

# Heritage Assessment of LONG.09, LONG.18 and LONG.21

Land to the West of Southam Road, Long Itchington

February 2023

**Bellway Strategic Land**



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# 1. Introduction

## 1.1. Report Background

This Heritage Assessment ('report') has been prepared by RP Heritage on behalf of Bellway Strategic Land (the Applicant). The purpose of the report is to review the Heritage and Settlement Sensitivity Assessment (HSSA) (Place Services, September 2022); to ascertain and assess the potential effects of land forming a potential Site Allocation (the Site) (Figure 1.1 and Plate 1.1) on the significance of a range of heritage assets, both designated and on-designated, and how the Site contributes or otherwise to such significance; and ultimately assess the effect of securing the three sites for allocation within the forthcoming South Warwickshire SHLAA.

Other documents have been referred to in the writing of this report and should also form important background reading for the report. These include (but not exclusively) the Heritage and Settlement Sensitivity Assessment, the statutory list descriptions for nearby listed buildings, the Historic Environment Record, and both national and local government policy and guidance. The findings of this report are based on a detailed understanding of the Site and its surroundings through archival research, a site visit carried out in February 2023 together with an application of professional judgement.

## 1.2. Site Description

The Site is centred at approximately SP 41574 64769 and consists of three parcels of land (Figure 1.1 and Plate 1.1). It is located to the west of Southam Road (the A423), to the south-east of Thorn Way, the south of Shepherd Close, and the north of the Model Village, Long Itchington.

The northern parcel of land (LONG.09) directly abuts the development at Shepherd Close, with tree and hedge cover forming the western boundary. Its topography is gently undulating, falling away to the south of the plot. It is currently used for sheep grazing.

The central parcel of land (LONG.18) abuts both the Southam Road and the northern line of the Grand Union Canal, with further tree and hedge cover to the western boundary. Again, the topography is gently undulating, rising slightly to the south.

The southern parcel of land (LONG.21) sits to the south of the Grand Union Canal, abutting the Southam Road, and to the north of the Model Village, separated from it by a line of mature tree and hedge cover. Like the other two parcels, the topography here is gently undulating, rising from the northern part of the parcel and falling away to the west.

## 1.3. Heritage Assets

There is a requirement under national policy for an applicant of development proposals to ascertain what constitutes the 'significance' of any heritage assets identified, what potential effects the development proposals will have on that heritage asset's significance, and how such effects would be mitigated.

To this end, Section 3 of this report provides an assessment of the heritage assets considered within this report, and provides a description of the assets, together with an analysis of their significance and the degree to which their setting contributes to their significance. Section 4 then provides an assessment of the potential impact of allocation of the three parcels, on three separate Options on the significance and



Figure 1.1: Site Location

setting, insofar as this contributes to significance, of each of the heritage assets identified.

#### 1.4. Development Proposals

In short, concept master-plans have been prepared for two of the parcels whilst none has been prepared for the souther parcel as further discussions will be undertaken with the Council to determine what non-residential uses could be delivered as part of any development on Long.21.

Option 1 includes for development on LONG.09, supporting a small-scale addition to the village, delivering c.45-55 dwellings with a density of 30-35pdh. Option 2 includes for the development on LONG.09 and LONG.18, supporting a medium-scale addition to the village across both sites, delivering c.80-100 dwellings, again with a density of 30-35dph. Option 3 includes for development across the three parcels of land, delivering a potential additional development in excess of 100 extra dwellings alongside community use facilities and/ or a school, dependant on local requirements and discussions with local stakeholders.



Plate 1.1: Satellite imagery of the Site (courtesy Google Earth, 2021)

## 2. Background

As part of the Site Allocation process and in order to inform their decision-making and provide an evidence-base for the SHLAA, South Warwickshire (formed by Warwick District Council and Stratford on Avon District Council) have undertaken a Heritage and Settlement Sensitivity Assessment (HSSA) (Place Services, September 2022), utilising a RAG system to assess each of the Sites put forward. The methodology for the RAG score was based on the following:

*Red was used to define those areas of the settlement in which large scale development would have a major impact on designated heritage assets (Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Battlefields and Registered Park and Gardens) resulting in harm to their significance with limited or no prospect of mitigation. This harm could either be direct (physical changes to the asset) or indirect through changes to their setting. It also includes areas that contain important non-designated heritage assets which can be considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68) or comprise extensive archaeological sites with no reasonable prospect of adequate mitigation. Amber defines those areas which contain heritage assets, both designated and non-designated, whose significance could be harmed through development, however, with appropriate master-planning and mitigation, carefully designed development which removes or reduced any harmful impacts could be achievable. The significance of the heritage assets and their setting would need to be carefully considered in any development proposal with Heritage Impact Assessments required before proceeding to a proposal for site allocation within that area. Green defines areas where there is little known heritage impact, or it is thought that the heritage assets present can be incorporated into any development proposal with appropriate mitigation resulting in no harm to their significance.*

The HSSA included twenty-two sites at Long Itchington, three of which were put forward by Bellway Homes Limited (South Midlands): Land to the west of Southam Road (North) (LONG.09); Land to the west of Southam Road (Middle) (LONG.18); and Land to the west of Southam Road (South) (LONG.21).

In terms of Long Itchington as a whole, the HSSA noted the following:

*The earliest evidence for activity around the settlement comprises flint objects, including a stone axe dating to the Neolithic which have been found north of Toll House Bridge. Bronze Age activity has been identified during excavations off Marton Road including the remains of a possible Bronze Age burnt mound. A possible Bronze Age cremation cemetery has also been located to the west of Southam Road. A series of undated enclosures and linear features are also visible on aerial photographs to the southwest of the settlement. Roman activity has also been identified within the vicinity of the settlement to the south of the Grand Union Canal, with the recovery of pottery, coins and brooches associated with a ditch.*

*There is evidence for early medieval activity within Long Itchington. This includes the site of a possible Anglo Saxon burial, comprising an urn and fragments of human bone within a barrow. Finds of a girdle hanger, brooch and coins have also been recorded from the settlement. The site of a ford is referred to in eleventh century charter as 'stanforda' or stone ford; it is therefore likely that a precursor to Southam*

*Road was in existence in the early medieval period. A manor is recorded at Long Itchington in the Domesday Book (1086) as 'Icentone' and is said to be the birthplace of St. Wulfstan, Bishop of Worcester in the eleventh century. The settlement had 99 households in 1086 and was held both as Tenant-in-chief and as Lord by Christina, Princess of Wessex. It is possible there was an early minster church at Long Itchington as the Domesday Book records the church as having two priests, often a key indicator of minster status. The current Holy Trinity Church dates to the early twelfth century with alterations made in subsequent years. There were also two mills recorded in the manor.*

*To the west of the current settlement the hollow ways and house platforms of an abandoned medieval settlement survive as earthworks at White Hall Farm, medieval pottery has been found on this site. A holloway and a fishpond of probable medieval date is visible from aerial photographs joining the earthworks from the north and a possible mill at Old Yards. There is high potential for undisturbed below-ground features and waterlogged deposits to be present. The deserted medieval village is considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68). White Hall Farmhouse is Grade 2\* and is fifteenth-early sixteenth century in date.*

*Archaeological work to the southeast of the settlement at Glebe Farm recorded trackways, ditches and the post holes of timber framed buildings, indicating that the medieval settlement once extended out this far to the east. The surviving Listed Buildings which date to the fifteenth/sixteenth century include No. 8 The Square, Devon House and Tudor House. These buildings are largely timber framed with rendered infill. It appears that either Long Itchington was once a polyfocal settlement, or that it contracted considerably in size in the later medieval period*

*Further settlement extended along Church Road in the seventeenth century. The English Civil War broke out in 1642 between King Charles and Parliament and a skirmish occurred at Southam in the August of the same year; the site of the battlefield cannot be defined however it is thought to have been located between long Itchington and Southam. A cannon ball and an inlaid spur have recently been discovered in the area. More cannon balls were found in a garden in Long Itchington and are thought to be connected with the battle of Southam.*

*In 1793 the construction of the Warwick and Birmingham Canal was authorised by act of parliament, this stretch of canal was subsequently merged into the Grand Union Canal. Cottages associated with the canal are listed along with the lock to the east. A disused canal, Kaye's Arm, linked the Cuttle Lime Works to the Grand Union Canal.*

*Long Itchington became a centre of the extraction industry in the eighteenth and nineteenth centuries. There are numerous stone and gravel pit quarries located to the east and south of the settlement, these include the Cuttle Lime Works and associated tramway, Tatham Kay's blue lias works, and Charles Witherington's yellow limestone quarry. The Southam Cement Works and quarry was described as 'Long Itchington Cement and Lime Works' in the Ordnance Survey map of 1886. There were three lime and cement works in the area from the nineteenth century; Greaves*

*and Kirsham started in 1840, Tatham and William Oldham from 1854 and George Nelson in 1844. To the north of Long Itchington a possible clay pipe factory has also been identified. The Model Village to the south of Long Itchington was built in the early twentieth century to house workers from the Southam Cement Works.*

*The London and North-western Railway arrived on the Weedon to Leamington Spa branch line on the 1 August 1895 with the Southam and Long Itchington Railway Station opening at the same time. The line was closed by 1985.*

*To the north of the settlement is a Second World War searchlight battery - the battery is visible as a cropmark on aerial photographs. Twentieth century development at Long Itchington stretched along Southam Road and extended along Stockton Road.*

*Key relationships*

- *The inter-relationships between the church, conservation area, Listed Buildings, River Itchen and the wider rural landscape enables an understanding of the origins and the development of the settlement and its associated designated assets*

- *Relationship between White Hall Farm, the deserted medieval village and views along the Itchen to the conservation area and church, and the wider rural landscape enables an understanding of the origins and development of the settlement and its associated designated and non-designated assets.*

- *Along the Grand Union canal, including its associated designated heritage assets and its links to the wider rural and industrial landscape as well as to the historic settlement.*

*Key Characteristics*

*The historic built form comprises the church and the original historic settlement, including a number of Listed Buildings. The archaeological evidence is that the original medieval settlement was either poly-focal in nature or that it has considerably reduced in scale, with below-ground archaeological remains and earthworks to the east at White Hall Farm and to the west at Glebe Farm. The surviving historic core is now largely enclosed to the north and west with some impact from development to the southeast; however significant views and relationships survive to the south and north-east to the surrounding landscape and to the canal to the south. Many of the former industrial areas have remained in industrial use.*

*The White Hall Farm deserted medieval village is considered to meet the NPPF criteria of 'Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets' (NPPF para. 200, footnote 68).*

*Surrounding Landscape:*

*Note: The key positive features or qualities, which if lost or changed there would be a significant consequence for the current character.*

*The historic settlement is located in the valley of the River Itchin. The surrounding landscape is open and rural in character. The River Itchen flows into the Grand Union Canal. There are a number of areas of woodland, particularly bordering the canal.*

*Significance of heritage assets and impact of development*

Long Itchington lies to the north of the Grand Union Canal. The core of the historic town contains a number of Listed Buildings which together allow an understanding of the historic settlement character and form. These Listed Buildings, along with the Grade 2\* listed Church of the Holy Trinity, White Hall Farmhouse and Tudor House, are of high value. The conservation area encompasses the above of heritage assets and abuts the rural landscape to the south of the village which enhances the setting of the designated assets. The canal should be seen as a nationally significant heritage asset; in many other areas the canal is part of a Canal Conservation Area. Modern development to the southeast abuts the canal and has partially enclosed and eroded its setting.

*Potential Enhancement*

The canal should be seen as a significant heritage asset; in the neighbouring Warwick District the Grand Union Canal is part of a Canal Conservation Area. Many of the locks and associated structures are listed. Historic industrial sites have considerable place-making potential and can be particularly attractive to today's creative industries. These routes are also important for enhancing the heritage value and amenity value of the canal and its associated assets.

*Recommendations*

Long Itchington has a long history of occupation, with evidence for a once more extensive early medieval and medieval settlement on the site. The historic settlement pattern is well preserved in the core of the settlement which remains in the centre of the village. The Grand Union Canal and its associated designated structures plays an important role within the understanding of the historic development of the village. The setting of these assets makes a considerable contribution to their significance and to the south some are still currently experienced within the historic open agricultural landscape, it is therefore recommended that development of the land to the south should be avoided, and development should be restricted to the north and eastern side of the present settlement.

With regards to the three sites put forward by Bellway Homes Limited (South Midlands), the HSSA noted the following:

*Southwest:*

This area includes the land west of Southam Road round to the eastern side of Stonebridge Lane. The settlement Conservation Area is directly linked to the rural landscape and river to the south; with the landscape more open and rural in nature with views from the Conservation

Area to the rural landscape and Grand Union Canal. The relationship between the Conservation Area and its wider rural setting contributes to the significance of the Conservation Area and the relationship between the two contributes to the legibility of their historic connection. The Listed Buildings retain their links to the rural landscape which provides an important contribution to the significance of these assets. This area is both significant and highly sensitive to change and there is little scope to accommodate development within it.

The table below provides an overview of the RAG assessment, considering the impact of potential development on both designated and non-designated heritage assets. With regards to the three sites west of Southam Road, it identifies that LONG.09 is flagged as amber, having potential impact on the setting of the Long Itchington Conservation Area and potential harm to the archaeological remains of the extent of the medieval settlement. LONG.18 was flagged consistently green, with no potential adverse effects, whilst LONG.21 was identified as having an amber flag with regards to the potential effects on archaeological remains of tramways and the canal wharf associated with the historic quarrying site of Cuttle Lime Works, identified on the 1834 Ordnance Survey (County Series) map. However, in contrast to this, the summary of the HSSA flagged all the areas to the west of Southam Road as being red, providing an inconsistency in the assessment process. As a result of this inconsistency, none of the three sites were taken forward for a more detailed Heritage Impact Assessment, in contrast to other sites also flagged as having potential "amber" impacts arising from similar potential effects.

| Settlement      | SHLAA Ref | Site Location                     | Location Type | Designated Heritage Assets  |  |                            |   |                           |                                      |                                      |   |                                       |  | Non-Designated Heritage Assets                          |                                    |                                    |  | Site Specific Comments and Notes (including WCC HER No. where applicable)                          |
|-----------------|-----------|-----------------------------------|---------------|-----------------------------|--|----------------------------|---|---------------------------|--------------------------------------|--------------------------------------|---|---------------------------------------|--|---|------------------------------------|------------------------------------|--|--|
|                 |           |                                   |               | Harm to a Conservation Area | Harm to the setting of a Conservation Area | Harm to Scheduled Monument | Harm to setting of a Scheduled Monument | Harm to a Listed Building | Harm to setting of a Listed Building | Harm to a Registered Park and Garden | Harm to the setting of a Registered Park and Garden | Harm to a Registered Battlefield site | Harm to Setting of a Registered Battlefield site | Harm to setting of buildings of Historical Significance | Harm to Surviving Ridge and Furrow | Harm to Archaeological 'Monuments' | Harm to sites with evidence of archaeological 'Events' |  |
| Long Itchington | LONG.01   | East of Marton Road (north)       | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | Ridge and Furrow earthworks  |
| Long Itchington | LONG.02   | East of Marton Road (south)       | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA5074 - possible site of a clay tobacco pipe factory of post medieval or Imperial date           |
| Long Itchington | LONG.03   | North of Southam Road             | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA9061 - possible extent of medieval settlement   |
| Long Itchington | LONG.04   | North of Collingham Lane (west)   | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA9061 - possible extent of medieval settlement   |
| Long Itchington | LONG.05   | North of Collingham Lane (east)   | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.06   | East of Collingham Lane           | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA1632 - site of lime works and quarries which were in use during the 19th century                |
| Long Itchington | LONG.07   | South of Stockton Road            | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.08   | East of Southam Road              | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA31199 - visible line of a former tramway linking quarry workings or cement works with the canal |
| Long Itchington | LONG.09   | West of Southam Road (north)      | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA9061 - possible extent of medieval settlement   |
| Long Itchington | LONG.10   | East of Thorn Way                 | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA9061 - possible extent of medieval settlement   |
| Long Itchington | LONG.11   | South of Thorn Way                | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA9061 - possible extent of medieval settlement   |
| Long Itchington | LONG.12   | South of Leamington Road          | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | Ridge and Furrow earthworks  |
| Long Itchington | LONG.13   | North of Leamington Road (west)   | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.14A  | North of Leamington Road (west)   | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.14B  | North of Leamington Road (middle) | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.15   | North of Leamington Road (east)   | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.16   | West of Marton Road (south)       | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.17   | West of Marton Road (middle)      | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | Ridge and Furrow earthworks  |
| Long Itchington | LONG.18   | West of Southam Road (middle)     | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | No archaeological records  |
| Long Itchington | LONG.19   | West of Marton Road (north)       | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA1706 - site of a possible Anglo Saxon burial dating to the Migration or Early Medieval period   |
| Long Itchington | LONG.20   | West of Marton Road (rear)        | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | MWA1636 - site of brickworks where bricks were made on industrial scale during the Imperial period |
| Long Itchington | LONG.21   | West of Southam Road (south)      | LSV1          |                             |  |                            |   |                           |                                      |                                      |   |                                       |  |   |                                    |                                    |  | and tramways; MWA7013 - canal wharf  |

Figure 2.1: Long Itchington RAG Assessment, extracted from the Stratford on Avon District Council SAP Heritage Evidence Documents

# 3. Heritage Assets

## Designated Heritage Assets

An inspection of the relevant databases and sources, including the National Heritage List for England (NHLE) has identified a total of fifteen listed buildings (two Grade II\* and thirteen Grade II), as lying within 500m of the three sites - however, several of these are monuments and chest tombs associated with the church, and several other listed buildings are considered sufficiently removed from the Site so as not to be considered further. The Long Itchington Conservation Area also lies within the search radius, Table 3.1 below identifies those designated heritage assets whose significance may be affected by proposed development of the three sites due to being within their respective settings, also identified on Figure 3.1.

|    | Designated Heritage Asset                       | NHL Number | Date Listed | Grade |
|----|---|------------|-------------|-------|
| 1. | Tudor House                                     | 1185708    | 07/01/1952  | II*   |
| 2. | Church of the Holy Trinity                      | 1185674    | 30/05/1967  | II*   |
| 3. | Thorncroft,                                     | 1364760;   | 27/10/1987  | II    |
| 4. | Outbuilding approx 2m north-west of Thorncroft; | 1035582    | 27/10/1987  | II    |
| 5. | 8 The Square                                    | 1185750    | 27/10/1987  | II    |
| 6. | Yew Tree Farmhouse                              | 1185748    | 27/10/1987  | II    |
| 7. | Yew Tree Cottage                                | 1035581    | 27/10/1987  | II    |
| 8. | Long Itchington Conservation Area               | N/A        | July 1969   | N/A   |

Table 3.1: Designated Heritage Assets

### Tudor House

#### Description

Dating to the sixteenth century, this Grade II\* listed building sits over five bays and two and a half storeys. It is constructed in close-studded timber-framing, with projecting gabled windows with finials to the attic storey. At ground floor, the building is supported on a stone plinth, with a five-light window to each of the two left-hand bays and the outer right-hand bay, a canopied door to the central bay, with a bay window to the right of the door raised on a brick plinth. The close-studded timber-frame is largely infilled with rendered panels, although some brick panels are also present. The northern side elevation repeats the close-studded timber frame, with additional diagonal braces to the first floor, whilst the southern side elevation is largely in brick, with a single storey extension with a hipped roof. The gabled roof is covered in plain red clay tiles, with two brick stacks.

#### Significance

The significance of the building resides in its historic illustrative and aesthetic values with the latter value clearly arising through its use of close-studding timber-framing, the jettied gables and mullioned windows - other details, such as the twentieth century porch and the single storey extension, whilst not as historic as the main house, nonetheless make a degree of further contribution to this value. According to the list description, the building also retains considerable aesthetic value internally, with close studding evident throughout the building, large fireplaces, a spiral staircase and a queen post roof with windbraces. In terms of the historic illustrative value, the building is a very good example of medieval timber-framing, with the close-studding representing a move of the eastern school of timber-frame construction away from East Anglia through to the rest of the country during the late fifteenth and sixteenth centuries. There is some potential for some historic associative value with the building, with the house originally being owned by the grand-daughter of Robert Dudley, the Earl of Leicester, and with Queen Elizabeth I supposedly dining here on her way to Kenilworth Castle in 1572 and 1575.

#### Setting

The primary setting of the Grade II\* listed building is that of Southam Road and its own domestic curtilage, both of which where the building can be readily experienced and appreciated. The wider settlement of Long Itchington, in particular to the west of the building, provides an historic and urban context for the listed building inputting to the significance of the building, although the modern development makes no particular contribution, and instead makes a neutral contribution. The Site, lying c.155m to the south of the listed building, is separated from the building by existing development at Shepherd Close and private gardens - with no intervisibility or co-visibility between the two, the Site makes no contribution to the significance of the listed building, and instead makes an overall neutral contribution.

### Church of the Holy Trinity

#### Description

Dating to the originally to the late twelfth century to early thirteenth century, with fourteenth and fifteenth century additions and alterations, this Grade II\* listed building is constructed in a coursed lias rubble, with sandstone blocks and plinth, sitting over four principal bays, with a nave and south aisle, and square tower to the west, retaining the remnants of a spire which suffered heavy damage in 1762. The roof is covered in modern red plain clay tiles. The eastern elevation is dominated by a large widow with ogee-headed lights and quatrefoil tracery, restored in 1928.

#### Significance

The significance of the church resides in its historic illustrative and aesthetic values with the latter value clearly arising through its stone construction, together with its architectural detailing both internally and externally. Its general character, including the remains of the damaged spire, provide further input to the aesthetic value of the building, as does the contrasting use of lias and red sandstone throughout. In terms of its historic illustrative value, this arises through its representation of early Medieval

church architecture, reflecting the dominance of the church at this time, together with its illustration of Edwardian restoration, reflecting the national trend of such restoration from the Victorian period through to the Edwardian period.

#### Setting

The primary setting of the Grade II\* listed building is that of the church yard, where several other listed buildings (mostly chest tombs and memorials), and other elements of funerary architecture and trees including yew, as well as the raised nature of most of the surrounding churchyard and defined in part by a stone retaining wall and ashlar sandstone entrance pillars provide a typical setting for the church and make a substantial contribution to its significance. Beyond this, other buildings, including the manor farmhouse and barns (now converted) and buildings fronting Thorn Way all provide further input to the significance of the church through the historic context of the setting and surroundings of the church.

The Site, lying c.300m to the east of this Grade II\* listed building, is separated from the building by existing development along Thorn Way and private gardens as well as fields - with no intervisibility or co-visibility between the two, the Site makes no contribution to the significance of the listed building, and instead makes an overall neutral contribution.

### Thorncroft and Outbuilding approx 2m north-west of Thorncroft,

#### Description

Dating to the eighteenth century and early nineteenth century, this former farmhouse sits fronting Thorn Way and is constructed in a coursed rubble, although most of the front elevation has been rendered over brickwork. The rendered element has a central front door with leaded canopy, with modern timber windows and leaded light to each side, replicated at the first floor. A smaller single window lies to the right. The unrendered element has a tripartite modern casement at both ground and first floor, with a further tripartite window to the right, contained within a single-storey section. The gabled roof is covered in modern red plain clay tiles, whilst a stone wall runs along the southern boundary to Thorn Way..

With regards to the outbuilding, dating to the eighteenth century, this Grade II listed barn/ outbuilding is listed specifically for its Group Value with Thorncroft. Constructed in a lias, the outbuilding sits over a two storeys and runs perpendicular to the street, and sits just to the north of Thorncroft. The front gable elevation has a modern double timber garage door under a timber lintel, whilst a hay door is present within the gable.

#### Significance

The significance of this Grade II listed building resides in its aesthetic and historic illustrative values, with its aesthetic values lying within its construction materials, although the rendered front elevation detracts from such elements of significance. The historic illustrative value of the building lies in its representation of a simple late eighteenth to early nineteenth century farmhouse, although with the loss of much of the immediate farmland to the north through development along Thorn Way, this

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value has been harmed, with the landscape to the south now forming the remaining farmland and rural landscape for the former farmhouse.

As mentioned, the outbuilding is specifically listed for its group value with Thorncoft, with its aesthetic value reflecting that of Thorncoft, through its materials and design, whilst its illustrative value arises through its historic use and association with Thorncoft as an eighteenth century farm building.

#### *Setting*

The primary setting of the Grade II listed building is that of Thorn Way and its own domestic curtilage, both of which where the building can be readily experienced and appreciated, whilst the fields immediately to the south retain a degree of rural setting for the former farmhouse as do the Manor Farmhouse and its associated barns. The recent tree-planting to the south of the Manor Farmhouse will also, over time, reinstate woodland to this area, limiting the interconnectivity of the former farmhouse with the wider landscape.

The Site, lying some 220m to the east of the listed building retains its rural character, but considering the degree of separation between the two, and the existing fields lying between the listed building and the site, in particular LONG.09, together with the recent tree-planting which when matured will further obstruct any intervisibility, the latter makes no particular contribution to the significance of this Grade II listed building and instead makes an overall neutral contribution.

### **8 The Square**

#### *Description*

Dating in part to the sixteenth century, with a later seventeenth century wing to the left and a single storey twentieth century extension beyond this, this Grade II\* listed building is constructed in a timber frame, with rendered infill panels. The sixteenth century range has arch braces to the first floor, with a recessed door at ground floor and a modern casement window to the site. A single modern casement window sits at first floor, central to the elevation. Along the side, there is a single casement window central to the elevation at ground floor, with a further two similar windows at first floor. The seventeenth century range is similar in construction, with arched bracing to the front and a modern timber casement window at both ground and first floors. The roofs are covered in a modern clay plain tile.

#### *Significance*

The significance of the building resides in its historic illustrative and aesthetic values with the latter value clearly arising through its use of square-panel timber-framing, and details such as its planform and the recessed door. However, modern details such as the modern timber casement windows and the modern clay tiled roof make no such contribution to this value. The building also retains considerable illustrative value, through its representation of sixteenth and seventeenth century timber-framing with rendered infill panels.

#### *Setting*

As with Thorncoft and the outbuilding, the primary setting of this Grade II listed building is that of Thorn Way and the lane to Manor Farm barns where the aesthetic

and illustrative values of the building can be readily experienced, and which provide an historic setting and context for the building, all contributing to its significance.

The Site, lying c.260m to the east of the listed building, retains its rural character, but considering the degree of separation between the two, and the existing fields lying between the listed building and the site, in particular LONG.09, the latter makes no particular contribution to the significance of this Grade II listed building and instead makes an overall neutral contribution.

### **Yew Tree Farmhouse**

#### *Description*

Dating to the seventeenth century, this Grade II listed building is constructed in red brick with a red brick string course running between the ground and first floors, and is raised form an L-shaped planform, with an additional barn/ wing projecting to the south. The main building sits over two storeys, with the windows being set under segmental arches and containing tripartite timber windows, further sub-divided into smaller lights. The roof is covered in a modern plain red clay tile.

#### *Significance*

As with the other buildings covered above, the significance of the building resides in its historic illustrative and aesthetic values with the latter value clearly arising through its balanced facade and its use of brickwork, with details such as the brick strong course and windows providing further input to its significance. The historic illustrative value can be seen through its representation of a formal farmhouse dating to the seventeenth century, illustrating the change in farms and farmhouses to more designed farmsteads and farms, whilst its architecture provides further input through its illustration of the change in general architecture of this period.

#### *Setting*

The setting of this listed building is largely that of its domestic curtilage, which provides a degree of space to the building, whilst there are open fields beyond this, making a degree of contribution to its aesthetic and illustrative value. However, modern development to the north and south-west have limited the degree to which the building can be easily recognised as a farmhouse, and detract from this significance.

The Site, lying to the south-east, forms part of the wider rural surroundings of the listed building, but considering the extent of modern development between the building and the site, the latter cannot be seen as making no particular contribution to the significance of the listed building.

### **Yew Tree Cottage**

#### *Description*

Dating to the seventeenth century, this Grade II listed building sits over four principal bays with an additional recessed bay to the south. The building is constructed in a square-panel timber framing, sitting over one and a half storeys, with a thatched roof and eye-brow dormer windows to the first floor. a central door is contained within a bracketed porch, whilst the window are all modern timber casements.

#### *Significance*

This Grade II listed building reains considerable aesthetic and illustrative value, with the former arising from its timber frame and rick noggling construction, together with its thatched roof and eye-brow dormer windows. Whilst the windows are all modern replacements, they none0teh-less appear to be in the original positions and do not detract from the overall character or appearance of the building. In terms of its illustrative value, this can be seen through its date and construction materials, illustrating two early workers cottages, most likely associated with one of the surrounding farms, whilst the use of irregular square-frame timber framing and the use of thatch as a roofing material further enhances this value.

#### *Setting*

The setting of this listed building is largely that of its domestic curtilage, which provides a degree of space to the building, whilst there are open fields beyond this, making a degree of contribution to its aesthetic and illustrative value. However, modern development to the north and south-west have limited the degree to which the building can be easily recognised as a farmhouse, and detract from this significance.

The Site, lying to the south-east, forms part of the wider rural surroundings of the listed building, but considering the extent of modern development between the building and the site, the latter cannot be seen as making no particular contribution to the significance of the listed building.

### **Long Itchington Conservation Area**

#### *Description and Significance*

First designated as a Conservation Area by Stratford on Avon District Council in 1967, a Conservation Area Appraisal and Management Plan was prepared in 1996/1997,. The Conservation Area Appraisal identifies the key elements of significance that define its essential character and qualities. It notes the following salient and relevant points:

*The village settlement is an ancient one dating from before the Domesday Survey. It has a fine late fourteenth century parish church situated n the north bank of the River Itchen and the village has grown to the east and west of it in a linear for along the old Leamington Road (Church Road).*

*The architectural character of the village is derived mainly from the groups and terraces of modest red/orange brick and tile cottages. There is no strong architectural or local construction material character. The local stone is a grey lias limestone which has been used in the church and the village school, a number of older surviving boundary walls and part of the pre-1800 building. The local vernacular of the stone building and bricks and tile building, however, is seriously compromised by modern infill development and extensive alterations and modernisation of older buildings.*

*The visual/ environment character of the village is dominated by the large and unusual village pond which is situated rights alongside the main Southam Road at its junction with Church Rod. There is also a village green to the south-west of the pond which relates to it an creates a good-sized open space in the heart of the village well endowed with some fine mature lime, sycamore and beech trees.*



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*There are at least three separate and distinct architectural styles evident in the buildings of Long Itchington. These are:*

*The pre-1800 vernacular which is born out of the use of the local lias limestone and oak framing (with wattle and daub painted panels) and clay plain tile and thatch roofing. Apart from the fine close studding of the Tudor House and Devon House, the oak framing is simple box-framing, truss and purlin construction which is typical of that seen in the Avon valley and Arden Forest areas. The stone building, too is simple coursed, squared rubble walling with little carved or dressed stone decorative details - apart from that on the church and Tudor House.*

*The early nineteenth century brick and plan tile vernacular which consists of individual and terraced rows of cottages with low roofs and small casement windows - they style and overall size and proportion is similar to that of the earlier timber frame and stone cottages.*

*Larger and more wealthy brick and tile buildings of the nineteenth century e.g. The Vicarage, Beechcroft, the Harvester PH and the Post Office row have a Georgian/Victorian Neo-Classical style with vertical sliding sash windows and door-cases with panelled doors. The Manor Farm and the Red House are, of course, earlier examples of this style.*

#### *Setting*

The same document sets out the following in terms of the setting and village form of the conservation area:

*Long Itchington has a strong presence in the rural landscape lying in the flat river valley lands of the River Itchen. The village is string out along the Leamington Road and Church Road and wraps around the A423 junction. The surrounding landscape is of large open fields, both arable and pasture, largely devoid of tree cover, thus the village represents a fairly compact and well treed settlement with fairly distinct boundaries.*

*Recent housing development to the west and the south east do not have the cohesion of the older parts of the village and present a more suburban approach from Leamington Road and Southam Road.*

*Connection with the River Itchen is tenuous, but the riverlands to the south of Church Road are a valuable resource for recreation. The view of the village from the Bascote Road, however, does show the river to be an important foreground to the setting of the village in the landscape.*

*Landmarks are few, except for the church tower with its octagonal turret, and tree groups within the village are few, but there are a number of areas where regeneration of tree cover is taking place, such as the area between the cemetery and The Glebe House.*

Whilst much of this assessment still remains pertinent, additional developments such as that at Glebe Farm have removed some of this more rural setting for the conservation area, although the presence of fields running to the south of the asset still provide this rural context for the settlement. The site forms part of this rural context, but considering the modern developments at Glebe Farm, along Thorn Way and to the north of Yew Tree Farmhouse, together with the more immediate field systems directly to the south of the conservation area, it only makes a small contribution to the significance of the conservation area as a whole. In addition to

this, the recent tree planting to the west of the site will create a visual and physical separation between this part of the conservation area and the rural landscape to the south and between the conservation area and the site, in particular when this has matured in time.

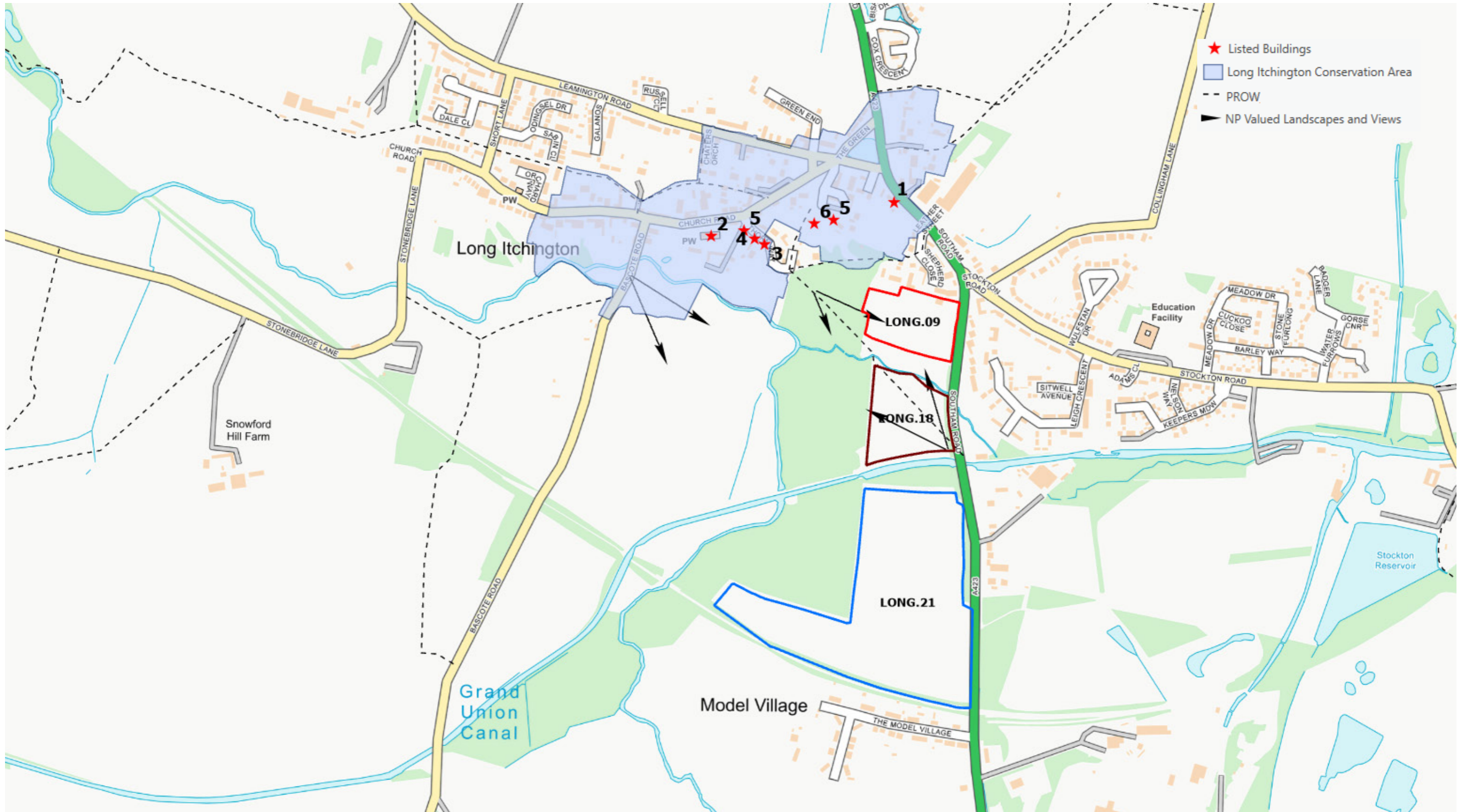


Figure 3.1: Designated Heritage Assets

## Non-Designated Heritage Assets

The Historic Environment Record identifies several areas of potential archaeological interest, as well as other two other structures or group of structures which may be affected by the proposed development of each of the three sites (Table 3.2 and Figure 3.2). The following text is taken from the Historic Environment Record descriptions for each non-designated heritage asset.

|    | Non-Designated Heritage Asset                       | HER Reference        |
|----|---|----------------------|
| 1. | Potential Extent of Medieval Settlement             | MWA5747; and MWA9061 |
| 2. | Grand Union Canal                                   | MWA4300              |
| 3. | Canal Arm and wharf                                 | MWA7013              |
| 4. | Potential remains of tramway                        | MWA5234              |
| 5. | Cuttle Lime Works                                   | MWA1634              |
| 6. | Site of Possible Lime Kiln 300m SW of Cuttle Bridge | MWA1637              |
| 7. | Model Village                                       | MWA10304             |

Table 3.2: Non-Designated Heritage Assets

### 1. Potential Extent of Medieval Settlement

During archaeological work the remains of ditches, trackways and post holes were uncovered. The features suggested that this area was an occupation site of Medieval date, located to the west of Southam Road, Long Itchington.

An evaluation carried out by Warwickshire Museum at Glebe Farm, Long Itchington in May 1992 located various features and finds representing the remains of Medieval settlement. Part of a possible Bronze Age cremation cemetery was also located (MWA 5748).

Eight contractor's test pits were observed in October 1994 on the site within the Medieval settlement evaluated in 1992. One modern pit or gully was observed and five 12<sup>th</sup>/13<sup>th</sup> century pottery sherds came from the topsoil.

A Watching brief and two small-scale excavations was carried out by the Oxford Archaeological Unit. Further light was cast on the Medieval settlement, occupation of which may have begun in the 11th century. Features noted included drainage/boundary ditches aligned roughly NE-SW, two probable stone-surfaced trackways and the remains of possible structures. This took the form of post holes while a patch of limestone pieces to the SE of one post hole group may have been associated with it. However, no definite surfaces were located. The presence of Medieval soil horizons may suggest "gardens" or midden deposits.

The possible extent of the medieval settlement based on the first edition map of 1886, 34SE.

The Domesday Book lists Ling Itchington in the Marton Hundred. The Phillimore edition has a grid ref of 41,65. Ref 42,3 Christina holds (Long) Itchington herself. 24 hides. Land for 21 ploughs. In lordship 5 ploughs; 10 ploughs. 83 villagers with 2 priests and 4 smallholders have 17 ploughs. 2 mills at 6s 8d; meadow, 16 acres; pasture 2 furlongs long and 1 furlong wide. The value was £12; now £20. When the King gave it to Christina it paid £36.

The 1886 map shows a large village. Most of the settlement lies east of the church. The intersection of roads at the eastern end contains a large triangular(ish) area where the pond now is, which looks like a possible market place. A footpath on the northern side seems to follow the edge of the village. The southern boundary is a mixture of the River Itchen, lanes and hedges. At the western side, there are few buildings and lots of trees and broken lines of trees which suggests shrinkage. The known deserted area WA1643 lies immediately to the west. Since Domesday indicates a very large and valuable settlement, perhaps the western end contained plots where the scattered trees can be seen. The church [MWA1639] dates from the C13<sup>th</sup>.

### 2. Grand Union Canal

The Grand Union Canal, a waterway used for transporting goods, dates to the Imperial period, when it was the Warwick and Napton Canal, and part of the link between Birmingham and London.

The W and N C was authorised in 1794 and was built and opened simultaneously with the Warwick and Birmingham Canal in 1800. It was therefore an essential link in the route from Birmingham to London which was completed by 1805. Initially prosperous, it was badly hit first by the opening of the Fazeby - Coventry Canal to Oxford Canal route to London, and later by the railways. By 1845 Warwick Canal was in the hands of the receiver, but struggled on. By 1929 the Canal was absorbed into the Grand Union Canal Company who invested in new locks, bridges and warehousing in the hope of rejuvenating the Canal. It was the GUC Co who gave the Canal its characteristic wide concrete locks, often leaving the old narrow locks alongside as overflow channels. There is a good deal of evidence of the type of trade the Canal indulged in along the banks. Most notable are the wharves at Emscote (WA 2154) and the spurs and wharves serving the cement and lime works near Stockton. The Canal has 25 locks from Warwick to Napton serving to first lower and then raise the level into and out of the Avon Valley. There are 34 numbered bridges and three aqueducts. The Canal is 14.5 miles long.

### 3. Canal Arm and Wharf

The site of a canal wharf, where vessels would have loaded and unloaded goods during the Imperial period. It was located immediately to the north east of Cuttle Bridge, and is marked on the Ordnance Survey map of 1886.

### 4. Potential remains of tramway

The site of a tramway which was in use during the Imperial period and ran between the Cuttle Lime Works and Itchington Bottom Lock. The line of the tramway is marked on a map of 1899. It was located 500m south of Long Itchington.

The lime-works are no longer shown on a map of 1899, but the line of a tram-road is shown from near Long Itchington Station to the canal at Itchington Bottom Lock (Lock 13).

### 5. Cuttle Lime Works

Cuttle Lime Works, where lime was made in the Imperial period, and which are shown on a map of 1834. An associated tramway is shown on a later map of 1899. The lime-works were located south of Cuttle Bridge.

Lime-works are shown opposite the Cuttle on the 1834 map. These were no longer shown in 1899, but the tram-road is shown (PRN 5234). White's Directory of 1874 refers to Tatham Kay's blue lias works and Charles Witherington's yellow limestone quarry. The former is clearly the existing Southam works. Charles Witherington was a coal merchant at the Cuttle, and presumably also owned the Cuttle Lime Works, so they were still in existence at this time.

### 6. Site of Possible Limekiln 300m of Cuttle Bridge

An oval depression in the ground suggests that this may have been the site of a lime kiln from the Imperial period. The site is 300m south west of Cuttle Bridge, Long Itchington.

### 7. Model Village

A model village built in the early 20<sup>th</sup> century to house workers from the Southam Cement Works.

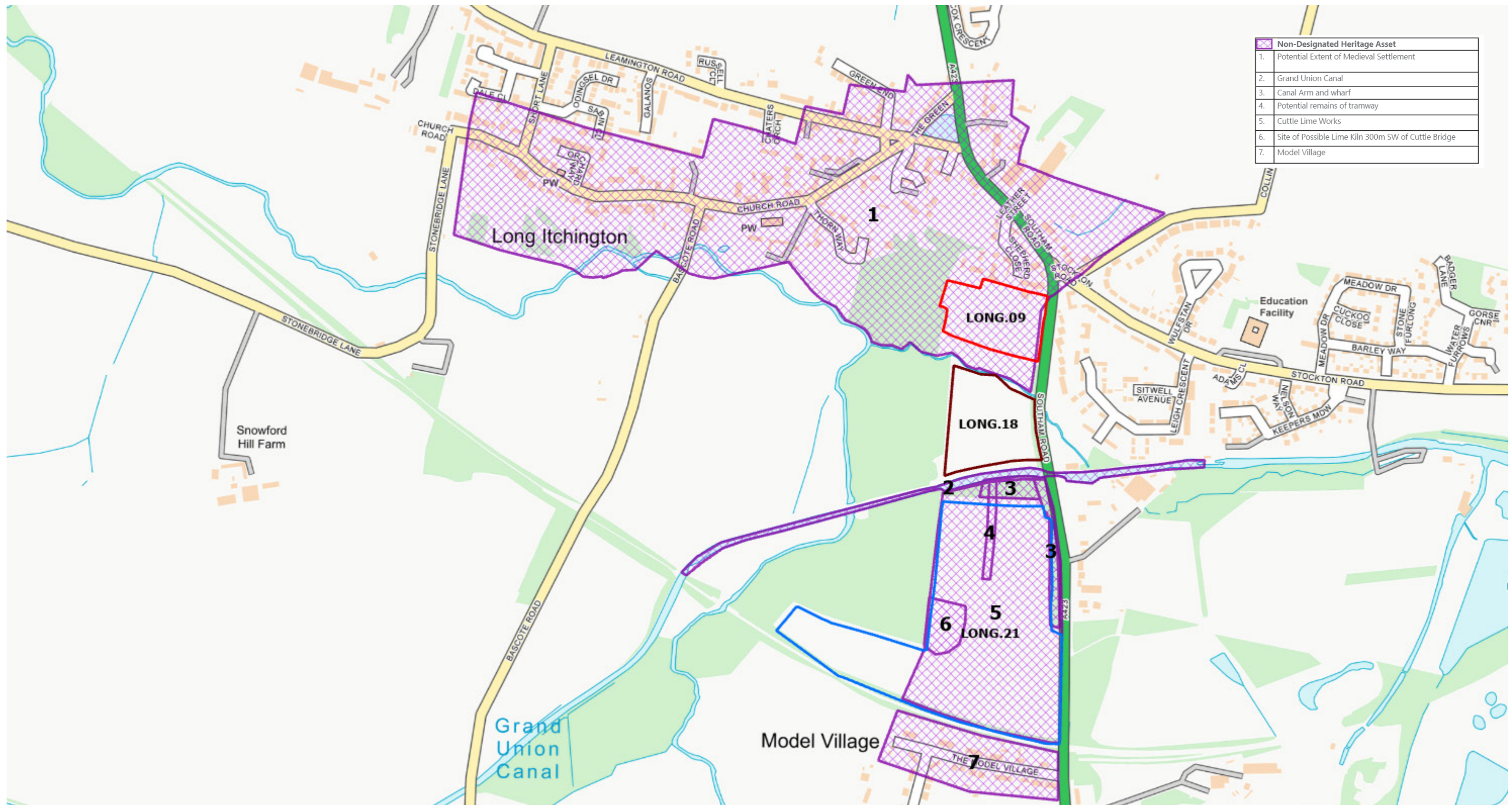


Figure 3.2: Non-Designated Heritage Assets (purple hatching)

## 4. Development Options and Potential Impacts

### Option 1

Option 1 proposes the development of the Land to the west of Southam Road (north) (LONG.09), a site identified as lying within the potential extent of the medieval settlement, and potentially affecting the setting and significance of several listed buildings and the Long Itchington Conservation Area.

As has been illustrated above, the site, whilst lying within the wider setting of the listed buildings, makes no particular contribution to their significance, in particular due to the buffer of green open space and field lying between the site and Thornway, as well as other existing development, both at the south-eastern end of Thornway and at the former Glebe Farm and the recent tree planting directly to the west of LONG.09. As such, there will be no effect on the significance of any of the listed buildings. In terms of a RAG assessment and the impact on listed buildings, this would be identified as “green”, as confirmed within the evidence base, and RAG Assessment Table (Figure 2.1).

In terms of the Long Itchington Conservation Area, again the site has been shown to lie within the setting of this designated heritage asset, and forms part of the wider rural setting of the conservation area. However, again, there is a degree of green buffer between the site and the conservation area, with considerable other areas of rural landscape forming the setting, in particular to the south of the conservation area, all of which makes a significant contribution to the setting and significance of this asset. There are no public rights of way across this parcel of land, and although views across the site are identified in the Neighbourhood Plan as being valued views across the landscape, from the footpath close to Thornway, these are restricted due to the existing tree and hedge line forming the western boundary of the site. However, due to the effect of development on this element of setting, this site would be identified as being “amber”, resulting in a degree of less than substantial harm to the significance of the conservation area. However, as noted in the RAG Scoring, this could be mitigated by careful master-planning, reducing the potential harmful impact. Option 1 (opposite) illustrates development is focused along Southam Road, and extending the development at Glebe Farm, with a reduced density to the west of the site, and retaining a green buffer along this edge.

With regards to the potential archaeological remains of the medieval settlement, this has not been identified or considered as a Footnote 68 area. Although the HER indicates that the site is part of the possible extent of the medieval settlement, no signs of earthworks are present which would indicate below-ground archaeological deposits, although previous archaeological investigations have indicated that there may be some archaeological remains, in particular to the northern part of the site. Where other sites, such as LONG.04 and LONG.20, have also been identified as having potential archaeological impacts, including on the extent of the medieval settlement, any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. Such mitigations measures could be utilised here to ensure that any harm is appropriately reduced, in line with paragraphs 203 and 205 of the NPPF (2021).



## Option 2

This Option would replicate those issues identified for Option 1, whilst also extending development to the south to include LONG.18, whilst also potentially affecting the setting of the Grand Union Canal. In addition, consideration is given below to the presence of a public right of way across the site, linking the Grand Union Canal with the conservation area.

The RAG Assessment identified that there were no constraints for LONG.18, and as such it was considered to be a "green" site - whilst there would be some alteration to the alignment of the public right of way, this Option allows for additional open space between the northern site and the central site, improving the quality of the space and experience. In addition, there would be improved and increased footpath connectivity with the canal, allowing for direct access onto the canal tow-path, currently unavailable.

Views identified in the Neighbourhood Plan as being valued landscape views, in particular from the south-eastern corner of the site would be affected, although these would be replaced by new views provided through the re-alignment of the public right of way across the improved open space, and would, as with the existing views, be restrained by the tree and hedge cover running along the western edge of the site. In addition, the valued landscape views looking south-east from the recently planted woodland will in time be further restricted by virtue of this planting.

As there are no additional harmful effects over Option 1, the same mitigation measures would ensure that no additional harm would arise from this option, and only those residual effects arising from Option 1 would exist.



### Option 3

This Option would replicate those issues identified for Options 1 and 2, whilst also extending development to the south, potentially affecting the setting of the Grand Union Canal to its north, the potential archaeological remains of a possible lime-kiln and the Model Village. In addition, consideration is given below to the potential effects on archaeological remains associated with the canal - namely, the wharf, canal arm and tramway through the inclusion of LONG.21, together with the delivery of up to a further 100 dwellings, community facilities and/ or a school.

Firstly, with regards to the additional effects on the Grand Union Canal and associated archaeological remains, the site boundary for LONG.21 is set back from the potential remains of the canal wharf (although this is currently under heavy scrub and affected by a large rabbit warren) and the line of the remains of the canal arm, thus there would be no loss of any archaeology with respect of these two elements. Although no master-planning for LONG.21 has been prepared at this stage, there could be potential for improved understanding and appreciation of these archaeological resources and their relationship with both the Cuttle lime-works and the canal through appropriate landscaping and/or information. Whilst the archaeological remains of the possible tramway does project into LONG.21, most likely along the alignment of the existing field boundary, again, through appropriate master-planning of this site, improved public knowledge and understanding of the extent, nature and purpose of this potential archaeological feature could be achieved, with no loss of the resource. As such, sensitive and careful master-planning of LONG.21 could achieve significant heritage and public benefits related to the Grand Union Canal, with no further mitigated harmful effects than Options 1 or 2. In terms of the potential archaeological remains of a possible lime-kiln, any harm or loss of potential archaeological remains could be mitigated through suitable archaeological evaluation, proportionate to its potential significance.

Although the inclusion of LONG.21 would bring development closer to the Model Village, losing part of its rural setting, there would be no effect on the relationship between the cement and lime works and the Model Village, thus preserving this relationship. Again, as no master-planning has been undertaken for LONG.21 as yet, sensitive and appropriate design could include improved open space between the Model Village and new development, ensuring that an appropriate buffer is retained between this non-designated heritage asset and any new development, whilst also delivering significant public benefits.



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# 5. Summary & Conclusions

## 5.1 Summary

This assessment has identified that, whilst the HSSA undertaken identified the three sites (LONG.09, LONG.18 and LONG.21) as being either Amber or Green in terms of potential heritage impacts, the conclusion of the HSSA was that it resulted in a Red flag, giving an inconsistent result and assessment to the three parcels, with no clear reasoning behind this inconsistency.

With regards to Option 1 (LONG.09), there would be no effect on any element of setting which contributes to the significance of any of the listed buildings, thus preserving their heritage significance. There would be some potential residual effect on the Long Itchington Conservation Area, although this could be mitigated by careful master-planning, reducing the potential harmful impact. As with other sites identified in the HSSA, any potential loss of or harm to existing artefacts related to the potential remains of the medieval settlement could be mitigated through suitable archaeological evaluation. In contrast to the findings of the HSSA, which found that development of land to the south of Long Itchington should be avoided, it is evident that development in this location could be achieved with minimal harm to the conservation area and with mitigated impact on archaeology.

With regards to Option 2 (LONG.09 and LONG.18), there would be no additional harm resulting from the allocation and subsequent development here, and the same mitigation measures would ensure that no additional harm would arise from this option, and only those residual effects arising from Option 1 would exist.

Considering Option 3 (LONG.09, LONG.18 and LONG.21), again, there would be no additional effects on the Long Itchington Conservation Area nor on the potential archaeological remains of the medieval settlement. Although the inclusion of LONG.21 would bring development closer to the Model Village, losing part of its rural setting, there would be no effect on the relationship between the cement and lime works and the Model Village, thus preserving this relationship. As no master-planning has been undertaken for LONG.21 as yet, sensitive and appropriate design could include improved open space between the Model Village and new development, ensuring that an appropriate buffer is retained between this non-designated heritage asset and any new development, whilst also delivering significant public benefits. Again, In contrast to the findings of the HSSA, which found that development of land to the south of Long Itchington should be avoided, it is evident that development in this location could be achieved with minimal harm to the conservation area and with mitigated impact on archaeology.

master-planning has been undertaken for Option 3 at this stage, appropriate master-planning could ensure that an appropriate buffer to the Model Village would ensure that it retains its rural setting and separation from Long Itchington.

In contrast to the findings of the HSSA, which found that development of land to the south of Long Itchington should be avoided, it has been shown that the three sites therefore could sensitively be developed and they should therefore be considered in more detail for potential allocation as part of the South Warwickshire Local Plan.

## 5.2 Conclusions

In conclusion, the three Options for potential allocation would only result in a low degree of less than substantial harm to the significance and setting of the Long Itchington Conservation Area, whilst any harm to buried archaeological remains associated with the extent of the medieval settlement can be mitigated through suitable archaeological evaluation.

There will be no harm arising from Option 1 and 2 to other assets, and as no



