

Land at Loes Farm, Warwick, Warwickshire  
Heritage Desk Based Assessment  
April 2016

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**Report**

Heritage Desk-Based Assessment

**Site**

Land at Loes Farm, Warwick, Warwickshire

**Planning Authority**

Warwick District Council

**Site Centred At**

428740 266880

**Prepared and Approved By**

Rob Bourn (BA MA CMifA)

**Report Status**

Draft

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### Timescales Used in This Report

#### Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

#### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

## Executive Summary

This heritage assessment considers land at Loes Farm, Coventry Road, Warwick, Warwickshire. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

This assessment has established that based on the available evidence, the study site is considered to have moderate potential for Prehistoric, Roman and Saxon remains. Should such remains be present within the area of the proposed development, they will be impacted upon by the construction of the development.

The site is considered to have low potential for domestic Medieval and Post-Medieval remains but is known to contain the earthwork remains of Medieval/Post-Medieval ridge and furrow. The proposed development will impact upon part of the area of surviving ridge and furrow earthworks. The area of the ridge and furrow earthworks within the portion of the study site that is within the Guy's Cliffe registered park will be preserved within a country park.

It is anticipated that Warwickshire County Council will require archaeological evaluation across the site comprising geophysical survey and/or trenching. Should the evaluation works reveal archaeological remains in areas where development impacts are unavoidable, further mitigation excavation and recording and/or watching brief may be required as a condition of planning permission.

The site contains part of Guy's Cliffe grade II registered park. The proposed development is considered to have a minor effect on the contribution that the setting makes to the park which is considered to equate to less than substantial harm to its significance. Consequently, the test outlined in para 132 of the NPPF does not apply (i.e. substantial harm) and instead, the test outlined in para 134 (i.e. less than substantial harm) applies in this case. Consequently, as there is less than substantial harm to the significance of designated heritage assets, the economic and public benefits of the planning application submission will need to be weighed against the limited harm to designated heritage assets.

The proposed development will not impact upon other designated heritage assets within the vicinity of the study site.

## 1.0 Introduction

- 1.1 This heritage assessment considers land at Loes Farm, Coventry Road, Warwick, Warwickshire (Fig. 1). The proposed development comprises a residential scheme. The site is located at grid reference 428740 266880. The site is hereafter referred to as the study site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological heritage assets within the study site and the setting and significance of nearby designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.3 The study area used in this assessment is 1 km radius from the approximate centre of the study site (Fig. 2).
- 1.4 The underlying geology of the site is Bromsgrove Sandstone Formation with a patch of Ashow Formation in the centre of the site and small patch of overlying alluvium adjacent to the A46 toward the north western part of the site. The study site is on an east facing slope dropping from c. 71 m OD toward the north western corner of the site to c. 50 m OD along its eastern boundary alongside Coventry Road.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

## 2.0 Planning Background And Development Plan Framework

2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

### Ancient Monuments & Archaeological Areas Act 1979

2.2 The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Ancient Monuments, but does not afford statutory protection to their settings.

### Planning (Listed Buildings and Conservation Areas) Act 1990

2.3 Primary legislation under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*

2.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

2.5 Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.6, below.

### National Planning Policy Framework (March 2012)

2.6 The National Planning Policy Framework (NPPF) promotes sustainable development as a fundamental theme in planning and provides, to this end, a series of 'Core Planning Principles' (Paragraph 17). These core principles of sustainable development highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

2.7 The guidance contained within Section 12, 'Conserving and enhancing the historic environment', Paragraphs 126-141, relates to the historic environment, and developments which may have an effect upon it. These policies provide the framework to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

2.8 Heritage Assets are defined in Annex 2 of the NPPF as: *A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority.*

2.9 A Designated Heritage Asset comprises a: *World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.*

2.10 Significance is defined as: *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

2.11 Setting is defined as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting*



may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.12 As stated in Paragraph 128, when determining applications, LPAs should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 129, LPAs are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.13 Paragraph 131 emphasises that local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.14 Paragraph 132 states that in assessing the effects of development on a heritage asset, the weight given to an asset's conservation should be proportionate to its significance. It states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and that clear and convincing justification will be required for loss and harm to heritage assets.
- 2.15 Paragraph 132 states that 'substantial harm' or loss to designated heritage assets of the highest significance (i.e. Grade I and II\* listed buildings, grade I and II\* parks and gardens, scheduled monuments, wrecks, battlefields and World Heritage Sites) should be wholly exceptional. It also states that substantial harm to grade II listed buildings and parks and gardens should be exceptional. The NPPF does not define what is meant by substantial harm.
- 2.16 Paragraphs 133 and 134 address the balancing of harm against public benefits. This guidance lays down a clear dividing line between causing substantial harm or total loss of significance on the one hand, and those cases where the harm is less than substantial on the other. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 2.17 The guidance emphasizes that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal (para 134). Although the NPPF does not state that there are gradations within the less than substantial harm category, in my professional opinion, less than substantial harm can be sub-divided to reflect the severity of the effect. Consequently, less than substantial harm ranges from a slight effect, through to minor and then moderate toward the higher end of the less than substantial harm range.

#### The National Planning Policy Guidance

- 2.18 The NPPF is supported by the National Planning Policy Guidance (NPPG) which is an on-line resource that was published in March 2014. In relation to the historic environment, paragraph 18a-001-20140306 states that:

*Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*

- 2.19 The key test in NPPF paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

*“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*

- 2.20 Paragraph 134 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”*

- 2.21 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Local Development Plan Policy

- 2.22 The Warwick District Local Plan 1996-2011 (adopted 2007) contains the two following relevant historic environment policies:

##### *DP3 Natural and Historic Environment and Landscape*

*Development will only be permitted which protects important natural features and positively contributes to the character and quality of its natural and historic environment through good habitat/landscape design and management. Development proposals will be expected to demonstrate that they:-*

- b) protect and/or enhance features of historical, archaeological, geological and geomorphological significance;*
- c) protect and enhance the landscape character of the area, particularly respecting its historic character;*

##### *DP4 Archaeology*

*Development will not be permitted which harms Scheduled Ancient Monuments (as shown on the Proposals Map) or other archaeological remains of national importance, and their settings. With regard to locally or regionally important sites there will be a presumption in favour of preservation, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains. The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application. Where planning permission is granted for development which will have an adverse affect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.*

##### *DAP4 Protection of Listed Buildings*

*Consent will not be granted to alter or extend a Listed Building where those works will adversely affect its special architectural or historic interest, integrity or setting. Consent will not be granted for the demolition of a listed building. Development will not be permitted that will adversely affect the setting of a listed building.*

*DAP11 Protecting Historic Parks and Gardens*

*Development will not be permitted if it would harm the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Proposals Map. Development will be strongly resisted if it would harm the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local Register.*

- 2.23 The Warwick District Local Plan 2011-2029 Publication Draft (Feb 2015) contains the emerging policies for the District. It contains the following relevant policies relating to the historic environment:

*HE1 Listed Buildings*

*Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Listed Buildings included in the English Heritage Register. Development that would cause less than substantial harm to the character, principal components and setting of Listed Buildings in the English Heritage Register should be weighed against the public benefits of the proposal, including securing optimum value use. Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important buildings included in the Warwick District Local List. Development that would cause less than substantial harm to the character, principal components and setting of locally important buildings should be weighed against the public benefits of the proposal, including securing optimum viable use.*

*Development will not be permitted where it will adversely affect the setting of a Listed Building. Changes of use of Listed Buildings from their original use will only be permitted where:*

- a) the original use has been demonstrated to be no longer appropriate or viable, and;*
  - b) the proposed use is sympathetic to the special architectural or historic interest and setting of the Listed Building and enhances the significance of the heritage assets.*
- Restoration of, and alteration to, Listed Buildings will only be permitted using traditional, natural materials and appropriate colours and finishes.*

*HE4 Historic Parks and Gardens*

*Development will be expected to conserve the design, character, appearance, structure, principal components and setting of the District's historic parks and gardens on the national and local registers. Development will not be permitted if it would result in substantial harm to the historic structure, character, principal components and setting of Parks and Gardens of Special Historic Interest included in the English Heritage Register, as defined on the Policies Map. Development that would cause less than substantial harm to the character, principal components and settings of Parks and Gardens of Special Historic Interest included in the English Heritage register as defined on the Policies Map, should be weighed against the public benefits of the proposal, including securing optimum viable use.*

*Development will be strongly resisted if it would cause substantial harm to the historic structure, character, principal components and setting of locally important historic parks or gardens included in the Warwick District Local List. Development that would cause less than substantial harm to the character, principal components and settings of locally important Historic Parks or Gardens included in the Warwick District Local List should be weighed against the public benefits of the proposal, including securing optimum viable use.*

*HE6 Archaeology*

*Development will not be permitted which results in substantial harm to Scheduled Ancient Monuments (as shown on the Policies Map) or other archaeological remains of national importance, and their settings unless in wholly exceptional circumstances.*

*There will be a presumption in favour of the preservation of locally and regionally important sites, except where the applicant can demonstrate that the benefits of development will outweigh the harm to archaeological remains.*

*The Council will require that any remains of archaeological value are properly evaluated prior to the determination of the planning application.*

*Where planning permission is granted for development which will have an adverse effect on archaeological remains, the Council will require that an agreed programme of archaeological investigation and recording precedes development.*

**Historic Environment Good Practice Advice In Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)**

2.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development. This is:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

**Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets (Historic England 2015)**

2.25 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.26 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.27 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset
3. Assessing the effects of proposed development on the significance of a heritage asset
4. Maximising enhancement and reduction of harm on the setting of heritage assets.
5. Making & documenting the decision and monitoring outcomes

2.28 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

## 3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Fig. 2.

### Non-Designated Heritage Assets

#### *Prehistoric*

3.2 There are no prehistoric remains recorded within the study site.

3.3 The earliest remains recorded within the study area is that of a Palaeolithic flint that was found at an unprovenanced location in Warwick (MVA2169).

3.4 There are a number of finds of Mesolithic date in the study area that suggest that the River Avon was a focus of occupation/activity at times in this period. Two Mesolithic edge-blunted points and two possible Mesolithic broken blades and 'a number' of Mesolithic flints have been recorded c. 300m to the east of the study on the east side of the River Avon opposite Saxon Mill (MVA6029 & 6046). Two large assemblages of Mesolithic flint artefacts have been recorded to the north of the site in the vicinity of the Coventry Road/A46 junction. An assemblage comprising 38 cores, 103 flakes & blades, 85 retouched flakes and 5 scrapers indicative a possible occupation site/flint working site have been recorded next to the River Avon to the east of the junction (MVA2544). The other assemblage comprising c. 5000 flints is one of the largest assemblages of Mesolithic flint in the Midlands, was recovered during excavations on a Saxon site located on the southern part of the junction (MVS6042). A single Mesolithic end scraper has been recorded c. 700m to the south east of the study site (MVS4093).

3.5 A Neolithic/Bronze Age hammer has been recorded c. 1.2km to the south of the study site (MVA2178). Ten worked flints of Neolithic/Bronze Age date were recovered during the excavations on the Coventry Road/A46 junction immediately to the north of the study site (MVA255). 'Numerous' flint flakes and cores of Neolithic/Bronze Age date were recorded at the site of the roundabout on the A46 junction (MVA5281). The cropmark of a ring ditch which has been interpreted as a possible Bronze Age barrow has been recorded c. 700m to the east of the study site (MVA4925) and a Bronze Age arrowhead has been recorded 500m to the east (MVA5084).

3.6 Earthworks that have been interpreted as a possible Iron Age hill fort have been recorded c. 1.5km to the south of the site (MVA8141).

3.7 Cropmarks of an undated, but presumed prehistoric, pit alignment have been recorded c. 300m to the east of the site (MVA2239). This broadly follows the orientation of the river on its western side and may have had a ritual purpose related to the river in some way. An undated, but presumed prehistoric, possible Iron Age hillfort.

3.8 Prehistoric flints of a non-specified prehistoric period have been recorded within the study area (MVA2541 & 5083).

3.9 The cropmark of an undated, but presumed prehistoric date, ring ditch has been recorded c. 450m to the south west of the study site (MEX41054).

3.10 The River Avon appears to be the focus of activity from the Mesolithic through to the Bronze Age with a suggestion of a possible ritual element that could be related to the river. There are no prehistoric remains recorded within the study site. However, given the relatively high density of remains of this date in the area, the study site is considered to have moderate potential for prehistoric remains. If present, such remains are considered most likely to be of local significance.

#### *Roman*

3.11 There are no Roman remains recorded within the study site.

3.12 A Roman artefact scatter suggestive of underlying settlement remains has been recorded c. 150m to the north east of the northern end of the study site (MVA2540). Four coins that are probably related to the settlement have been recorded in the same area immediately to the north of the A46 from the study site (MVA2546).

3.13 A single sherd of pottery has been recorded c. 200m to the east of the study site (MVA2236). A single coin has been recorded c. 900m to the south east (MVA2186).

3.14 Although there is a low level of Roman remains recorded in the study area, the close proximity of a possible Roman settlement a short distance to the north of the site is indicative of Roman occupation of the area. Although there is no evidence to specifically suggest Roman remains within the study site, it is considered that there is a possibility that as yet unrecorded remains of this date could be present. Should such remains be present, they are considered most likely to be of local significance.

#### Saxon

3.15 There are no Saxon remains recorded within the study site.

3.16 Excavations at the Coventry Road/A46 junction immediately to the north of the study have revealed a series of circular pits cut into the sandstone bedrock (MWA2539). The pits appear to have been contained within two parallel arcs of square post holes. Two inhumation burials were located immediately west of the inner arc of the post holes. The remains have been interpreted as an Anglo Saxon religious site

3.17 Guy's Cave, a scheduled monument located within Guy's Cliffe registered park, is a medieval religious hermitage which has possible Saxon origins (MWA2233).

3.18 Given the close proximity of the possible Saxon religious site to the north of the site, it is possible that there could be associated Saxon remains located within the site. Consequently, the study site is considered to have moderate potential for Saxon remains.

#### Medieval

3.19 The study site contains the earthwork remains of ridge and furrow. Although undated, these earthworks are Medieval in origin. These earthworks are well preserved to the south east of Loes Farm and are much less prominent and less well preserved in the southern part of the site and in the separate paddock that forms the south eastern plot of the study site. There are no earthworks of ridge and furrow within the rest of the site.

3.20 Guy's Cave hermitage is located c. 300m to the east of the study site. This is a scheduled monument that includes the standing and buried remains and rock cut features of Guy's Cave hermitage and chapel at Guy's Cliffe, as well as caves and rock cut features associated with the later use of the site. The scheduling description states:

*"Guy's Cave hermitage at Guy's Cliffe represents a well preserved example of an early rock cut hermitage site, which continued in use for a variety of religious purposes beyond the Reformation. The hermitage originated in the Anglo-Saxon period, and it remained important at least until the 13<sup>th</sup> century, when it belonged to St Sepulchre's Priory. In addition to the original small cave, a number of other rock cut caves and features survive. These have been altered throughout the history of the site and demonstrate the changing use of the site. During the 14<sup>th</sup> and 15<sup>th</sup> century the main fabric of the chapel was erected, although it is believed to include earlier features. The post-Dissolution conversion of the site and its use as a high status domestic residence, continuing into the 20<sup>th</sup> century, demonstrates the continued importance of both the dramatic location and the historic associations of the site.*

*The standing fabric of the hermitage, the chapel and associated rock cut features are expected to illuminate both the construction and development of the hermitage throughout its history. They will provide information relating to the dates of any developments at the site and as well as evidence for changing ritual and religious practices, from the Anglo-Saxon period until the Reformation.*

*The medieval historian Rous believed that St Dubricius chose to make a holy place at the site and asserts that it was a hermitage from Saxon times, being associated with the tenth century Guy of Warwick. During the 12<sup>th</sup> century the hermitage became the property of St Sepulchre's Priory in Warwick, and a hermit was resident here in 1334. The property passed to the Earl of Warwick in 1422 who established a chantry in 1423. During the 18<sup>th</sup> century a mansion was constructed to the north of the cliff around a courtyard, being extended in the 19<sup>th</sup> century. The mansion (grade II listed), fell into ruins during the 1950s. The ruins of the mansion and those portions which remain in use, known in part, as the Masonic Lodge and the Priests House are excluded from the scheduling, although the ground beneath them is included. Lying parallel to the chapel and mansion is a cliff face into which a series of chambers are cut, forming the south range of the courtyard."*

3.21 The significance of the caves resides in their archaeological and historical interest. There is no intervisibility between the study site and the study site and it is considered to lie beyond the setting of the caves and provides no contribution to the significance of the caves.

3.22 The Chapel of St Mary Magdalene referred to in the scheduling description is a grade II\* listed building (MWA2232). Its listing description states:

*“Circa early C15, altered mid C18 and early C19, restored 1874 and 1933. Circa 600 oratory chapel dedicated to St Mary Magdalene founded at Guy's Cliffe by Saint Dubritius. Circa 1430 present chapel rebuilt by Richard Beauchamp, Earl of Warwick, at cost ?184. Circa 1764 chapel restored and upper part of tower built with crocketed pinnacles and parapet with battlements and frieze with cusped arcade. 1819-24 interior re-constructed and west and north-east windows 'open-up'. 1974 chapel adapted for use as Masonic Temple.”*

- 3.23 The significance of the church resides in its architectural, archaeological and historical interest. There is no intervisibility between the study site and the study site and it is considered to lie beyond the setting of the church and provides no contribution to its significance.
- 3.24 Guy's Cliffe house, 250m to the east of the study site, was preceded by a medieval house that was located within the footprint of the later house (MWA2234). Guy's Well, which is a grade II listed structure located c. 200m to the east, has 'ancient origins' and so its thought to have been at least Medieval in date (MWA2235). Documentary references to Saxon Mill, which is on the eastern side of Coventry Road from the study site, suggests that the current 18<sup>th</sup> century listed building has possible Saxon and Medieval origins (MWA2536).
- 3.25 There are a number of Medieval remains/structures recorded within the wider study area that have no bearing on the study site and so their detail will not be discussed in this study. In summary, these records are: the outer grounds of Warwick Medieval priory (MWA10180); Wedgenock Old Park, Beausale (MWA12985); possible moated site (MWA1942); site of a possible windmill (2151); site of mill at Yartford (MWA2537); site of middle Woodloe's deserted Medieval village (MWA2573); possible deserted Medieval village of Old Milverton (MWA4926); Lower Green deserted Medieval village (MWA5246) & documentary reference to a Medieval church at Milverton (MWA5252).
- 3.26 The study site was located beyond the historic core of nearby settlements and would have been within agricultural land throughout the period as evidenced by the ridge and furrow that survives on the study site. Consequently, on the basis of the available evidence, the study site is considered to have low potential for Medieval occupation remains and high/known potential for agricultural remains in part of the site although the ridge and furrow if once present has been ploughed away in the northern and western parts of the site
- Post-Medieval*
- 3.27 There are a number of Post-Medieval remains/features/structures within the study area that have no bearing on the study site and so their detail will not be discussed in this study. In summary, these are: former quarries (MWA12865 & 2565); Woodloes garden (MWA12991); Wootton Court Park (MWA12992); WWII air raid shelter (MWA19156); site of Warwick workhouse (MWA19225); site of Priory Mill (MWA2152); Church of St James (MWA2237); deserted village of Lower Green (MWA22387597 & 5247); Caveston's Cross (MWA2538); site of former toll bar (MWA2562); site of limekiln (MWA2566); Grand Union Canal (MWA4300); site of glassworks (MWA5279).
- 3.28 The study site lay historically within the Borough of Warwick, in the Parish of Warwick St Nicholas. It was not included in the mid-19<sup>th</sup> century tithe survey for the parish, part of it having formed part of the enclosure of 1733. Ownership by the Earl of Warwick by the 18<sup>th</sup> century is shown by its inclusion in later 18<sup>th</sup> century estate maps for the Borough of Warwick.
- 3.29 The squareish parcel of land at the south east of the site was once owned by the Corporation of Warwick who sold off the land possibly in c. 1815, but certainly by the time of the sale of lands by the Earl of Warwick in 1825 to Bertie Greatheed of Guy's Cliffe. The eastern strip portion of the site was enclosed at an early date, as indicated on a reconstructed inclosure map showing allotments as they appeared in 1773. They also appear on an 1825 plan as 'Allotted on the Inclosure of the common field in a Place called Giple Quarter.' Deeds relating to the remainder of the site indicate two ownerships for the non-allotment part of the site, although the exact demarcations are unclear until 1825, when they also appear on the aforementioned plan: the owners are: Richard Taylor and BB Greatheed; part of the latter's land (to the north) falls outside of the site boundary.
- 3.30 The Greatheed Estate, based at nearby Guy's Cliffe (acquired in 1751) was acquired by the Percy family in 1826 following the death of Bertie Greatheed in 1826; Charles Bertie Percy had married the heiress Anne Caroline Greatheed. The estate remained in the Percy family until 1946.

- 3.31 The site lies to the west of Guys Cliffe House (grade II) and falls within the Guys Cliffe registered park (grade II). There are a number of associated listed structures are within the Guys Cliffe House land on the east side of Coventry Road. These are St Mary's Lodge (grade II), Guys Well (grade II), archway south west of the house (grade II) and Chapel of St Mary Magdalene (grade II\*) which is considered above para 3.22 & 3.23). For all of the built heritage designated assets, their significance resides in their architectural and historic interest which also derives from their relationship to the scheduled Guy's Cave. The listed structures, with the exception of St Mary's Lodge have no intervisibility with the study site. The detail of these assets will not be considered here in detail as due to the lack of intervisibility, the proposed development will have no visual impacts upon them and their significance. Guy's Cliffe registered park forms part of the study site and this forms the core of the setting of the above designated assets. Consequently, the assessment will concentrate on the registered park.
- 3.32 The study site is partly within Guys Cliffe park (Fig. 3). This is a grade II registered park of historic interest. The majority of the park occupies the eastern side of Coventry Road and is largely shielded from the study site by tall and thick mature vegetation. Part of the registered park extends on the western side of the road and includes the two main eastern fields of the study site and the small paddock in its south eastern corner. The following is an extract from the description of the park from its designation description.

*"In 1750 Edwards agreed to sell Guy's Cliffe to Samuel Greatheed, and between c 1748 and 1758 a programme of improvements costing £6000 was undertaken. A report written in 1758 notes some 6 acres of grounds enclosed within a wall with an entrance in the form of a triumphal arch, while in 1754 Thomas Gray described the construction of gardens incorporating gravel walks and a grotto decorated in the rococo taste.... [Improvements from 1810] were intended to heighten the existing picturesque qualities of the site ... Greatheed's improvements at Guy's Cliffe included the remodelling in 1813 of a watermill in a Swiss or 'Saxon' style to serve as an eyecatcher from the House. In 1819 Viscount Milsington, heir to the fifth and last Duke of Ancaster died, leaving a considerable fortune to Bertie Greatheed. This enabled him to make further improvements. In 1821 an ornamental plantation was formed on Blacklow Hill as a setting for a cross to commemorate the execution of Piers Gaveston on that spot in 1312, while Loes Farm, purchased in 1824, was laid out as parkland. In December 1823 Uvedale Price (1747-1829) visited Guy's Cliffe and advised Greatheed on the 'dressing' of Well Meadow and the river bank)... during the Second World War it was requisitioned for use as a school and hospital. The House and pleasure grounds were sold in 1946 for conversion into a hotel, but this scheme was not realised. In 1952 the fittings were sold by speculative builders who sought, but failed, to gain permission for the development of the site. The House and a portion of the pleasure grounds were purchased by Aldwyn Porter in 1955, who let the chapel for use as a Masonic temple in 1974. The shell of the House was consolidated following fire damage in 1996-7.*

*Guy's Cliffe is situated c 2km north of the centre of Warwick, to the east and west of the A429 Coventry Road. The River Avon flows from north to south-east through the site. The c 56ha site is bounded to the south by late C20 domestic properties in Blacklow Road, Oakwood Grove, and Millbank, while to the south-east it adjoins agricultural land. To the north-east the site adjoins properties in Old Milverton, and the parish church of St James; to the north it is bounded by agricultural land from which it is separated by hedges. The House, pleasure grounds, and former Dairy Farm are separated from the A429 Coventry Road by rubble-stone walls. Land to the west of the A429 Coventry Road which is included in the registered site adjoins agricultural land to the west, and is bounded to the south by a minor road leading from Coventry Road west to Woodloes. To the north-west, Blacklow Hill is separated from the historic core of the estate by the mid C20 A46 Warwick bypass. The site is generally level with the exception of the steep north-facing cliff and slopes above the River Avon, and the more gentle south-west-facing slope on the north bank of the river below the village of Old Milverton. To the north-west the site rises to Blacklow Hill, a prominent south-facing hill c 0.75km north-west of Guy's Cliffe House"*

- 3.33 The house, gardens and the majority of the park are all located on the eastern side of Coventry Road and are approached the A429 Coventry Road at a point c 0.5km north of its junction with Spinney Hill. The entrance is marked by an ornamental timber and wrought-iron gate supported by tall stone piers surmounted by stone urn finials (all listed grade II). To the south of the entrance stands a two-storey picturesque Tudor-gothic stone lodge (listed grade II); this was constructed for Lady Anne Percy to designs by John Gibson in 1835 (date stone).
- 3.34 There are three separate areas of parkland, the last one of which lies within the red line of the study site. These are described in the listing as follows:



*“The west- and south-facing slopes to the north and east of the River Avon north of the House are in mixed agricultural cultivation, with scattered mature trees, some being former hedgerow trees, corresponding to those shown on the late C19 OS map (1886). Samuel Greatheed acquired land in Old Milverton in 1747, and it appears that this agricultural land was developed as parkland by Bertie Greatheed in the early C19 to improve the prospect from the rooms on the north and north-west facades of the House. It remained parkland in 1926 (OS).*

*A second area of parkland lies to the south of the House and pleasure grounds adjacent to the Dairy Farm. Remaining (2001) pasture with scattered mature specimen trees, this area is bounded to the west by the Coventry Road and to the south by a public footpath which separates it from mid C20 houses which encroach on the early C19 park. Late C20 post and rail fences divide this area into paddocks and gallops. Towards the eastern boundary of the park the early C19 Tudor-gothic buildings of the Dairy Farm form a picturesque group, while to the north the park is enclosed by trees and shrubbery in the pleasure grounds, and to the east by Patten's Grove. The parkland around the Dairy Farm was developed by Bertie Greatheed c 1820.*

*A further area of parkland is situated to the west of Coventry Road. This area remains (2001) pasture with scattered mature specimen trees set among extensive areas of ridge and furrow. To the north it is bounded by a mixed ornamental plantation which contains a shallow marshy depression known as the 'Como Pit'. The dam at the eastern end of the depression, formerly retaining a stream to form a pool, has been breached. This feature was constructed by Bertie Greatheed in 1824 and may have been named after a superficial resemblance to the outline of Lake Como, Italy. To the west of the park (and outside the area here registered), the early C19 Tudor-gothic buildings of Loes Farm form a picturesque incident, while to the south the park is terminated by the kitchen garden. The parkland to the west of Coventry Road was developed by Bertie Greatheed in 1824 following the purchase of the land from the Earl of Warwick. This acquisition and its development as parkland allowed Greatheed to open a vista from the avenue and west facade of the House across Coventry Road”*

- 3.35 Also on the western side of Coventry Road but outside of the red line of the study site is the kitchen garden which is described as follows:

*“The kitchen garden is situated to the west of Coventry Road at a point opposite the lodge and principal entrance to the House. The garden is today (2001) a commercial nursery and is approached from Coventry Road by a track which corresponds to a drive shown on the late C19 OS map (1886). The garden is approximately rectangular on plan and is enclosed by brick walls under stone copings. To the north-west a group of brick buildings, bothies and cottages survive together with scattered mature fruit trees. The kitchen garden appears to be C18 in origin, and was improved by Bertie Greatheed in 1806-7 when fruit trees supplied by James Weare (fl 1790s-1830s) of Coventry were planted. Further new varieties of apples given to Greatheed by Thomas Andrew Knight (1759-1838) were planted in 1811”.*

- 3.36 There is a detached part of the registered park to the north of the A46 on Blacklow Hill.
- 3.37 The significance of the park resides in its historical interest which is also related to the historical interest of Guy's Cliffe House. There is also some archaeological and architectural interest related to the listed structures, scheduled monument and non-designated heritage assets that are within the registered park. The park itself acts as the setting for the listed buildings and scheduled monuments within it and has a large contribution to the significance of the listed buildings and scheduled monument and vice versa.
- 3.38 The key element in relation to the study site is the part of the park that is on the western side of Coventry Road. As per the listing description quoted above, this part of the park was acquired in 1824 when Loes Farm was bought by Bertie Greatheed. Prior to this, the study site was farmland as shown on the 1786 Plan of Warwick Castle which shows the area of the site with allotment divisions to the east, and the western area of the site, known as The Loes; the lower portion being of this western area was in the ownership of Lady Mary Greatheed. The south-eastern corner formed part of lands owned by the Corporation of Warwick (Fig. 4). A map of the Corporation of Warwick in 1788 shows the site the same as in 1786 (Fig. 5). The deeds of Loes Farm dated 1825 includes a Conveyance from Lord Warwick to Bertie Greathead Esq of lands etc. in St Nicholas, Warwick formed of 106a 2 r 3p (including the site) which was sold on 15<sup>th</sup> February 1825 for £14010. Both a Deed of Release of lands of the Earl off Warwick dated 26 October 1824 and a Deed of Release of the estate between The Right Honourable the Earl of Brooke and Warwick to BB Greatheed Esq and his trustees made on the 15 February 1825 lists the schedule of lands in more detail. Those relating to the site are listed below:

Plot 2 meadow	6a 3r 29p
Plot 3 meadow	9a 2r 22p
Plot 4 meadow	6a 1r 10p
Plot 4a cottage and garden	11p
Plot 5 meadow	2a 2r 3p
Plot 6 field barn and stable meadow	1a 3r 0p
Plot 8 arable	9a 0r 38p

- 3.39 The Deed of release also includes a plan of the land being sold (Fig 6). The square shaped plot of land in the south eastern corner, marked as being in the ownership of BB Greathead had belonged to the Corporation of Warwick. To the west of this, a parcel of land was also already in the ownership of BB Greathead. The plots to the north appear on the schedule.
- 3.40 The first edition OS map (1886) shows that the pre-Greathead acquisition fields are still present (Fig. 7) Loes Farm is marked as being called Guy's Cliffe Farm and is approached by a track that comes off Coventry Road to the east/south east of the farm and is lined by trees along its northern side for part of its length with a continuation of the line of these trees to the south of the track and the farm. The western boundary of what is not the registered park is lined by trees to the south of the farm. The field to the east of the farm (within the registered park) contains no trees. 'Como Pit' can be seen within trees on the northern boundary of this field and to the north of that is a field and block of woodland on Blacklow Hill. The walled kitchen garden is depicted at the southern end of the study site. The western part of the site comprises a number of fields with a number of trees on the hedge lines and a number of trees within the large field between the registered park and Woodloes Lane.
- 3.41 The 1905 OS map depicts Guy's Cliffe Park as being entirely on the western side of Coventry Road (shaded in grey) (Fig. 8). The study site itself is unchanged from the 1886 map, although no trees are shown (this does not mean that the trees had been removed). The Guy's Cliffe parkland area is still depicted with trees within it on this map thereby emphasising the difference between the parkland as recognised at the time and the nature of the study site which appears the same as the farmland within which it is located. The site remained unchanged on subsequent editions of the OS maps until 1968 by which time the A46 Warwick by pass had been built (Fig. 9), although Loes Farm is first labelled as Loes Farm on the 1926 OS map. An aerial photograph taken in 1946 shows that despite the OS plans not marking the trees post 1898, the trees were still largely the same in 1945 as in 1889 (Fig. 10). The track to the farm was still largely tree lined, the line of trees along the western boundary of the registered park were still there as were the line of trees that ran along a path to the south west of the farm. A clump of trees was present in the middle of the south west field. The nursery at the southern end of the site is first depicted on the 1968 OS map.
- 3.42 The parkland area within the site has lost a lot of the trees that were present immediately post WWII. The primary survivals are a line of trees along its western boundary and a couple of trees within the field to the south of the access track to Loes Farm. Beyond the western boundary of the registered park, there are a number of other trees that are still present.
- 3.43 The listing description states that area of the registered park within the study site was developed by Bertie Greathead in 1824 following his purchase of the land from the Earl of Warwick. It also states "*This acquisition and its development as parkland allowed Greathead to open a vista from the avenue and west facade of the House across Coventry Road*". The historic map evidence does not indicate that the study site was developed as parkland as such as the trees that are marked on the 1886 map and on the 1946 aerial photograph appear to be remnants of hedge line trees that are depicted on the 1788 Borough of Warwick plan (Fig. 5). The parkland appearance is consequently a product of the removal of the hedges more than deliberate planting. That being said, Greathead may have been trying to use the existing features to create an area that appeared parkland 'like' with minimal landscape gardening work.
- 3.44 The primary purpose of the open space within the study area was to create an open vista the avenue from Guy's Cliffe House toward Coventry Road. However, although the avenue still survives within the park, its western end has been blocked by tall trees and other vegetation. This has resulted in the end of the avenue from the house not being at all apparent when viewed from Coventry Road or from within the study site. Consequently, any direct visual link of the study site with the house and its avenue has been lost sometime ago and thereby reducing the significance of this part of the park and reducing its original contribution to the significance of Guy's Cliffe House.

- 3.45 The area of the site that lies to the west of the registered park is currently grass fields (Fig. 11). It is high ground from which it is possible to get views toward the highest part of the area to the east over the Guy's Cliffe park on both sides of Coventry Road (the house and other listed buildings within the park are not visible) and beyond to the east of the park. Due to the topography, views to the east are not possible from the most western part of the site. The topography of the site prevents views beyond the east side of Coventry Road at the northern western part of the site outside the park beyond Loes Farm and to the north of Como Pit. These parts of the site form part of the setting of the park and where the registered park can be seen, provide a mildly positive contribution to the significance of the park through their physical relationship and the former historical ties of being part of the same farmland before the eastern part of the site was incorporated into the park. They form part of the wider landscape setting of the park as being within a farmed landscape on the edge of the urban area of Warwick. The modern houses of Woodloes Park can be seen from Coventry Road at the top of the hill 'behind' the park. The visual presence of these houses increases on the higher ground within the study site to the west of the registered park boundary within the site.
- 3.46 The movement of traffic along the A46 and its associated noise is a noticeable element within the setting of the registered park within the study site. This has a negative effect on the setting and significance of this part of the park.
- 3.47 Saxon Mill is a grade II listed building located to the east of the study site. This dates from the early 18<sup>th</sup> century former miller's house and warehouse of late 17<sup>th</sup> century origin at the rear of the building. It is a sandstone ashlar house, roughcast rendered on south and east elevations with moulded stone eaves cornice and a steeply pitched plain tile roof hipped but with gable at east. The significance of the Saxon Mill resides in its vernacular architectural interest and its historical interest associated with the possible Saxon mill on the site and its association with Guy's Cliffe House and Park. The setting on its eastern side is the car park of the restaurant, Coventry Road and the northern plot of the registered park. To its rear its setting comprises the late Medieval mill house, the river, the weirs, Guy's Cliffe House ruins and Guy's Cliffe registered park. These elements of the setting all have a positive contribution to the significance of the Saxon Mill. The area of the study site outside of the registered park has a neutral contribution to the significance of the building.

## 4.0 Proposed Development and Predicted Impact on Heritage Assets

### Site Conditions

- 4.1 The site comprises of a number of grass fields and Loes Farm, a number of farm buildings and other related buildings (Fig. 2). As mentioned in section 3, earthworks of ridge and furrow survive in a reasonably well preserved state in the field on the south side of the access road to the farm and fronting Coventry Road. Part of the field to the west of this field which abuts Woodloes Lane also contains the earthworks of ridge and furrow which is not as well preserved as the previous field. A paddock in the south west corner of the site also contains the earthwork remains of ridge and furrow. The very slight, in fact barely perceptible, earthworks of ridge and furrow survive in places in the western field of the site. However, the way that the grass field is cut actually gives an appearance of ridge and furrow which is not actually present. The rest of the site contains no earthworks of ridge and furrow. Had such features been present in the past, they have been entirely ploughed away.

### The Proposed Development

- 4.2 The site is being promoted for a residential development. The area of of Guy's Cliffe registered park that is within the study site will be retained as it is as part of a country park available for the new and existing communities. There will be scope to provide interpretative material relating to Guy's Cliffe park. Loes Farm will be retained. The relatively recent fencing along the access road to Loes Farm will be removed and trees planted alongside it akin to how the access road was until relatively recently. The modern functional agricultural buildings in the vicinity of Loes Farm will be removed. Housing will be located to the west of the registered park boundary. The design of the proposed development has been informed by the historic environment issues relating to the registered park. The illustrative masterplan illustrates how the eastern edge of the of the residential area has been broken up with open space that incorporates the existing trees that are on the highest point of the study site. As a consequence, the vast majority of the proposed development will not be visible from within Guy's Cliffe registered park and views out across the park and the land beyond to the east from the the highest part of the site will be retained as a positive feature of the proposed scheme.

### Potential Archaeological Impacts

- 4.3 The assessment has established that based on the available evidence, the site is considered to have moderate potential for Prehistoric, Roman and Saxon remains. It is considered to have low potential for domestic Medieval and Post-Medieval remains but is known to contain the earthwork remains of Medieval/Post-Medieval ridge and furrow.
- 4.4 The ridge and furrow within the registered park will be preserved as it will be retained within a proposed country park. The ridge and furrow within the western part of the site will be impacted upon by the construction of the proposed development. While reasonably well preserved, these earthworks are considered to be of local significance.
- 4.5 It is anticipated that Warwickshire County Council will require archaeological evaluation of the site in support of a future planning application on the site. This is likely to entail geophysical survey and/or trenching. The scope of these works will need to be agreed with Warwickshire County Council in due course.
- 4.6 Should the evaluation works reveal archaeological remains in areas where development impacts are unavoidable, further mitigation excavation and recording and/or watching brief, and the earthwork recording of the area of ridge and furrow that will be impacted upon may be required as a condition of planning permission. The need and scope of such works would need to be agreed with Warwickshire County Council based on the results of the evaluation works and the layout of the proposed development.

### Designated Heritage Assets

- 4.7 The study site contains part of the grade II registered Guy's Cliffe park. As outlined above in section 3, this was a late addition to the park and was incorporated so as to provide an open vista from the avenue leading from Guy's Cliffe House. Later vegetation growth at the western end of the avenue has entirely blocked the western end of the avenue to the degree that there is no intervisibility with the house possible and in fact the presence of the western avenue cannot be perceived from Coventry Road and beyond to the west. The southern main field within the registered park has parkland like appearance in that it is grassland which contains a handful of trees and is bordered by a line of trees on its western boundary. The block of land within the registered park is a flat grass field with no hints of any archaeological or historical features within it except for Como Pit in a line of trees on its northern boundary. The paddock in the south east corner is entirely contained within high hedges and is separated from the rest of the site by a nursery. The kitchen garden, which is

outside of the red line of the site is occupied by a nursery and is almost entirely screened from view by tall hedges and trees even at close quarters.

- 4.8 The area of the registered park will be excluded from development and so will be preserved as it is as part of a country park with access for the new and existing local community. The park area within the site will have open access for the new and existing communities and interpretative material relating to Guy's Cliffe park and Loes Farm will be provided. The main access to the residential area will be along the existing access road from the Coventry Road to Loes Farm. The removal of the fencing along this road and the planting of trees to create a tree lined road more akin to how the Loes Farm access was until the latter part of the 20<sup>th</sup> century, will enhance the park like nature of the area. The removal of the modern farm buildings adjacent to Loes Farm will remove the negative effect that these buildings currently have on the experience of Guy's Cliffe park.
- 4.9 Housing will be restricted to the area of the study site that is outside to the west of registered park. The effect on the registered park has been a key consideration in the design of the layout of the proposed development. The topography of the site means that the majority of the proposed housing will not be visible from the registered park. However, the eastern edge will be visible toward the top of the slope to the west of the registered park. The illustrative masterplan demonstrates how the eastern edge of the development will be low density incorporating areas of open space within which existing trees are retained. As a consequence, there will be limited visibility of the new houses when viewed from the registered park and from Coventry Road with the view being primarily open space. The view to the west from Coventry Road and the registered park already includes modern housing which is unsympathetic to the park. The proposed development will screen these houses from view and replace them with sympathetically designed and planted eastern edge of the proposed development.
- 4.10 It is considered that there will be a minor adverse effect on the significance of the area of the registered park that is within the study site. The registered park will be unencumbered by development. New houses will be visible 'behind' the registered park when viewed from Coventry Road. Modern built development is already visible in these views as the north eastern edge of Woodloes Park can be seen from Coventry Road. The presence of the Woodloes Park development is more pronounced at the western edge of the registered park as the housing is relatively close to the edge of the park.
- 4.11 The proposed development will be a change in part of the setting of Guy's Cliffe registered park. The vast majority of the setting will be unaffected by the proposed development. There will be a minor loss to the contribution that this element of the setting makes to the significance of the park. Due to the limited extent of the change within the setting, the loss when considered overall will be slight. This effect is considered to equate to less than substantial harm. As a consequence, the NPPF para 132 test does not apply in this instance and it is the para 134 test that is applicable here.
- 4.12 The proposed development will not be visible from Saxon Mill as it is screened by existing thick vegetation and the topography of the study site. The fields opposite it within the study site will be retained as a country park and so there will be no change within the part of the site that can be experienced from Saxon Mill and its immediate setting to the west. The rest of the setting will be unaffected by the proposed development. As a consequence, there will be no effect on the significance of Saxon Mill listed buildings.
- 4.13 The collection of designated assets in and around Guy's Cliffe House are contained within a screening of thick tall trees and other vegetation. Consequently, there is no intervisibility with the study site. Views across the registered park are possible from the higher ground within the site that is outside of the registered park. However, due to the screening effect of the vegetation within the park on the eastern side of Coventry Road, these views give no specific contribution to the significance of the designated heritage assets on the east side of Coventry Road. The proposed development will not prevent these views. Consequently, the proposed development will have no effect on the significance of the assets on the eastern side of Coventry Road.

## 5.0 Summary and Conclusions

- 5.1 This heritage desk-based assessment considers land at Loes Farm, Coventry Road, Warwick. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.
- 5.2 This assessment has established that based on the available evidence, the study site is considered to have moderate potential for Prehistoric, Roman and Saxon remains. Should such remains be present within the area of the proposed development, they will be impacted upon by the construction of the development.
- 5.3 The site is considered to have low potential for domestic Medieval and Post-Medieval remains but is known to contain the earthwork remains of Medieval/Post-Medieval ridge and furrow. The proposed development will impact upon part of the area of surviving ridge and furrow earthworks. The area of the ridge and furrow earthworks within the portion of the study site that is within the Guy's Cliffe registered park will be preserved within a country park.
- 5.4 It is anticipated that Warwickshire County Council will require archaeological evaluation across the site comprising of geophysical survey and/or trenching. Should the evaluation works reveal archaeological remains in areas where development impacts are unavoidable, further mitigation excavation and recording and/or watching brief may be required as a condition of planning permission.
- 5.5 The site contains part of Guy's Cliffe grade II registered park. The proposed development is considered to have a minor effect on the contribution that the setting makes to the park which is considered to equate to less than substantial harm to its significance. Consequently, the test outlined in para 132 of the NPPF does not apply (i.e. substantial harm) and instead, the test outlined in para 134 (i.e. less than substantial harm) applies in this case. Consequently, as there is less than substantial harm to the significance of designated heritage assets, the economic and public benefits of the planning application submission will need to be weighed against the limited harm to designated heritage assets.
- 5.6 The proposed development will not impact upon other designated heritage assets within the vicinity of the study site.

## Sources

### General

National Heritage List for England (NHLE)  
Warwickshire Historic Environment Record  
Warwickshire Record Office  
British Library  
National Archive  
Pastscape

### Cartographic

1773 Inclosure Map for Warwick  
1786 A Plan of Warwick Castle Estate  
1788 A Plan of Warwick and adjoining Estates belonging to the Earl of Warwick

#### *OS 1:10,000 Scale Maps*

1886 - 1887  
1905  
1926  
1938  
1955  
1968  
1972 - 1973  
1982 - 1985  
2006  
2016

#### *OS 1:2,500 Scale Maps*

1888 - 1889  
1905  
1925  
1953 - 1968  
1968 - 1983  
1977  
1980 - 1983  
1984  
1993  
1993  
1994

### Archival Material

1825 Deeds of Loes Farm  
c.1910 Valuation Office Survey records  
1941-4 National Farm Survey