed with a small number of historic agricultural structures, including farmhouses and working buildings. The topography changes quite drastically in some areas of the site, but open, uninterrupted views across countryside are afforded from many vantage points, including from the north, east and west.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. canal infrastructure, and medieval sites).

A network of public rights of way span the entire site, running both north-south and east-west.

Potential impacts

- Further erosion of the agricultural setting and character of the scheduled monument, through loss of open, pastoral lands within the site. Exacerbation of the effect of the existing industrial sites which are currently within views of the village, particularly if the site is developed in its entirety, or if the north-eastern section of the site is developed.
- Dilution of the character of the nearby settlements of Newbold on Avon and Harborough Magna, where there are currently long-range views across open landscape.
- Fragmenting the surviving group of traditional agricultural buildings which are dispersed throughout the site.

Or, conservation and reinforcement of that significance and character through sensitive development and/or retention and reuse of existing buildings.

- Erosion of the agricultural setting of the northern boundary of the settlement of Newbold on Avon, the approach into the settlement from the west, and the Oxford Canal Walk and its canal infrastructure (including the grade II listed Newbold Tunnel portals), through either overly prominent and/or poorly designed development visible on land which rises sharply behind the settlement's northern boundary, and which is visible when travelling through the public rights of way.
- Erosion of the historic settlements' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Retention and restoration of the agricultural settlement at Cosford through new development which draws inspiration from what was once there, or better reveals its significance.
- Do not develop within the scheduled monument, and any development in the surrounding land in the north-east corner of the site must carefully consider its impact on its setting. It may prove very difficult to avoid harm in this area.
- Retention, restoration and sensitive re-purposing of historic agricultural buildings which are interspersed throughout the site to provide optimum viable uses for their long-term conservation.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.

- Reinforce planted boundaries to the site to screen, or filter, views in and out. Priority should be given to screening views from the scheduled monument, and from Newbold on Avon.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement monument and into the wider historic landscape, including connections into and from the Swift Valley Country Park, prioritising connections to the scheduled monument to allow greater appreciation of its significance.
- Possible interpretation of the scheduled monument within the landscape to make it more readily appreciable.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
-
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views, particularly to Harborough Magna to the west and Newbold on Avon to the south, together with into/out of the historic settlement.

Site photographs



Part of the southern section of the site, facing north, where the land rises sharply.



Part of the southern section of the site, facing south back towards Newbold on Avon.



The Newbold Tunnel South Portal, viewed from the Oxford Canal Walk. The site passes on the land above the tunnel.



The approach into the scheduled monument along Cosford Lane, looking north.



Part of the site viewed from Cosford Lane, looking north outside the entrance to Manor Farm at Cosford. Agricultural buildings are a prominent feature on the approach into Cosford.



Part of the site viewed from Cosford Lane, looking east towards the Evri Hub, which is a prominent feature of the wider setting of the scheduled monument.



View within Cosford. Once within the scheduled monument, views out to the surrounding countryside are relatively contained.



The approach into/out of Cosford from Rugby has been eroded and is now characterised by large industrial sheds and a busy road network.

121: Land at Walsgrave Hill

Site reference: 121

Parish: Ansty, Coombe Fields

Ward: Revel and Binley Woods

Grid reference: 439491, 280573

Current use: Agricultural

Proposed use: Employment

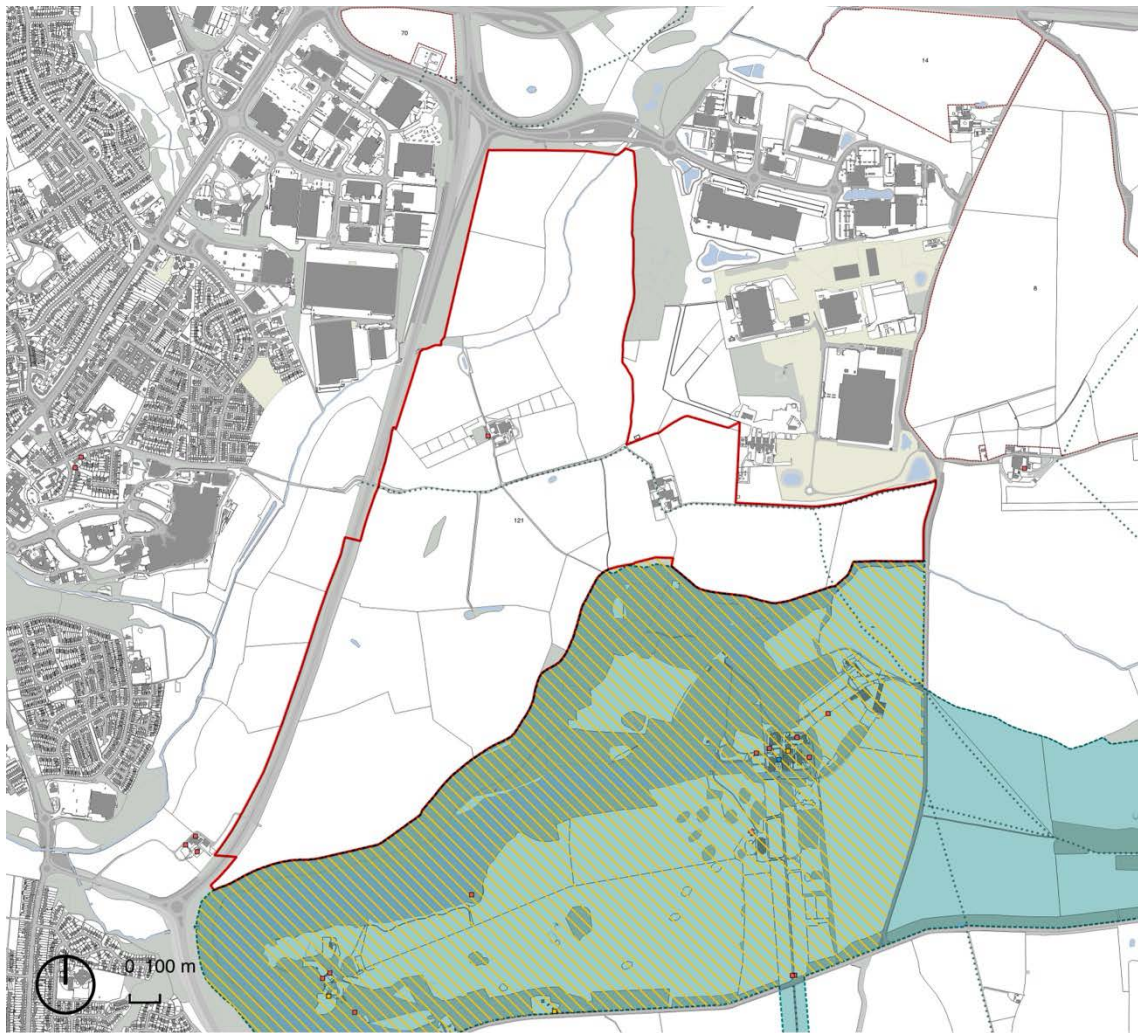
Summary

The site is located east of Coventry and to the far west of the historic settlement of Brinklow. It includes Walsgrave Hill Farmhouse, a late 18th-century grade II listed building. The site is also adjacent to the grade II* Coombe Abbey Registered Park and Garden, and the Coombe Abbey Conservation Area.

The northern boundary of the Registered Park and Garden offers open views across the site, which is formed of agricultural land interspersed with historic farmsteads. The site is also bisected by a public right of way, offering views towards Coventry city centre and the surrounding countryside. However, modern developments, including industrial sheds and the M6 motorway, intrude into the landscape, and have begun to erode at the setting of the Registered Park and Garden, and the historic farmsteads.

Key concerns include the further encroachment of modern development into the setting of Coombe Abbey and the historic farmsteads, and the erosion of the tranquil setting of the park which is a primary feature of its significance.

To mitigate harm, any development should be concentrated away from the Registered Park and Garden's boundary. The restoration of historic farm buildings and their integration into the site, enhanced screening, and sensitive design could also help mitigate impacts. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



- | | | |
|--|---|--|
|  Site location |  Grade I listed building |  Conservation areas |
|  Nominated sites |  Grade II* listed building |  Scheduled Monuments |
|  Public rights of way |  Grade II listed building |  Registered Parks and Gardens |

Site location and designated heritage assets

Heritage context

The site is located to the east of Coventry, and to the far west of the historic settlement of Brinklow.

There is one listed building within the site: Walsgrave Hill Farmhouse (grade II listed, NHLE reference: 1233531). The farmhouse originates from the late 18th century and is two storeys, plus an attic, constructed of brick with gabled dormers. The site comprises an important element of its setting, providing open views across the countryside. However, the industrial development to the east has already begun to alter this setting and is intrusive to the backdrop of the farmhouse.

The entire southern boundary of the site borders with the grade II* Coombe Abbey Registered Park and Garden (NHLE 1000408), and the Coombe Abbey Conservation Area.

The registered park and garden and conservation area is a late 18th century park landscaped by Lancelot Brown, together with mid-and late- 19th century formal gardens, which incorporate elements of late 16th and early 17th century formal gardens.

The registered park and garden listing description notes that the land to the west, north and north-east is agricultural, and that there are “*views across the surrounding agricultural land to the north and north-east from within the site.*” It is also noted that a former drive extended west-north-west across agricultural land and parkland to reach the house. However, this drive had been removed by the late 19th century.

The informal pleasure grounds are the part of the registered park and garden which border the site’s southern extent. Comprised of areas of lawn and woodland planting with 19th and 20th century specimen trees and shrubs, with larger groups of ornamental trees and conifers to the north-east. The listing description notes that “*the pleasure grounds are today significantly simplified and reduced in area than shown on William Miller’s plan of 1897.*” Areas of park also lie to the north-west of the house; these areas remain pasture with scattered trees and more extensive areas of plantation.

From within the northern boundary of the registered park and garden, views outwards are generally well-contained. As a result of this, within the registered park and garden boundary, there is a clear sense of isolation and separation from the nearby urban context of Coventry. However, there are sporadic and open views across open countryside as one travels throughout the parkland. The mid to eastern sections of the northern boundary of the registered park and garden have experienced some infringement of views out to the surrounding countryside by the industrial sheds which have been constructed, including the Rolls Royce facility. It should be noted, however, that this visibility is seasonal and would be better screened in the summer months.

The conservation area character appraisal notes that “*the wider countryside setting is at times read in conjunction with the land within the conservation area; at other times the impact of the surrounding land is limited by the enclosure created by planting*”.

Within the registered park and garden are a number of listed buildings, including Coombe Abbey (grade I listed, NHLE reference: 1233485) and other associated structures including the stable block, tennis courts and cottages. These buildings are well screened from the site, and are not visible from the surrounding public right of way network.

The site itself is comprised of agricultural land, interspersed with a small number of historic farmsteads, including the listed Walsgrave Hill.

It is bisected by a public right of way which runs east-west through the middle. Much of its trajectory follows an informal access track which leads to Walsgrave Hill Farmhouse. It is situated on a plateau

in the land, with views afforded back down towards Coombe Abbey to the south, with its woodland boundary and specimen trees alluding to its designed landscape.

Views are also afforded from this public right of way across to the industrial sheds to the east, and over open countryside, with Coventry city centre and its cathedral spire visible in the far distance to the west.

The topography of the site drops in level to the north and south from the public right of way and Walsgrave Hill Farmhouse. The presence of urban form, both from the industrial sheds and Coventry city centre is generally established in many of these views.

The site's northern boundary is defined by the M6 and a road network leading to the industrial park, which bounds much of the site's eastern boundary. To the west is the A46 road network.

Close to the site's south-western boundary is a historic farmstead comprised of a cluster of listed buildings, including: Hungerley Hall Farmhouse (grade II listed, NHLE reference: 1265694), Barn north of Hungerley Hall Farmhouse (grade II listed, NHLE 1226789), and Granary, Cowshed and Stable Range (grade II listed, NHLE reference: 1265638). These buildings have group value and make an important contribution to the rural setting of the site, and of Coombe Abbey. However, these buildings have been severed from the site, and their setting altered significantly due to the Coventry Eastern Bypass/A46 which runs adjacent to the farmstead, and along the western boundary of the site.

The site's wider setting is characterised by views to Coventry city centre to the far west, including glimpses of its famous 'Three Spires' landmarks. To the north is the M6, and to the far west is the historic settlement of Brinklow. To the south, past Coombe Abbey, is further agricultural land.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. ridge and furrow earthworks and features associated with Coombe Abbey).

Potential impacts

- Further encroachment of modern development into outward rural views from the northern boundary of the registered park and garden, or loss of those views to screening measures (e.g. landscape bunds).
- Erosion of the tranquil setting of the registered park and garden, through visual and audible distractions created by industry.
- Erosion of the setting of the historic farmsteads, including Walsgrave Hill Farmhouse (within the site) and Hungerley Hall Farmhouse (to the south-west of the site).
- Erosion of the registered park and garden and its listed buildings' special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Development should be avoided in and near to the part of the site which abuts the registered park and garden boundary. The topography of the southern section of the site is much lower, and the land then rises up to a plateau marked by the public right of way further north. Any development in this southern section of the site would therefore be much more prominent from the registered park and garden. The impact of any development would therefore be variable dependent on its location. There is lesser sensitivity in the northern section of the site (north of the public right of way) as the topography of the land begins to sweep back down, and is less visible from the registered park and garden.
- Retention, restoration and sensitive re-purposing of historic agricultural buildings to provide optimum viable uses for their long-term conservation.
- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Reinforce planted boundaries to the site, particularly to the west, to screen, or filter views in, and out. Priority should be given to screening views from the registered park and garden and from the historic farmsteads.
- Bespoke design, aligned to local precedent, and appropriately drawn from local guidance.
- Public right of way enhancement to improve connections into the registered park and garden, and into the wider historic landscape.
- Restoration of the former drive, identified in the registered park and garden's listing description, which extended west-north-west across agricultural land and parkland to reach the house.
- Possible utilisation/ integration of historic farmstead buildings within the employment site. Whilst development may cause harm to their setting, it could generate long-term viable re-use of the buildings.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



Glimpsed views out from the registered park and garden looking north-west into the surrounding countryside (the site), where the topography rises.



Open views out into the site, as viewed from trails along the north-western boundary of the registered park and garden.



Part of the western portion of the site, as viewed from the very north-western boundary of the registered park and garden.



Representative photo of the glimpsed views out to the site (in winter) from the northern boundary of the registered park and garden.



View from the permissive footpath which leads out from the northern boundary of the registered park and garden, into the site.



The southern section of the site, viewed from the very edge of the registered park and garden. The land rises to the public right of way, which sits on a plateau.



View from the permissive footpath within the site, looking east towards the modern industrial sheds. The boundary of the registered park and garden is to the right.



View from the permissive footpath within the site, looking south. The boundary of the registered park and garden can be seen in the distance, which is characterised by a dense grouping of ornamental trees.



Looking south back towards the registered park and garden, viewed from the plateau of the public right of way.



View of Walsgrave Hill Farmhouse, viewed from the public right of way.



View of the south-western section of the site, viewed from the public right of way. The boundary of the registered park and garden is to the farground, characterised by the dense tree cover.



Glimpsed views out to the industrial park (in winter) from the very northern boundary of the registered park and garden.

129: Land north of Lilbourne Road, Clifton upon Dunsmore

Site reference: 129

Parish: Clifton upon Dunsmore

Ward: Clifton, Newton and Churchover

Grid reference: 453505, 276415

Current use: Agriculture

Proposed use: Residential

Summary

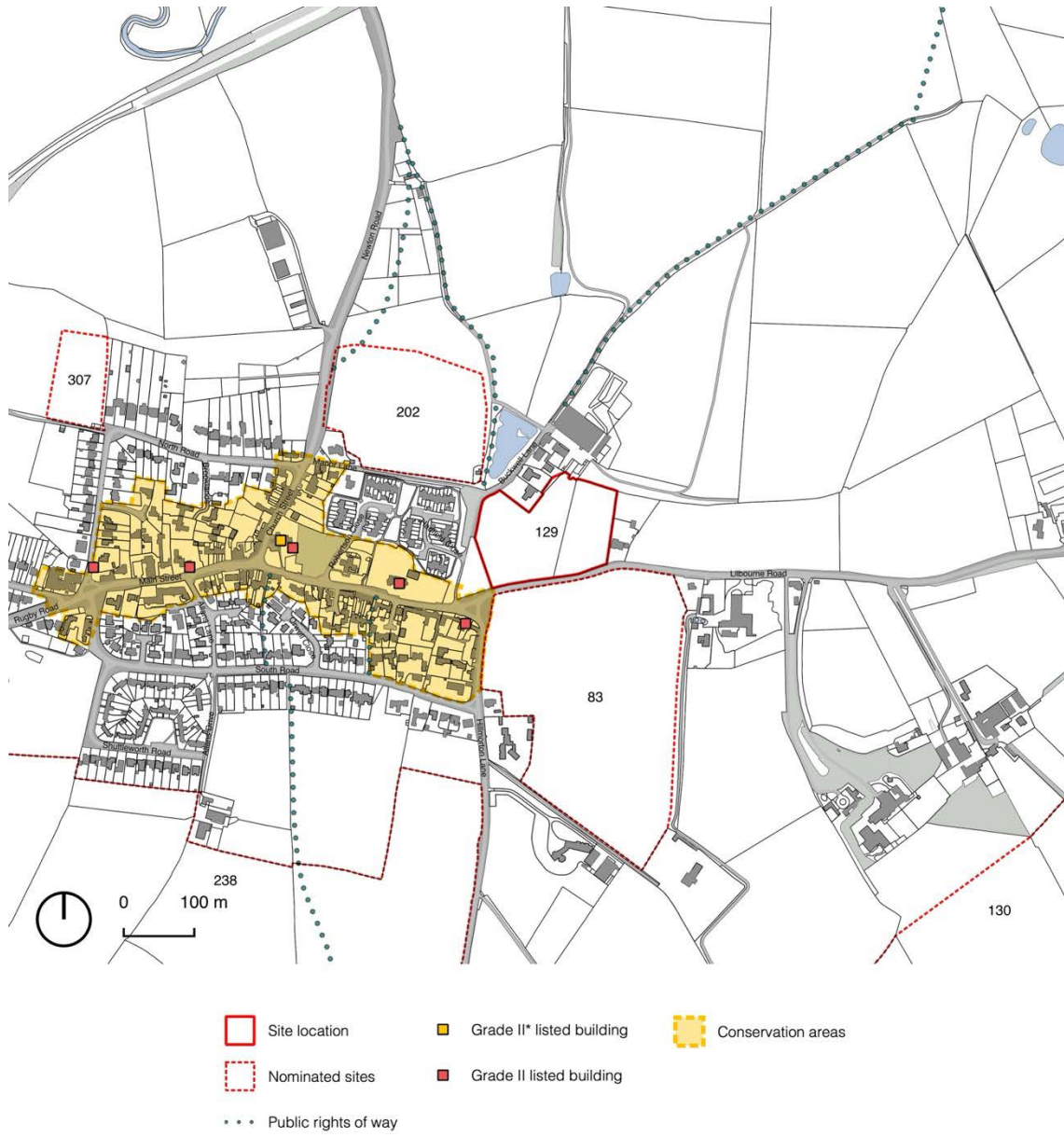
The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore. While there are no designated heritage assets (including listed buildings) within the site boundary, it lies close to the Clifton upon Dunsmore Conservation Area and plays a key role in the village's rural setting.

The site is in close proximity to two grade II listed buildings: The Old Hall and Clifton Manor. The Old Hall, a 17th century house, forms an important gateway into the village, while Clifton Manor, an 18th century house, is set back from the road and is partially obscured by a red-brick wall and mature trees.

The site is an important element of the historic approach to the village, contributing to the rural backdrop of the conservation area and its listed buildings.

Potential impacts of development include the erosion of the rural setting of the conservation area and of the gateway into the settlement from the east. Modern development could also intrude into views of and from The Old Hall and Clifton Manor.

To mitigate these effects, development should respect the historic landscape through preserving hedgerows and providing additional screening to limit intrusion into the conservation area. The design should reflect local precedents and complement the village's historic character, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



Site location and designated heritage assets

Heritage context

The site is located on the eastern edge of the historic settlement of Clifton upon Dunsmore.

There are no designated heritage assets (including listed buildings) within the site boundary. However, the grade II listed The Old Hall (NHLE reference: 1233481) is close to the site's south western boundary.

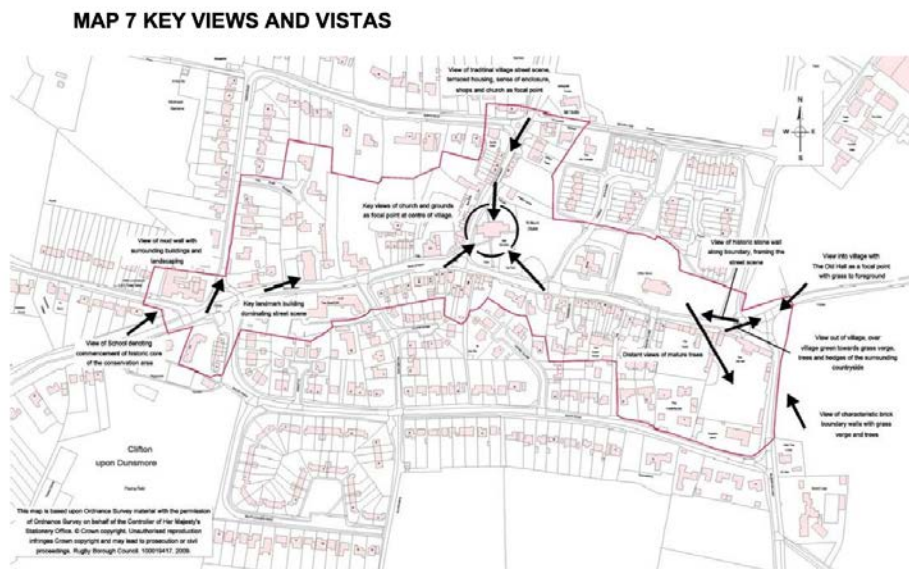
The Old Hall is a 17th century house, formerly comprised of three cottages, which forms an important gateway building upon entrance into the village from the south and east.

The site is an important element of the gateway to/from the village and conservation area, providing a glimpse into their historic rural setting. However, and in contrast to site 83 opposite, it is relatively well contained and bounded by hedgerows and planting. Views into the site are therefore limited.

The site borders the eastern boundary of the Clifton upon Dunsmore Conservation Area. The character appraisal notes the important approach from Lilbourne, which is via a countryside setting with grass verges, hedges and trees lining the fields. It notes that “...the series of greens as the village commences, complemented by the wide grass verges, allows for a gradual transition from countryside to village and the character of the countryside punctuates the village”. The character appraisal also notes that the approach from Lilbourne is dominated by two and single storey red brick and tile outbuildings, which are attached to The Old Hall.

A number of key views both of and within the site are identified within the conservation area character appraisal.

There are no public rights of way in the site, but a network of public rights of way terminate at the site's north-western boundary.



Extract from the Clifton upon Dunsmore Conservation Area Character Appraisal.

Potential impacts

- Erosion of the rural setting of the conservation area and one of its gateway listed buildings: The Old Hall, particularly if the site is developed in its entirety.
- Intrusion of modern development into views of and from The Old Hall and the conservation area. The site currently provides an important element of rural land on approach into the conservation area.
- Intrusion of modern development into the eastern gateway of the conservation area, and expansion of a still relatively defined historic settlement out into its rural edge.
- Erosion of the conservation area and its listed building's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Landscape-led development that reflects historic development patterns.
- Opportunity to enhance the gateway entrance into the village, through sensitive design.
- Retention of hedgerows which bound the site, and additional screening to provide a sufficient buffer from modern development and the conservation area and its listed buildings.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way creation to improve connections into the historic settlement of Clifton upon Dunsmore, and into the wider historic landscape.

Additional comments/notes

- Due to the sensitivity of the site and the proportion of site area and/or density required to deliver the indicative allocation (65 dwellings), we anticipate that mitigation of heritage impacts may prove challenging. Should the proposed number of dwellings be pursued, a higher standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact.

Site photographs



The Old Hall, which forms an important gateway building across the small green, upon entrance into the village from the east. The site is located to the right of this photo.



Approaching the village from Lilbourne Road. The site is located to the right of this photo, beyond the hedgerows.



The site, as viewed from the intersection between Buckwell Lane and Lilbourne Road.

132: Land north of M6 J1

Site reference: 132

Parish: Churchover, Harborough Magna

Ward: Clifton, Newton and Churchover, Revel and Binley Woods Ward

Grid reference: 451630, 280185

Current use: Agricultural/ Solar Farm/ Woodland

Proposed use: Residential or Employment

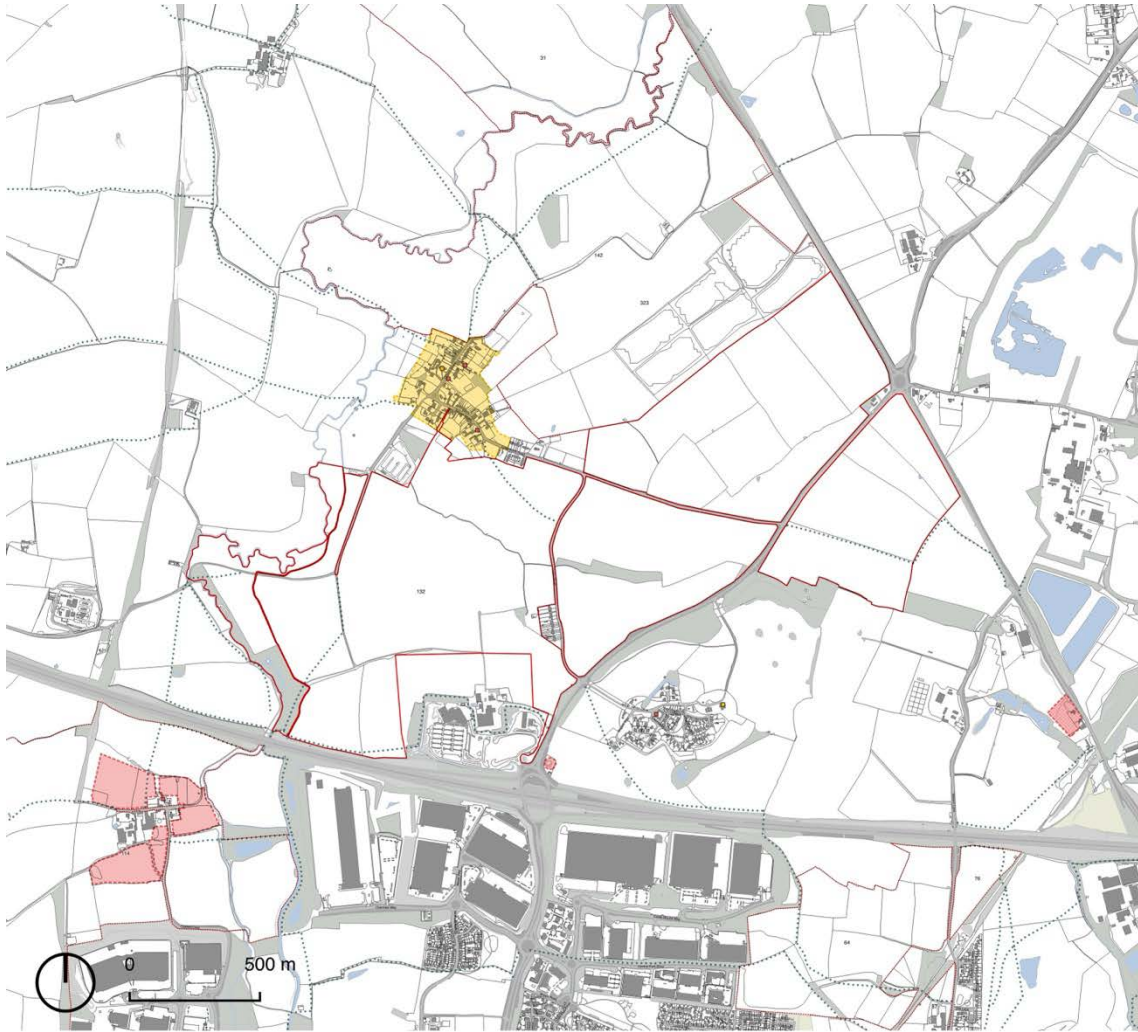
Summary

The site is located around the historic settlement of Churchover, with a small section within the Churchover Conservation Area. The area is noted for its open green spaces, mature planting, and views of the church spire, which is a dominant feature of the settlement and its surrounding landscape.

The conservation area includes several listed buildings and important views, some of which include the site. The site itself is mostly open countryside in agricultural use and contributes positively to the character of the historic settlement and the approach into it from the east.

A Scheduled Monument (bowl barrow) is located just south of the site, though it is barely perceptible from its surroundings and its setting has been somewhat compromised by the surrounding road network.

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its open views, agricultural setting, and the village's still-isolated feel. To mitigate these impacts, site boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



- | | | |
|----------------------|---------------------------|---------------------|
| Site location | Grade II* listed building | Conservation areas |
| Nominated sites | Grade II listed building | Scheduled Monuments |
| Public rights of way | | Heritage at Risk |

Site location and designated heritage assets

Heritage context

The site surrounds the eastern and southern boundaries of the historic settlement of Churchover.

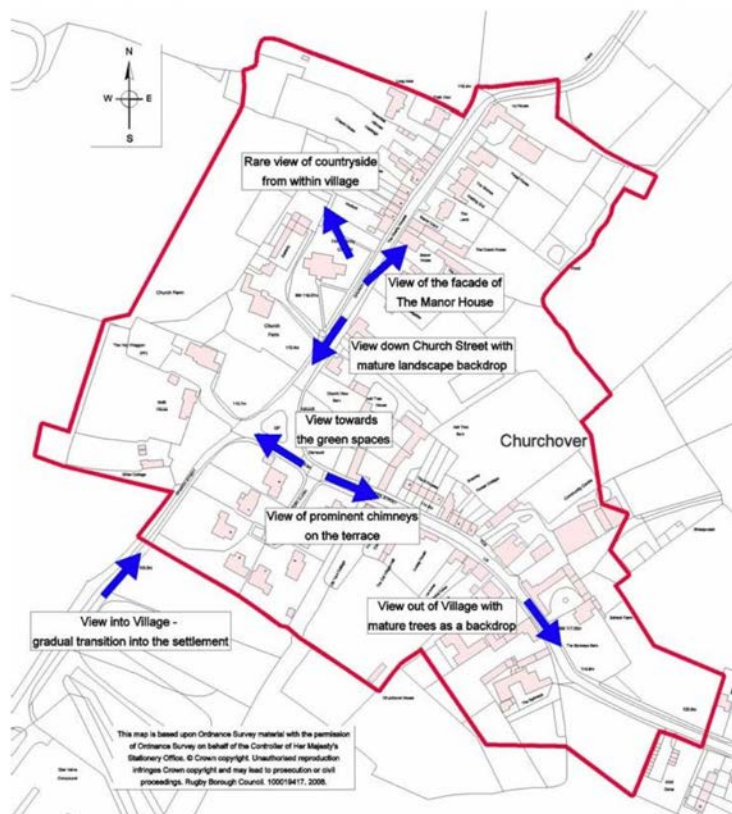
There are no listed building within the site boundary.

A small portion of the middle section of the site lies within Churchover Conservation Area. The area's open green spaces are an important characteristic, and the approach into the village from the east along Lutterworth Road is noted as important within the character appraisal, with mature planting and open countryside being a defining characteristic on the approach to the village. Views of the church spire are also particularly important, particularly when travelling south into the village, and the character appraisal notes that it is the most dominant building in the village.

Within the conservation area there are three grade II listed buildings, and one grade II* listed building.

A number of key views, within which the site could be glimpsed, are identified within the conservation area character appraisal.

MAP 5 KEY VIEWS AND VISTAS



Extract from the Churchover Conservation Area Character Appraisal.

The site itself is predominantly characterised by open countryside, around 90% of which is in agricultural use. It is interspersed with a small number of associated agricultural buildings, and some areas of woodland.

Its immediate setting is defined by the linear, historic settlement of Churchover to the north and west of the site, and the surrounding road network of the M5 to the south, and A5 to the north and east. The bowl barrow, a scheduled monument, is to the immediate south of the site boundary. There is limited inter-visibility between a small spur of the site to the south and the monument, predominantly owing to the road network which has compromised the monument's setting.

The southeastern boundary of the site is also in close proximity to Coton House, a grade II* listed building and 18th century house by Samuel Wyatt. The house is, however, well screened from the site boundary due to existing mature planting and the A426.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. canal infrastructure).

A small number of public rights of way cut through the site, but do not form a cohesive network.

Potential impacts

- Dilution of the character of the conservation area, where there are currently long-range views across open landscape. Fragmentation of the approach to Churchover from the east, noted in the character appraisal.
- Erosion of the conservation area's agricultural setting through loss of open, pastoral lands surrounding it, particularly if the site is developed in its entirety.
- Encapsulation of a relatively still-isolated historic settlement, which, despite its proximity to the M6 and A5, still feels removed from the substantial development of its surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Enhancing routes into Churchover by utilising the small spur of land which is within the conservation area and by connecting the public right of way network through Churchover and to the south of the village.
- Enhanced green links from Rugby to Churchover, which still allow it to remain a separate village, but enable improved pedestrian access to allow people to appreciate the conservation area.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out, and setting any development back from the A426. Priority should be given to screening views from the scheduled monument and the grade II* listed Coton House.

- Identification of any areas of land which are elevated and respond with carefully placed woodland and screening measures.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



Open views across countryside, in the southern part of the site. Photograph taken from Coton Road looking north-west.



Photograph taken from Coton Road, looking north. Churchover is just visible in the far-ground, including its church spire.



View coming into Churchover village, approaching from the east. Noted in the conservation area character appraisal as a key view.



Once in the village, views outwards into the surrounding countryside are relatively contained. The church spire is a dominant feature in many views.



Narrow access track, forming the small part of the site which is within the conservation area.

142: Land off A5, Churchover

Site reference: 142

Parish: Churchover, Monks Kirby

Ward: Clifton, Newton and Churchover, Revel and Binley Woods

Grid reference: 451644, 281246

Current use: Agricultural/ Solar Farm/ Woodland

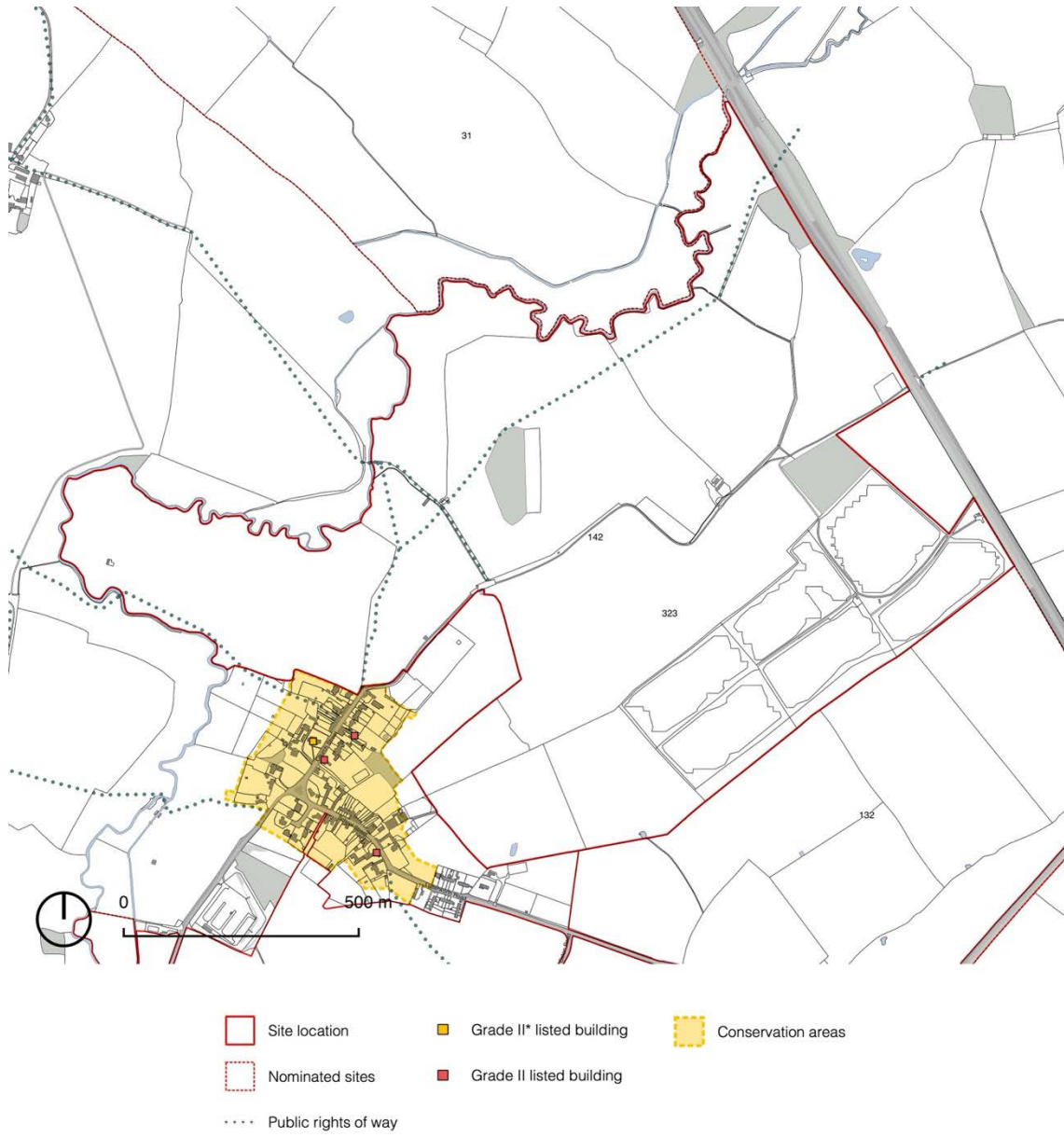
Proposed use: Residential or Employment

Summary

The site is located to the north and east of the historic settlement of Churchover, and adjacent to the conservation area. The key characteristics of the conservation area are the views of open countryside, and of listed buildings including the Church of the Holy Trinity (grade II* listed). The approach into the village from the east along Lutterworth Road is also highlighted as a key view in the conservation area character appraisal.

The site comprises predominantly agricultural land, with a small solar farm and woodland. It contributes positively to the character of the conservation area.

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its open views, agricultural setting, and the village's still-isolated feel. To mitigate these impacts, site boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



Site location and designated heritage assets

Heritage context

The site surrounds the northern and eastern boundaries of the historic settlement of Churchover.

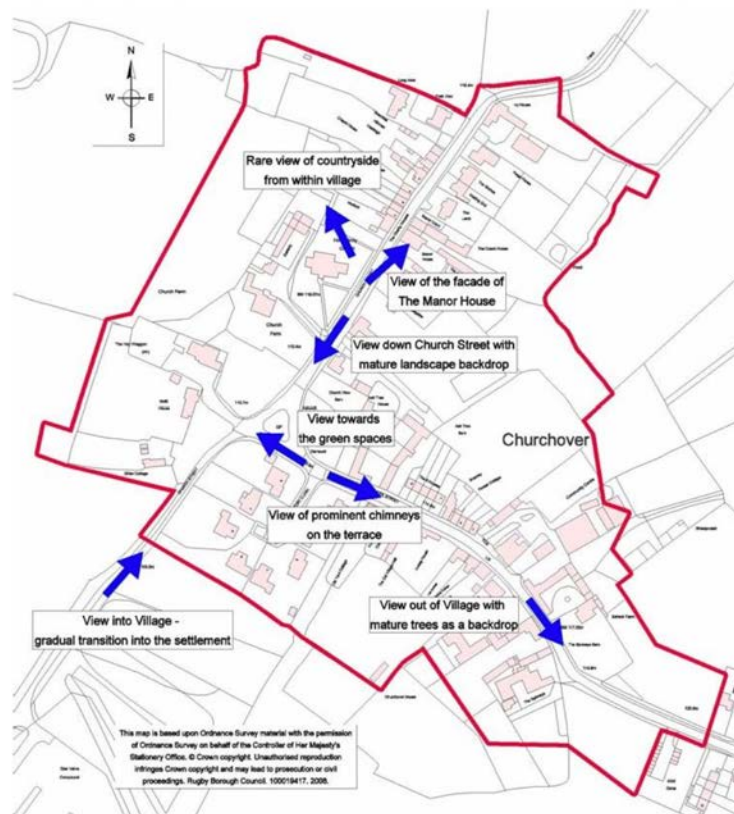
There are no designated heritage assets (including listed buildings) within the site boundary.

The site is to the immediate north and east of Churchover Conservation Area. The area's open green spaces are an important characteristic, and the approach into the village from the east along Lutterworth Road is noted as important within the character appraisal, with mature planting and open countryside being a defining characteristic on approach to the village. Views of the church spire are also particularly important, particularly when travelling south into the village, and the character appraisal notes that it is the most dominant building in the village.

Within the conservation area, there are three grade II listed buildings, and one grade II* listed building. The southern part of the site which bounds the conservation area is particularly sensitive due to the open views across the countryside which are currently afforded from the grade II* listed Church of the Holy Trinity, from Church Street and the network of public rights of way.

A number of key views of the site are identified within the conservation area character appraisal.

MAP 5 KEY VIEWS AND VISTAS



Extract from the Churchover Conservation Area Character Appraisal.

The site itself is predominantly characterised by open countryside, around 70% of which is in agricultural use. It is interspersed with some small areas of woodland and a solar farm. The land to the immediate north of Churchover has substantial topographical changes. A noted concentration of well preserved ridge and furrow earthworks is located north of Churchover, remnant of past farming practices, and adding to historic landscape character.

The site's immediate setting is defined by the linear, historic settlement of Churchover to the south, and the surrounding road network of the A5 to the north and east.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. site of Saxon and Roman burials).

A network of public rights of way is interspersed throughout the site, with three paths converging within the centre.

Potential impacts

- Dilution of the character of the conservation area, where there are currently long-range views across open landscape. Fragmentation of the approach to Churchover from the east, noted in the character appraisal.
- Erosion of the conservation area's agricultural setting through loss of open, pastoral lands surrounding it, particularly if the site is developed in its entirety, and through loss of ridge and furrow earthworks.
- Encapsulation of a relatively still-isolated historic settlement, which, despite its proximity to the M6 and A5, still feels removed from the substantial development of its surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Enhancing public rights of way into Churchover.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority should be given to screening views from the conservation area and the grade II* listed Church of the Holy Trinity.
- Limiting development away from the eastern part of the conservation area to preserve the character of the route into Churchover from the east, as noted in the conservation area character appraisal.
- Identification of any areas of land which are elevated and respond with carefully placed woodland and screening measures.

- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



View coming into Churchover village, approaching from the east. Noted in the conservation area character appraisal as a key view.



Once in the village, views outwards into the surrounding countryside are relatively contained. The church spire is a dominant feature in many views.



Open views from the grade II listed churchyard, looking north-west.*



The boundary of the site with the village, which has long-range open views across to the A5.



The boundary of the site with the village, which has long-range open views across to the A5 including ridge and furrow earthworks.

260: Thurlaston Meadows Care Home, Main Street

Site reference: 260

Parish: Thurlaston

Ward: Dunsmore

Grid reference: 446621, 270997

Current use: Garden land/ Residential

Proposed use: Residential

Summary

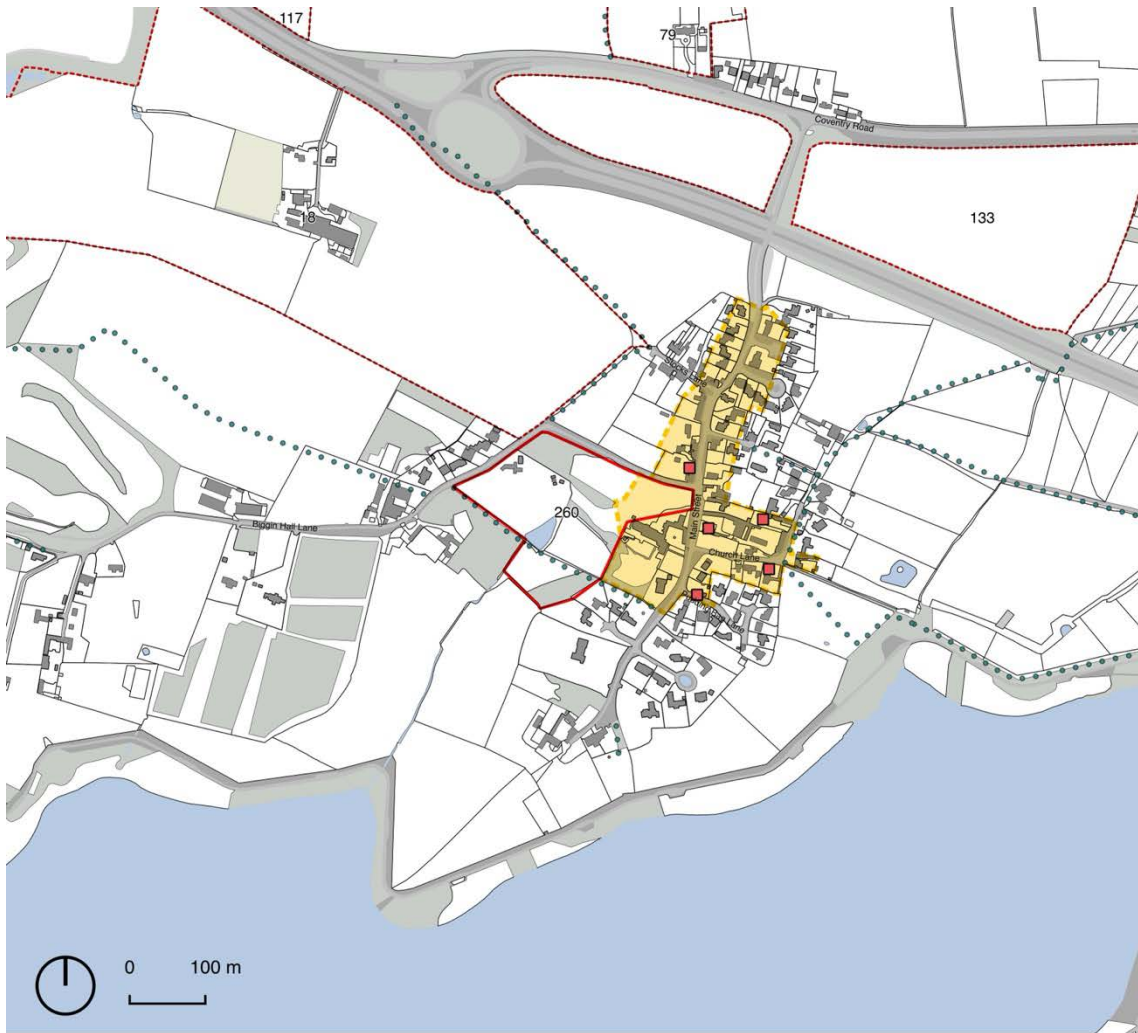
The site is located in the historic settlement of Thurlaston, near Main Street. The northeastern part of the site is located within the Thurlaston Conservation Area, which is characterised by its rural setting and views out into the open countryside. It is also in close proximity to several grade II listed buildings, including The Old Forge and Stanley's Farmhouse.

The site itself plays a significant role in framing views of the conservation area from Biggin Hall Lane and the nearby public rights of way.

The site includes a mixture of open pasture, woodland, and landscaped gardens, all of which contribute to the setting of nearby designated and non-designated heritage assets (including Biggin Hall Farm).

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its agricultural setting and the experience of approaching from the west. Development could also impact on setting of the nearby heritage assets, including Biggin Hall Farm.

To mitigate these impacts, development should not significantly extend the existing settlement boundary, with reinforced planted boundaries to filter views, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



- Site location
- Grade II listed building
- Conservation areas
- Nominated sites
- Public rights of way

Site location and designated heritage assets

Heritage context

The site is located at the centre of the historic settlement of Thurlaston, on the western side of Main Street.

There are two listed buildings close to the site's eastern boundary: The Old Forge, an 18th century cottage and former forge, in Flemish bond brick (grade II listed, NHLE reference: 116482) and Stanleys Farmhouse, an 18th century farmhouse also in Flemish bond brick (grade II listed, NHLE reference: 1034924).

The north-eastern corner of the site is located within Thurlaston Conservation Area.

The Conservation Area Character Appraisal notes that, *"from outside the village the landscaping prevents views of the majority of buildings... from Biggin Hall Lane views of buildings are limited other than the nursing home."* It also goes on to state that *"there is a strong relationship between Main Street and the countryside on the western side, since development is narrow and butts up to the highway"*.

From Main Street, the green space is visually enclosed by a large boundary wall and hedgerows. Whilst the open land makes some positive contribution to the conservation area, it is clearly part of the care home context.

However, when viewed from the west, when rising the hill of Biggin Hall Lane, and/or approaching from the public right of way at the very northern corner of the site, the site becomes a prominent part of the view. This includes some of the most distinctive buildings of the conservation area including The Windmill (grade II listed, NHLE 1365061). This view is one of the few opportunities where you can see the conservation area and its rural setting from one location and almost in its entirety. Within this view, the pastures in the foreground (comprising the site) play a key role.

The largest open undeveloped space within the conservation area is noted within the character appraisal as being around the nursing home, and that the land to the north and south of the complex provides a *"spacious setting, a dominant garden and agricultural feature"*. An important view out of the conservation area into adjacent countryside is also identified looking west down Biggin Hall Lane.

The nursing home itself is in fact identified as one of four character areas within the Character Appraisal, and part of the building and its wall is an 'important unlisted building'.

The northern part of the site is comprised of lands surrounding the care home, predominantly characterised by a large open pasture, and an unmanaged woodland in the very northern corner.

The middle section of the site is formed of private landscaped gardens associated with the adjacent house. Whilst these gardens form a good quality landscape and are visible from the adjacent public right of way, they do not necessarily contribute to the significance of the conservation area.

The southern section of the site is formed of an open field, which is an important element of the setting of a potential non-designated heritage asset: Biggin Hall Farm, which is located to the west of the site. The field also frames the approach to the conservation area from this public right of way.

The site's wider setting is defined by the linear, historic settlement to the east, and a small lane of houses to the north-west, and agricultural land further north and west. The M45 is to the north.

A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. medieval settlements).

A public right of way intersects the southern part of the site. Another public right of way terminates at the very northern corner of the site, and runs further north, affording open views into the settlement upon arrival into Thurlaston as a pedestrian. From this vantage point, the site makes a strong contribution to the setting of the conservation area by creating a clear rural envelope to the settlement.

Potential impacts

- Loss of the important green space surrounding the care home, which is identified in the conservation area character appraisal.
- Erosion of views out of the conservation area into the surrounding countryside and in turn, dilution of the character of the conservation area.
- Erosion of views into the conservation area, within which the site currently makes a strong positive contribution, approaching from Biggin Hall Lane and from the public right of way. In turn, loss of part of the rural setting of the conservation area, which is particularly prevalent to the west of its boundary.
- Erosion of the listed buildings' agricultural setting through loss of open, pastoral lands in their wider setting, particularly if the site is developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Limit development to so that it does not greatly extent the existing settlement boundary, so as to maintain historic development patterns.
- Reinforce planted boundaries to the site to filter views in, and out.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.

Site photographs



View from Biggin Hall Lane looking west, as the lane crests the hill. The site is to the left.



View from the public right of way north of the site. The care home buildings and the site (the open field directly behind the care home, and the woodland area to the right hand side of the photograph), are visible on this approach into Thurlaston.



Glimpsed inter-visibility into the site from the western side of Biggin Hall Lane, through the unmanaged woodland within the site.



The very western boundary of the site is framed by the fencing and hedgerows to the left, viewed from the public right of way looking eastwards. Potential non-designated farmhouse is to the right.



Part of the private landscaped gardens comprising the site.



The southern part of the site, viewed looking north-west. The non-designated farmhouse is visible to the left, and the site forms part of its open rural setting. The landscaped gardens forming the western part of the site are visible in the far-ground, to the mid-right.



The distinctive care home boundary wall which conceals much of the eastern section of the site from view.



The eastern section of the site, next to the care home's main building and car park.

315: Land south of Brinklow

Site reference: 315

Parish: Brinklow

Ward: Revel and Binley Woods

Grid reference: 443262, 278983

Current use: Agricultural

Proposed use: Residential

Summary

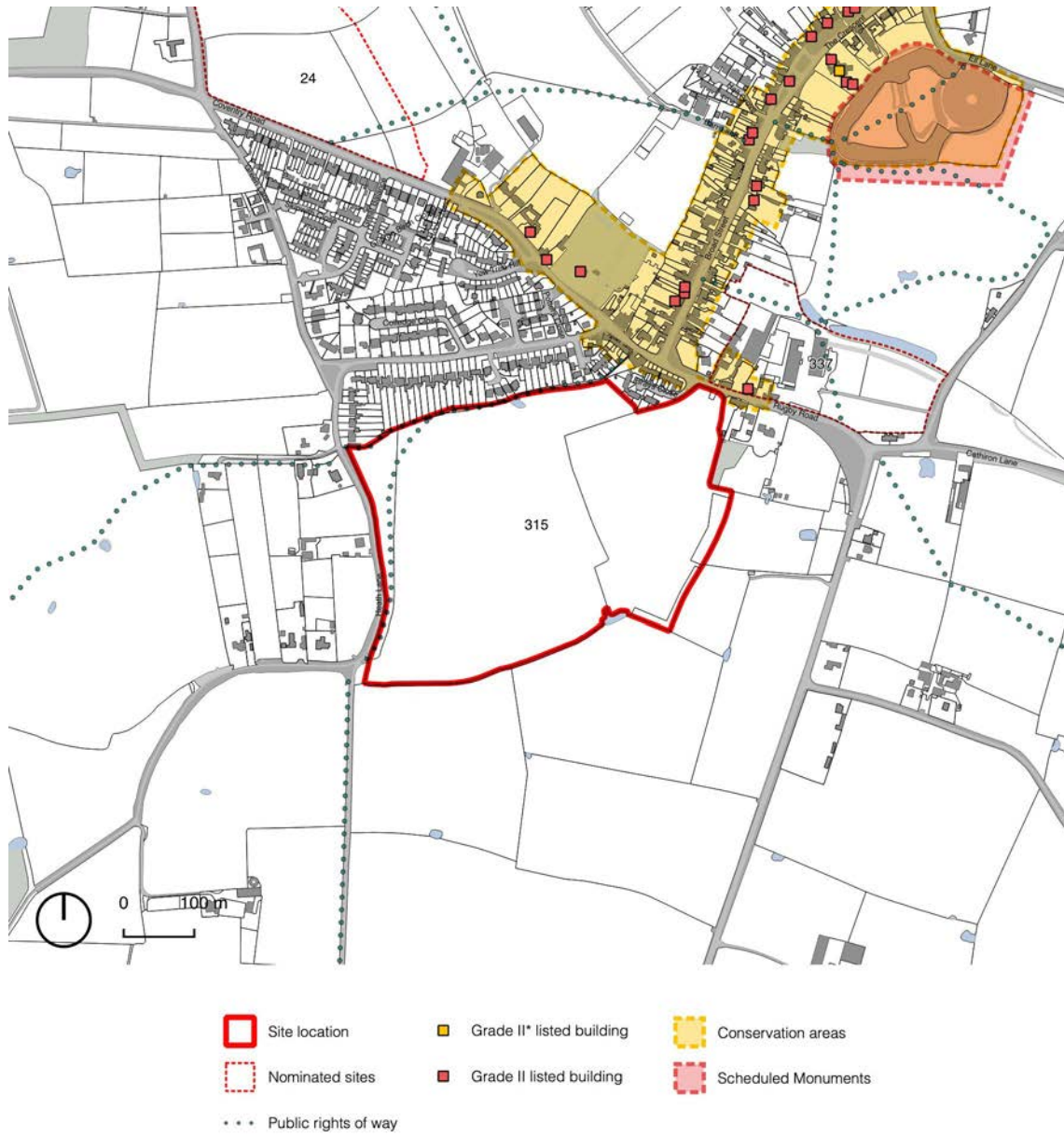
The site contains no designated heritage assets but lies immediately south of Brinklow Conservation Area.

It is characterised by a mix of cultivated and pastoral fields, with hedgerow boundaries. The eastern field features well-preserved ridge and furrow earthworks, that are remnants of historic agricultural practices, and contribute to the setting of the conservation area, Brinklow Castle (a Norman scheduled monument), and the nearby grouping of historic farmsteads and agricultural buildings.

Potential impacts include the loss of views across the rural landscape, the demolition of historic buildings on Rugby Road to facilitate site access, and the destruction of the ridge and furrow earthworks. All would have the potential to harm the character of the conservation area, and the setting of some of its constituent heritage assets, including Brinklow Castle. Housing form, materials, and aesthetic could either erode or enhance local built character, depending on the quality of design and construction.

To minimise harm, development could: be restricted in the eastern field to the greatest extent possible (noting the requirement for site access across it); ensure site access requirements (e.g. a new roundabout) do not impact historic buildings fronting Rugby Road; and planting should reinforce screening of the site where appropriate. Opportunities to restore historic landscape features should also be explored, and the existing public rights of way should be improved.

Proactive archaeological assessment and evaluation is advised to address the site's potential, and early landscape and visual impact assessment is recommended to inform design from the outset.



Site location and designated heritage assets

Heritage context

The site is located at the southern edge of the historic settlement of Brinklow.

There are no designated heritage assets (including listed buildings) within the site boundary.

The north-eastern corner of the site abuts the southern boundary of Brinklow Conservation Area.

The site is in entirely agricultural use and is characterised by open fields bounded by hedgerows and mature planting. The large field to the west is cultivated, the field to the east in pasture. The fields' rural character contributes positively to the overall setting of the conservation area and its heritage assets.

The eastern field parcel contains a ridge and furrow earthworks, remnant of historical agricultural practices. Well preserved ridge and furrow is found within multiple fields surrounding Brinklow, and form part of a legible medieval and post-medieval settlement. They, in turn, contribute positively to the setting of the conservation area, and Brinklow Castle: a Norman earthwork and scheduled monument that forms the focal point of the settlement's heritage. There is limited inter-visibility between the site and the monument; however, it, collectively with other earthworks still forms part of its wider context and assists in understanding the form and extent of its dominion. The western fields have been ploughed-out but cropmarks, visible on aerial photographs, identify the arrangement of a lost medieval field system. Past surface archaeological finds, recorded on the HER, indicate further archaeological potential.

There is one listed building near to the site's north-eastern boundary: 5 and 7 Rugby Road, a grade II listed building, NHLE reference 1365078. The listed building is a farmhouse of 17th century origin, and has 19th century elements. A regular courtyard of likely "curtilage listed" farm buildings survives in association with the farmhouse. Adjacent the listed farmstead are a distinctive grouping of other historic agricultural structures, including further farmhouses, working buildings, cottages, a former smithy, and other features including boundary walls. This group survives well, with generally good condition noted in the traditional buildings. Together they form a distinctive gateway to the settlement from Coventry Road. The group is noted as making a strong positive contribution to the conservation area within the Character Appraisal. It notes that: *"...both farms (nb: West Farm and Home Farm)) have significant depth to the sites accommodating a large number of farm buildings of mixed character. Combined they reinforce the agriculture character of the area and the importance of farming to the village. The farms remain in use."*

The group of buildings is visible in the distance across open countryside, from the public right of way running along the western boundary of the site, when looking north-east towards the settlement boundary. However, the core areas of the conservation area are mostly screened from the site by dense trees and other 20th century developments. Particularly in the south-western corner, where the topography of the land is lower, the conservation area is less legible.

The site's wider setting is defined by the linear, historic settlement to the north, and agricultural lands to the east and further south. A collection of other historic landscape features is also recorded on the Historic Environment Record (e.g. The Fosse Way).

There is a single-track lane along the western boundary of the site, with a small number of larger houses, and which is well-screened by mature planting. Two public rights of way intersect the site, running along the northern and western boundaries.

Potential impacts

- Dilution of the historic rural setting of the conservation area and nearby historic farmstead grouping through loss of views across open rural landscape.
- Loss of the historic farmsteads and agricultural buildings fronting Rugby Road, and erosion of the existing 'gateway' to the conservation area, should demolition be required to facilitate access into the site from Rugby Road.
- Loss of the ridge and furrow earthworks to the east of the site if this area is to be redeveloped in its entirety, and subsequent erosion of the historic landscape which forms the setting of Brinklow Castle and the conservation area.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Limit development in the eastern field parcel to reduce loss of ridge and furrow earthworks, and open views from Rugby Road.
- Ensure new access provisions to the site are designed so that direct impacts (up to and including demolition) to the historic farmsteads and agricultural buildings on Rugby Road are not required.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out. Priority screening views from the scheduled monument.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Appropriate housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape

Additional comments/notes

- The site may be of high archaeological potential due to its location within, or near to the Brinklow medieval settlement boundary. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.

- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



The site as viewed from the gateway from Rugby Road including subtle ridge and furrow



The site (on the right hand side) is directly opposite and adjacent to historic farmstead structures, and contributes to the historic rural characteristics of their setting



The site, as viewed from the public right of way which spans the western boundary.



The historic farmstead buildings are visible across the open countryside in the far ground, when looking north-east from the public right of way.

316: Land at Long Lawford

Site reference: 316

Parish: Long Lawford

Ward: Wolston and The Lawfords

Grid reference: 443262, 278983

Current use: Agricultural

Proposed use: Residential

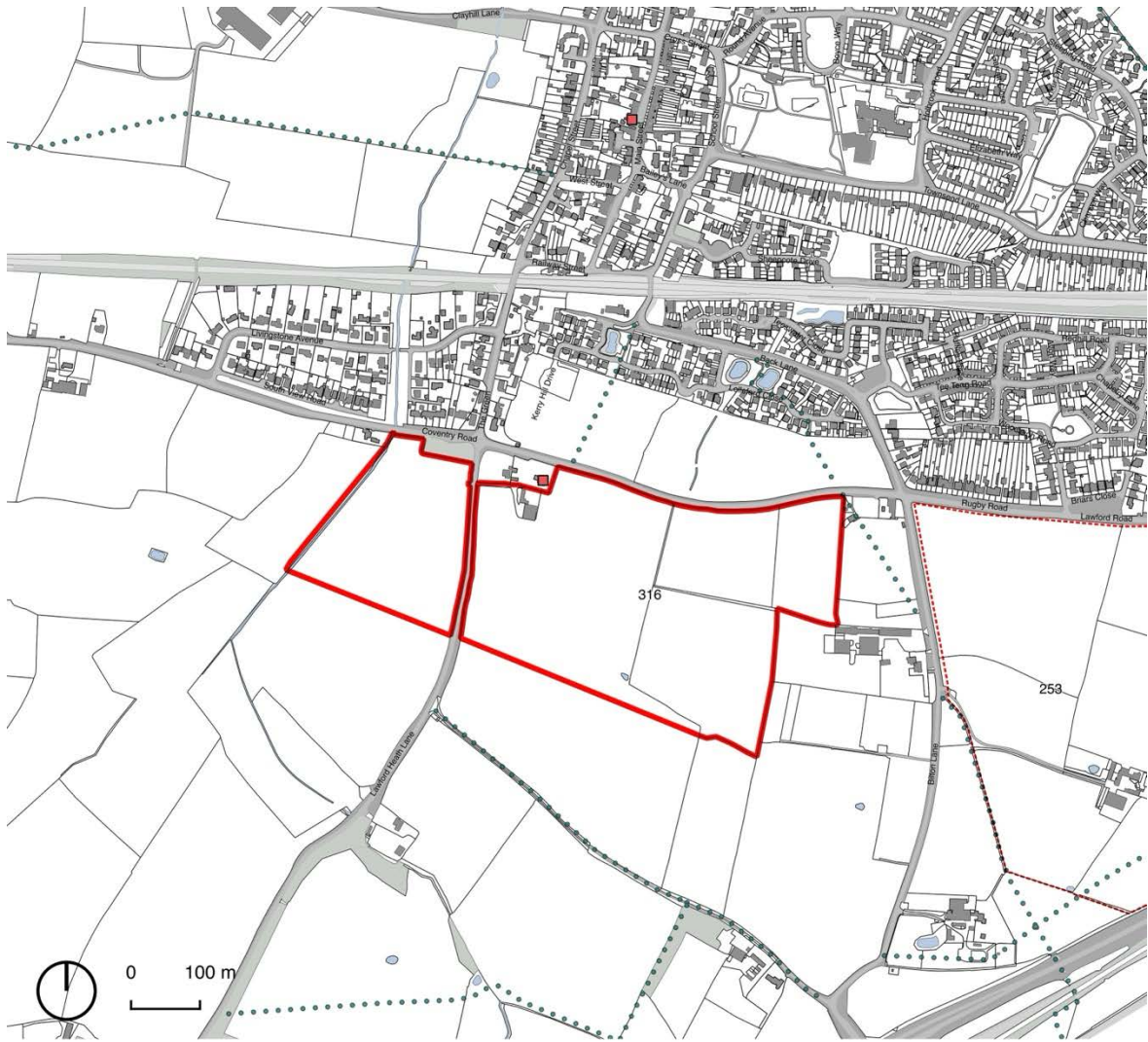
Summary

The site is located at the southern edge of Long Lawford, and envelopes Avon Lodge, a grade II listed 18th-century farmhouse. The asset is a good example of its type, and retains some associated historic working buildings. One is an L-plan 19th century working building located within the site that, while it appears to be heavily altered, may be of heritage interest, and a 'curtilage listed' structure. Further investigation would be required prior to, and to inform site redevelopment.

The site's large agricultural fields contribute to the farmhouse's setting, albeit to a somewhat diluted degree due to their 20th century amalgamation and character. The farmhouse's visibility from its surroundings is limited by hedgerows and tree planting, but glimpses allude to its presence and architectural interest.

Potential impacts include the erosion of the farmhouse's rural setting through loss of the historic L-Plan range, the redevelopment of fields, further loss of historic hedgerows.

Mitigation can be achieved through: the considered layout of the redevelopment, to ensure the farmhouse remains singular and distinctive in its surroundings; creation of a pedestrian connection linking local public rights of way to improve public appreciation; providing a buffer to the farmstead; and potential retention and reuse of the historic L-plan working buildings should they be found to be of heritage interest.



- Site location
- Grade II listed building
- Nominated sites
- Public rights of way

Site location and designated heritage assets

Heritage context

The site is located at the southern edge of Long Lawford.

While there are no, known designated heritage assets (including listed buildings) within the site boundary, the site envelopes the plot of Avon Lodge, a grade II listed farmhouse. The farmhouse is recorded as dating to the 18th century and is a locally typical and attractive example of its type. The building is of brick construction, with symmetrical frontage, and a rear wing extension. T

The historic farmstead partially survives through an L-plan 19th century working building to the rear (south) of the farmhouse (within the site), but otherwise the associated historic buildings have been demolished. The large modern shed is not of heritage interest. The farmhouse still sits within a clearly delineated domestic plot, but elements of the original plot have been sub-divided and, in part, redeveloped.

The historic L-plan working building within the site appears, from a distance, to have been significantly modified, but the extent of survival (or lack therefore) of historic fabric and heritage significance is unknown. It may also qualify as a 'curtilage listed' structure. These matters require further investigation is required ahead of any application to develop the site.

The site includes large open agricultural fields of a character typical of modern field amalgamation. They are bounded by hedgerows to the roads, and dense tree planting to the farmhouse plot. The fields contribute to the listed farmhouse's setting through their continued agricultural use. The degree of contribution is slightly diluted by the field's 20th century character, and the loss of most of the preceding, finer grained field system that existed at the time of the farmhouse's construction.

The density of the roadside hedgerows and the plot's tree planting largely conceals the farmhouse in local views. It presently does not form a local landmark, although it likely did so in the past, being sited near the adjacent crossroads, and being a functional focal point. Today, only fleeting glimpses are afforded from Coventry Road (A428), Lawford Heath Lane, and the public right way c.375m to the south. These glimpses allude to the asset's presence and architectural interest, but do not provide opportunity to readily identify, understand, and appreciate the farmhouse's significance.

North of the site, Long Lawford is recorded within the HER as being a medieval settlement. Ridge and furrow were recorded as being located in the field parcel immediately north of Coventry Road, but these have now been lost to the ongoing redevelopment.

Potential impacts

- Dilution of the historic rural setting of the farmhouse through “enveloping” redevelopment to its south, east, and west, and the through loss of historic hedgerows to Coventry Road and Lawford Heath Lane.
- Loss of the 19th century L-plan agricultural working building within the site, should it be found to be of heritage interest in its own right, and as part of the farmstead setting of the listed farmhouse, following further investigation.

Avoiding harm & maximising enhancements

- Retain and reuse the 19th century L-plan working buildings, should they be found to retain heritage interest.
- Ensure the layout of housing, access, and/or open space is used to mitigate impacts to the farmhouse. The farmhouse should continue to be experienced as a unique, “standalone” feature, and not be experienced as one element of a long frontage to Coventry Road.
- Connect the public right of way north of Coventry Road (running through the ongoing Bloor Homes development) to that located 375m south of the farmstead via a pedestrian route, passing the farmhouse. This will provide new opportunities to appreciate its architectural interest, and ensure housing does not unnecessarily encroach upon, or envelope its plot.
- Provide some open space buffer to the rear of the farmhouse and working buildings.

Additional comments/notes

- While mitigation is strongly encouraged, it seems unlikely that harm to the listed building can be wholly avoided. A development’s acceptability will therefore be determined by considering whether the benefits of the proposed quantum of housing could outweigh the residual harm.
- Any development should be preceded and informed by a heritage assessment of the 19th century L-plan working buildings, to determine its heritage interest and contribution to the listed farmhouse.
- It is understood that the single site (316) is a combination of three submitted sites (4, 23, and 43 or parts thereof). The combination of sites may best allow development to maximise opportunities for mitigation and enhancement, through better enabling design to respond to the setting of the listed farmhouse.
- A landscape and visual impact assessment should be completed to ensure appropriate consideration of landscape value and views.

Site photographs



Glimpse of Avon Lodge from Coventry Road, with the site to the right/rear but not visible.



View along Coventry Road, with the site to the left, and side elevation and two-storey bay of the Avon Lodge east wing extension glimpsed.



Rear of the historic farmstead from Lawford Heath Road, and across elements of the site, including the 19th and 20th century working agricultural buildings within the site, and a glimpse of the rear of Avon Lodge.



View from Lawford Heath Road, illustrating the distance glimpse of Long Lawford from the top of the hill, and with the Avon Lodge farmstead in the foreground.

323: Land at Churchover

Site reference: 323

Parish: Churchover, Harborough Magna, Monks Kirby

Ward: Clifton, Newton and Churchover, Revel and Binley Woods Ward

Grid reference: 451644, 281246

Current use: Agricultural/ Solar Farm/ Woodland

Proposed use: Residential or Employment

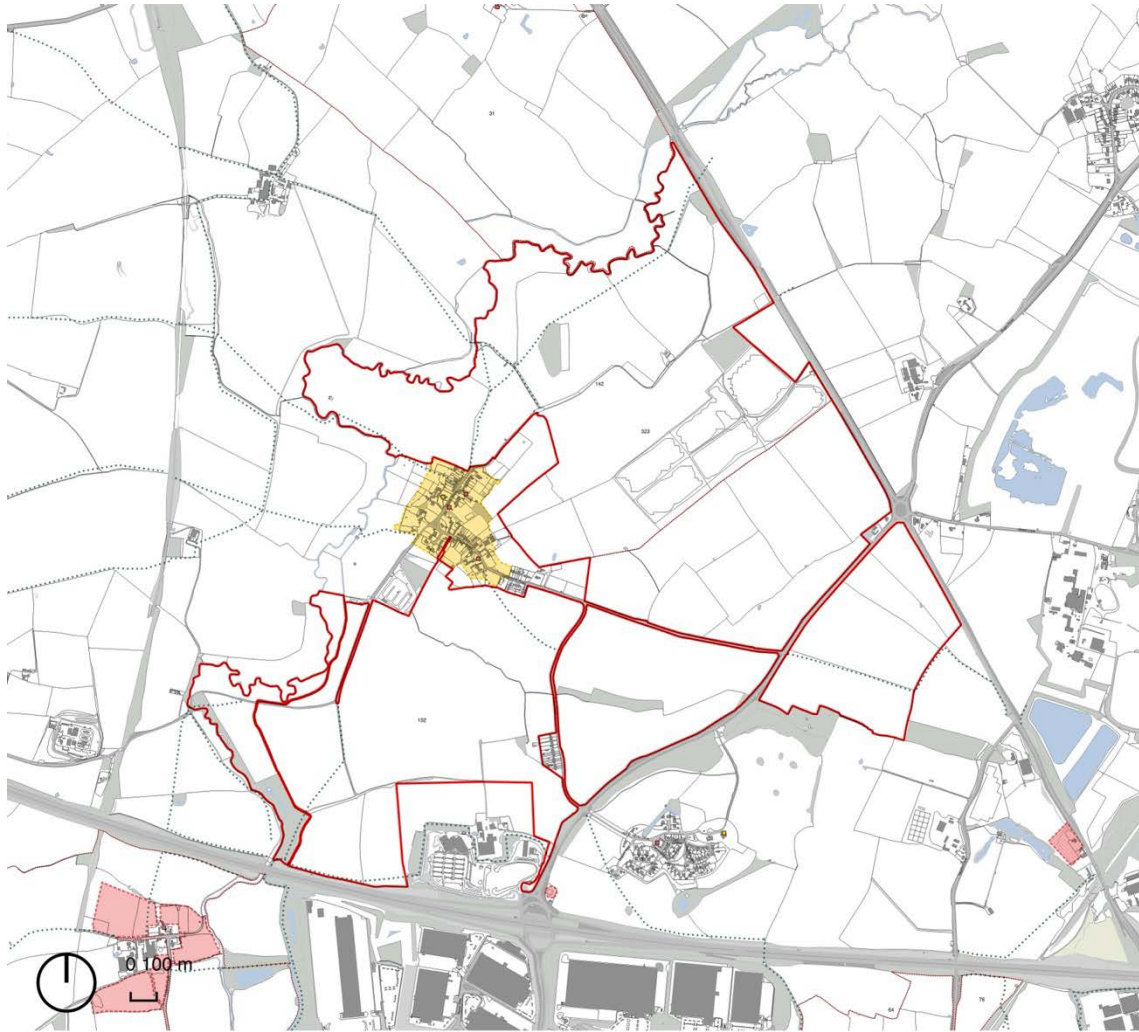
Summary









The site is located around the historic settlement of Churchover, with a small section within the Churchover Conservation Area. The area is noted for its open green spaces, mature planting, and views of the church spire, which is a dominant feature of the settlement and its surrounding landscape.

The conservation area includes several listed buildings and important views, some of which include the site. The site itself is mostly open countryside in agricultural use, with a small solar farm and woodland, and contributes positively to the character of the historic settlement and the approach into it from the east.

A Scheduled Monument (bowl barrow) is located just south of the site, though it is barely perceptible from its surroundings and its setting has been somewhat compromised by the surrounding road network.

Potential impacts of development include the dilution of the conservation area's character, particularly in terms of its open views, agricultural setting, and the village's still-isolated feel. To mitigate these impacts, site boundaries should be reinforced with planting, and local historic landscape features (such as hedgerows and woodland) should be restored. The design should reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.



- | | | |
|--|---|---|
|  Site location |  Grade II* listed building |  Conservation areas |
|  Nominated sites |  Grade II listed building |  Scheduled Monuments |
|  Public rights of way | |  Heritage at Risk |

Site location and designated heritage assets

Heritage context

The site surrounds the northern, eastern and southern boundaries of the historic settlement of Churchover.

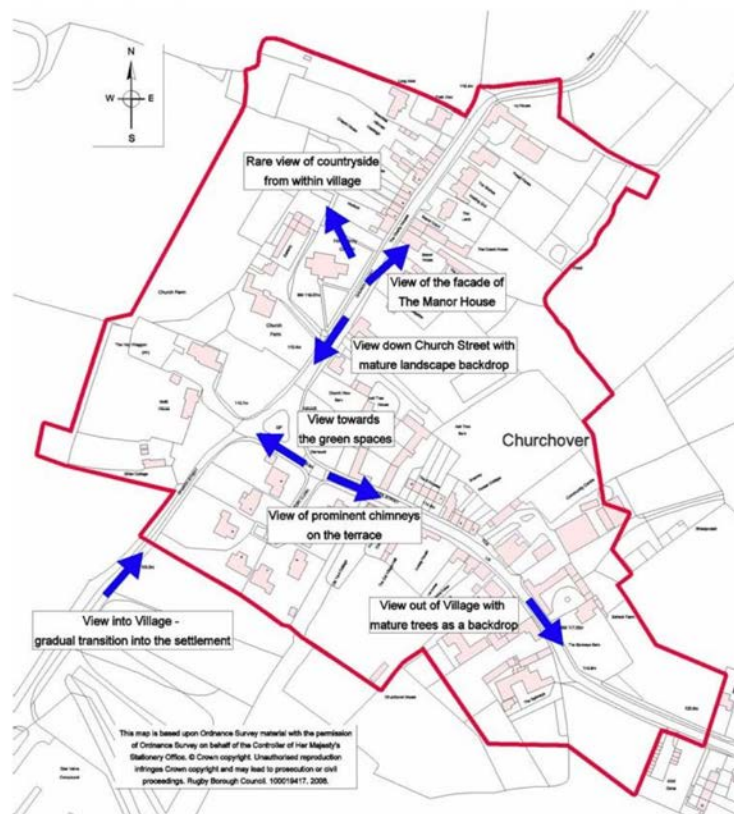
There are no listed buildings within the site boundary.

A small portion of the middle section of the site lies within Churchover Conservation Area. The area's open green spaces are an important characteristic, and the approach into the village from the east along Lutterworth Road is noted as important within the character appraisal, with mature planting and open countryside being a defining characteristic on approach to the village, and the character appraisal notes that it is the most dominant building in the village.

Within the conservation area, there are three grade II listed buildings, and one grade II* listed building. The northern section of the site is particularly sensitive due to the open views across the countryside which are currently afforded from the grade II* listed Church of the Holy Trinity, from Church Street and the network of public rights of way. Views of the church spire are also particularly important, particularly when travelling south into the village.

A number of key views of the site are identified within the conservation area character appraisal.

MAP 5 KEY VIEWS AND VISTAS



Extract from the Churchover Conservation Area Character Appraisal.

The site itself is predominantly characterised by open countryside, around 90% of which is in agricultural use. It is interspersed with a small number of associated agricultural buildings, and some areas of woodland. The land to the north of Churchover has substantial topographical changes. A noted concentration of well preserved ridge and furrow earthworks is located north of Churchover, remnant of past farming practices, and adding to historic landscape character.

The site's immediate setting is defined by the linear, historic settlement of Churchover to the west, and the surrounding road network of the M5 to the south, and A5 to the north and east. The bowl barrow, a scheduled monument, is to the immediate south of the site boundary. There is limited inter-visibility between a small spur of the site to the south and the monument, predominantly owing to the road network which has compromised the monument's setting.

The southeastern boundary of the site is also in close proximity to Coton House, a grade II* listed building and 18th century house by Samuel Wyatt. The house is, however, well screened from the site boundary due to existing mature planting and the A426.

A collection of other historic landscape features are also recorded on the Historic Environment Record (e.g. canal infrastructure).

A network of public rights of way is interspersed throughout the site, with a network of three converging in the northern section.

Potential impacts

- Dilution of the character of the conservation area, where there are currently long-range views across open landscape. Fragmentation of the approach to Churchover from the east, noted in the character appraisal.
- Erosion of the conservation area's agricultural setting through loss of open, pastoral lands surrounding it, particularly if the site is developed in its entirety.
- Encapsulation of a relatively still-isolated historic settlement, which, despite its proximity to the M6 and A5, still feels removed from the substantial development of its surroundings. This is a particular risk if the site is to be developed in its entirety.
- Erosion of the conservation area's special character and appearance through poor quality of design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Enhancing routes into Churchover by utilising the small spur of land which is within the conservation area and by connecting the public right of way network through Churchover and to the south of the village.

- Enhanced green links from Rugby to Churchover, which still allow it to remain a separate village, but enable improved pedestrian access to allow people to appreciate the conservation area.
- Reinforce planted boundaries to the site, to north, east, and west to screen, or filter views in, and out, and setting any development back from the A426. Priority should be given to screening views from the scheduled monument and the grade II* listed Coton House.
- Identification of any areas of land which are elevated and respond with carefully placed woodland and screening measures.
- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedent, and appropriately drawn from guidance within the conservation area character appraisal.

Additional comments/notes

- The site may be of high archaeological potential, and careful reference to the archaeological desk-based assessment for site nominations is encouraged.
- A landscape visual impact assessment should be completed to ensure appropriate consideration of landscape value and important views.

Site photographs



Open views across countryside, in the southern part of the site. Photograph taken from Coton Road looking north-west.



Photograph taken from Coton Road, looking north. Churchover is just visible in the far-ground, along with the church spire.



View coming into Churchover village, approaching from the east. Noted in the conservation area character appraisal as a key view.



Once in the village, views outwards into the surrounding countryside are relatively contained. The church spire is a dominant feature in many views.



Open views from the grade II listed churchyard, looking north-west.*



The boundary of the site with the village, which has long-range open views across to the A5.



The boundary of the site with the village, which has long-range open views across to the A5.



Narrow access track, forming the small part of the site which is within the conservation area.

337: West Farm & Home Farm, Brinklow

Site reference: 337

Parish & Ward: Brinklow, Revel and Binley Woods

Grid reference: 443699, 279191

Current use: Agricultural

Proposed use: Residential

Summary

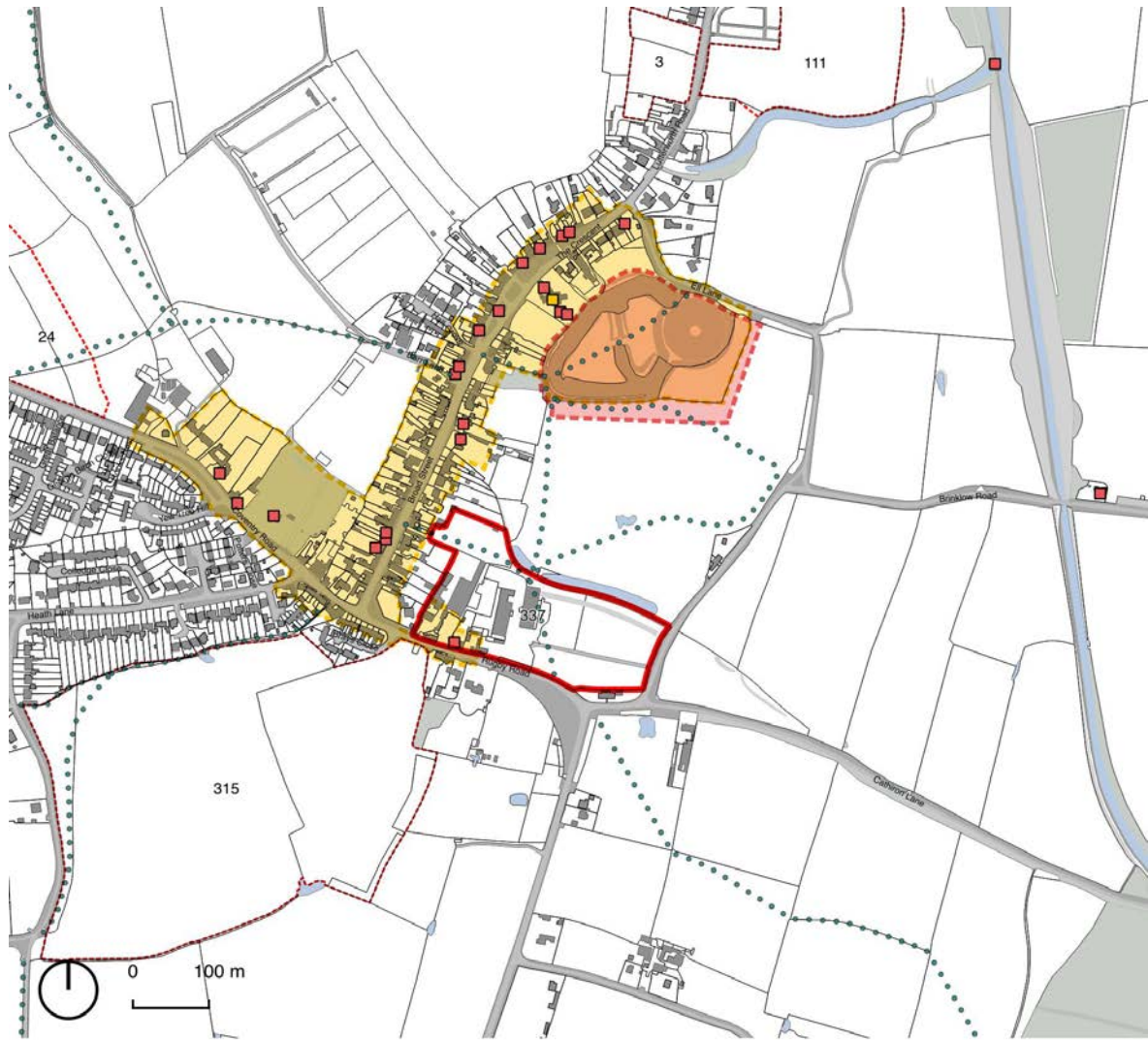
The site is located on the south-eastern edge of Brinklow, within a historically significant area that includes a Grade II listed farmhouse, which dates from the 17th and 19th centuries, and another non-designated farmstead. The site has been partly redeveloped with large agricultural sheds and light-industrial buildings, which detract from the heritage value of the area.








The site is partially within the Brinklow Conservation Area and surrounded by historic agricultural buildings, farmsteads, and features including boundary walls and a former smithy. These elements make strong positive contributions to the conservation area's character, which is reinforced by the surrounding landscape, including medieval ridge and furrow earthworks and Brinklow Castle (a scheduled monument).

Key concerns include: the potential loss of historic agricultural buildings; erosion of the farmsteads' setting, and Brinklow Castle's historic landscape setting; and loss of archaeological earthworks. To mitigate these impacts, redevelopment should: be focussed on existing brownfield areas; retain and restore all historic buildings; leave specific high sensitivity open areas undeveloped; and undertake targeted landscape and amenity enhancement. The design should be of an elevated standard, reflect local precedents, and the public rights of way should be improved to strengthen connections with the surrounding historic landscape.

This site (337) constitutes the amalgamation of two distinct nominations: numbers 5 and 89. We judge it likely that only a combined development strategy could provide sufficient flexibility for design to preserve heritage significance and local character. A slight reduction in the proposed allocation number (currently 100) may also be required.

Proactive archaeological assessment and evaluation is advised to address the site's potential, and early landscape and visual impact assessment is recommended to inform design from the outset.



- | | | |
|--|---|---|
|  Site location |  Grade II* listed building |  Conservation areas |
|  Nominated sites |  Grade II listed building |  Scheduled Monuments |
|  Public rights of way | | |

Site location and designated heritage assets

Heritage context

The site is located at the south-eastern edge of the historic settlement of Brinklow.

There is one listed building within the site: 5 and 7 Rugby Road (West Farm), a grade II listed building, NHLE reference 1365078.

The south-western corner of the site lies within the Brinklow Conservation Area.

The listed building is recorded as a farmhouse of 17th century origin, and 19th century additions. A regular courtyard of farm buildings survives in association with the farmhouse. These may be deemed “curtilage listed” structures or, at the least, make strong positive contributions to the listed building’s significance. A further courtyard and collection of historic agricultural buildings constitutes ‘Home Farm’. A former farmhouse or workers’ cottages front the street, and contributes positively to the streetscene.

In the site’s immediate context is a collection of other, historic agricultural structures, including further working buildings, cottages, a former smithy, and other features including boundary walls. The group survives well, with generally good condition noted in the traditional buildings. Together they form a distinctive gateway to the settlement along Coventry Road.

All of these historic agricultural buildings are recognised, both individually and collectively, as making strong positive contributions to the conservation area within the Character Appraisal. It notes that: *“...both farms (nb: West Farm and Home Farm) have significant depth to the sites accommodating a large number of farm buildings of mixed character. Combined they reinforce the agriculture character of the area and the importance of farming to the village. The farms remain in use.”*

Approximately one third of the site has been redeveloped for large agricultural sheds, modern yards, and light-industrial uses. Some of these buildings are visible from the road and/or are prominent features in views from the public right of way network. The form of buildings, and nature of use detracts from the setting of the listed building, neighbouring non-designated heritage assets and overall character of the conservation area.

The eastern elements of the site remain open and used for pasture. They contain subtle ridge and furrow earthworks – part of a much wider, surviving network of medieval and post-medieval agricultural earthworks, which contribute to conservation area character, and the setting of designated heritage assets (most notably including the scheduled monument to the north). The field’s rurality also contributes to the character of views from Rugby Road and Coventry Road, and the public footpaths to the north, adding to both the farmstead’s and the conservation area’s sense of historic rural setting. A large earthwork embankment associated to a disused canal also runs along the north of the field.

The open space to the northwest of the site also contributes to the farmsteads’, and the settlement’s rural setting. It is, however, more visually enclosed, and has a less direct relationship with specific heritage assets. A subtle linear bank is visible, and recorded on the HER as a possible ‘boundary bank’, but its exact provenance is unknown. .

The site’s wider setting is defined by the linear, historic settlement to the northwest, and agricultural lands to the north, east, and south. Further ridge and furrow earthworks are within fields immediately north, which again emphasise the significance of the wider medieval landscape. Brinklow Castle, a scheduled monument, and Norman earthwork, is further north again. There is glimpsed inter-visibility between the site and the monument, but this is filtered by the hedgerow at the site’s northern boundary.

A collection of other historic landscape features is also recorded with the site's surroundings on the Historic Environment Record (e.g. The Fosse Way).

Three public rights of way converge at the northern boundary to the site, suggestive that this is likely a well-used recreational space.

Potential impacts

- Loss of historic agricultural buildings, features and spaces, including the farmhouse, its associated working buildings, boundaries, and yards. In turn, dilution of the character of the conservation area, and fragmentation of the surviving group of traditional agricultural buildings which form its south-eastern gateway.

Or, conservation and reinforcement of that significance and character through sensitive retention and reuse.

- Erosion of the farmsteads', and conservation area's agricultural setting through loss (in part of in full) of open, pastoral lands in the east and northwest of the site, and the subtle ridge and furrow and embankment earthworks within.
- Erosion of the agricultural setting of Brinklow Castle, through either overly prominent and/or poorly designed development visible in southerly views from its peak, or when travelling through the neighbouring field parcels via the public rights of way.
- Erosion of the conservation area's special character and appearance through poor quality design and construction.

Or, enhancement of local built character through well-considered design, and quality construction.

Avoiding harm & maximising enhancements

- Restrict redevelopment to the existing brownfield land and access points, including removal of modern industrial farming buildings which currently actively detract from the character of the conservation area and the approach into it.
- Avoid redevelopment of the open pastoral land to the east, focussing delivery of more naturalistic features, including amenity space, drainage basins, biodiversity enhancements (e.g. orchard planting).
- Retention, restoration and sensitive re-purposing of historic farmsteads and their agricultural buildings to provide optimum viable uses for their long-term conservation



Blue zone:

Existing brownfield land comprising modern agricultural sheds and yards, and of lower heritage sensitivity. Redevelop.

Red zone:

Area of higher heritage sensitivity. Minimum extent of semi-natural open space, amenity areas, and low impact infrastructure (e.g. drainage attenuation)

Light blue zone:

Area of moderate heritage sensitivity. Redevelop subject to further investigation into archaeological potential, and consideration of the planning balance (benefits of additional housing > heritage harm).

Yellow zone:

Area of higher heritage sensitivity. Retain and regenerate historic farm and agricultural buildings and spaces.

- Apply the design guidance of the National Farmsteads Assessment Framework and reference to the Warwickshire Historic Farmsteads Characterisation Project evidence base in site planning and design, to maximise opportunities for enhancement and mitigate potential harm.
- Restoration and reinforcement of hedgerow and woodland boundaries to the north, east, and west to screen, or filter views in and out.
- Preservation of historic earthworks within the site, including the ridge and furrow and canal embankment. The significance (and preference for retention of) the conjectural 'boundary bank' in the northwest of the site would require further information on its significance, through archaeological investigation.

- Explore opportunities to restore and enhance local historic landscape characteristics, such as the retention and/or planting of hedgerows and native woodland/trees, or the reintroduction of orchard where appropriate.
- Bespoke housing design, aligned to local precedents, and appropriately drawn from guidance within the conservation area character appraisal.
- Public right of way enhancement to improve connections across the historic settlement, and into the wider historic landscape. Explore a new green link along the public right of way from Broad Street, through the site, to Rugby Road.

Additional comments/notes

- The site may be of high archaeological potential due to its location within, or near to the Brinklow medieval settlement boundary. An archaeological desk based assessment should be undertaken at the earliest appropriate point to inform development potential and mitigation strategy.
- This site is an amalgamation of two distinct submissions – sites 5 and 89. A combined allocation would maximise opportunity for heritage mitigation and enhancement, on account of the sites' shared characteristics and context.
- Delivering the indicative allocation (100 dwellings) within the proportion of the site deemed appropriate for redevelopment may be challenging, while concurrently delivering the required mitigation of heritage impacts. Should the proposed number of dwellings be pursued, a higher standard of design would be required, along with sufficiently elevated public benefits to justify the heritage impact. Otherwise, a reduction in the allocation number is recommended (e.g. 60-80).

Site photographs



Views from the scheduled monument, looking south, in which the site is partially visible and with ridge and furrow earthworks visible to the foreground



Modern industrial farming buildings visible from the approach into the village from Rugby Road.



The public right of way network to the north of the site, which passes the modern industrial farming buildings.



The approach into Brinklow from the east, characterised by the surviving agricultural buildings.



The listed farmhouse and its surviving courtyard buildings.

