



CRESTWOOD ENVIRONMENTAL LTD

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HAYWARD DEVELOPMENTS

Desk-Based Heritage Impact Assessment

Land at Edgehill View, Gaydon, Warwickshire

Report Reference: CE-EV-1996 - RP01a-FINAL

Report Date: 13 February 2023

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EXECUTIVE SUMMARY

This Heritage Impact Assessment comprises a revision of an earlier Document prepared by Crestwood Environmental Ltd. in December 2021 and has been revised to respond to comments made by the Conservation Officer in correspondence dated 29 June 2022 and additional design information regarding the Proposed Development provided by the client.

This Desk-Based Heritage Impact Assessment was instructed by Hayward Developments ('the Client') in support of a planning application for residential development of land at Edgehill View, Gaydon, CV35 0EN (Fig H1). The Site lies on the southeast edge of the village of Gaydon and currently comprises an area of arable farmland located on ground sloping gently down towards the south.

This desk-based study has been produced to describe those Heritage Assets that may be impacted by the proposed development and the potential effects on these as required in the National Planning Policy Framework (MHCLG 2019; Sec 16; para 189).

Examinations were made of the data held by the Warwickshire Historic Environment Record database and the local Record Office located in Warwick and supplemented with other relevant sources in order to identify Designated Heritage Assets and determine the potential for the presence of as yet unknown below ground archaeological remains within the Site which may be impacted upon by the Proposed Development.

A visit was made on 27 October 2021 to examine the Site and its immediate surroundings in order to provide an assessment of the impact of the Proposed Development on Designated Heritage Assets and their setting, along with an assessment for the potential for the presence of any below ground archaeological remains within the Site. The Site presently comprises an area of arable land within a larger field presently accessed from Edgehill View a private access road off Kineton Road.

A number of Grade II Listed Buildings are located to the north of the Site, whilst a Scheduled Monument comprising a minor Romano-British villa lies approximately 600m to the south. An examination of views between the Site and these heritage assets confirmed that due to a combination of local topography and intervening tree lines all these heritage assets will be appropriately screened from the Site and thus will not be impacted by the Proposed Development.

Immediately adjacent to the northern boundary of the Site lies The Leys a Grade II Listed Building which along with its curtilage were determined as having the potential to be impacted by the Proposed Development due an increase of the built environment within the Setting of this Heritage Asset. However, the assessment has determined that with the implementation of proposed mitigation measures the Proposed Development will result in **Less than substantial harm** to this heritage asset.

In consideration of the available evidence, it is considered that there is a **High** potential for the presence of below ground archaeological remains of Iron-Age date to be present within the Site and in this respect mitigation would be satisfactorily dealt with by a suitably worded condition for the implementation of a programme of archaeological monitoring during groundworks for the Proposed Development.

This Desk-Based Heritage Impact Assessment has been carried out adhering to the relevant guidelines and standards as set out by the Chartered Institute for Archaeologists (CIfA 2020 & 2021) and addresses the requirements set out in the National Planning Policy Framework (MHCLG 2019; Section 16) and the Historic England document *Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (HE 2017).



1 INTRODUCTION

1.1 INSTRUCTION

- 1.1.1 This Heritage Impact Assessment comprises a revision of an earlier Document prepared by Crestwood Environmental Ltd. in December 2021 and has been revised to respond to comments made by the Conservation Officer in correspondence dated 29 June 2022 and additional design information supplied by the client.
- 1.1.2 Crestwood Environmental Ltd. (**'Crestwood'**) has been appointed by CAD square acting on behalf of their client Mr Martin Hayward (**'the Client'**) to produce a Desk-Based Heritage Impact Assessment of land at Edgehill View, Gaydon, Warwickshire, CV35 0EN (**'the Proposed Development'**), centred at National Grid Reference (NGR): SP3638 5383 for submission to the local planning authority. The work being undertaken in support of a planning application for residential development comprising the construction of 23 dwellings with associated access road, driveways and landscaping (**'the Proposed Development'**). The purpose being to examine the residual effects on those designated Heritage Assets within the Site and Study Area and to assess the potential for the presence of below ground Heritage Assets within the Site that may be impacted upon by the Proposed Development.

1.2 SITE LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The Site lies on the southern edge of the village of Gaydon, Warwickshire (Plates 1 and 2), the village being situated at the junction of the B4100 (former A41) and B4451 roads, 1.6km from Junction 12 of the M40 motorway and approximately 3.2km north-east of Kineton.
- 1.2.2 The red line boundary shown on Figure H1 indicates the extent of the Proposed Development area (**'the Site'**).
- 1.2.3 The Site presently comprises an area of land within an arable field on the southeast edge of the village on ground sloping gently down towards the south.
- 1.2.4 The underlying geology has been mapped by the British Geological Survey as comprising Charnmouth Mudstone Foundation – Mudstone Sedimentary Bedrock formed approximately 183 to 199 million years ago during the Jurassic period. (BGS; Geoindex 2021). No Superficial Geology is recorded.

1.3 PURPOSE AND SCOPE

- 1.3.1 The purpose of this desk-based study is to provide sufficient understanding for the local planning authority to validate the planning application and assess the Proposed Application in relation to likely effects on any Heritage Assets within the Study Area to the extent that is proportionate to the potential magnitude of impacts and level of effects of the Proposed Development.
- 1.3.2 The study has been undertaken adhering to the requirements as set out in the National Planning Policy Framework (NPPF; MCHLG 2019) and following the relevant standards and guidelines issued by the Chartered Institute for Archaeologists (CIfA 2020 and 2021) and the Historic England *Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*, (HE 2017).
- 1.3.3 The aims of the Desk-Based Heritage Impact Assessment are to:
- Assess those Heritage Assets identified as having the potential to be affected by the Proposed Development and the contribution of Setting to these Heritage Assets;
 - Assess the potential for below ground Heritage Assets to survive within the Site and the importance of known or predicted Heritage Assets;
 - Assess, based on existing evidence, the Level of effect of the Proposed Development on the importance of the Heritage Assets and, in relation to designated Heritage Assets and their Setting.



1.4 LEGISLATIVE FRAMEWORK

1.4.1 The Ancient Monuments and Archaeological Areas Act of 1979 provide for the investigation, preservation and recording of matters of archaeological or historical interest, both designated Heritage Assets and those of sufficient significance. The Historic Buildings and Ancient Monuments Act 1953 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property. The Listed Buildings and Conservation Areas Act 1990 provides for the protection of designated buildings and structures.

1.5 NATIONAL PLANNING POLICY FRAMEWORK

1.5.1 The National Planning Policy Framework (NPPF), updated in 2019, replaced PPS5 in March 2012, which in turn replaced Planning Policy Guidance 15 and 16 (PPG 15 and 16) in March 2010. It sets out the governments planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16. *Conserving and enhancing the historic environment*. It provides national guidance on the preservation, management and investigation of those parts of the historic environment that are of historical, archaeological, architectural or artistic significance and are collectively referred to as Heritage Assets.

1.5.2 Paragraph 194 states:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

1.5.3 It further states in Paragraph 195:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.'

1.6 LOCAL POLICY

1.6.1 The Site is located within the administrative area of Warwick District. The document that provides the policies taken into consideration when making a planning decision are the 'Warwick District Local Plan 2011 – 2029'. It is the overarching local policy document for the district and will guide the area's development until 2029. Further the South Warwickshire Local Plan 'Stratford-on-Avon District Core Strategy 2011-2031', as Stratford-on-Avon and Warwick District Councils are working together to prepare a new local plan for South Warwickshire. The plan is expected to replace the strategic policies in the Stratford Core Strategy and the Warwick District Local Plan. The South Warwickshire Local Plan will set out a long term spatial strategy for homes, jobs, infrastructure and climate change across both districts.

POLICIES CONTAINED WITHIN WARWICK DISTRICT LOCAL PLAN 2011 - 2029

1.6.2 Policy HE1 Designated Heritage Assets and their setting

This states:

'Development will not be permitted if it would lead to substantial harm to or total loss of the significance of a designated heritage asset, unless it is demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or it is demonstrated that all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and*
- b) No viable use of the heritage asset itself can be found that will enable its conservation; and*
- c) Conservation by grant funding or charitable or public ownership is not possible; and*
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.*



Where development would lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.'

1.6.3 Policy HE3 Locally Listed Historic Assets

This states:

'Development that would lead to the demolition or loss of significance of a locally listed historic asset will be assessed in relation to the scale of harm or loss and the significance of the asset. Change to locally listed historic assets should be carried out using traditional detailing and using traditional materials.'

1.6.4 Policy HE4 Archaeology

This states:

'Development will not be permitted that results in substantial harm to Scheduled Monuments 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.'

POLICY CONTAINED WITHIN STRATFORD-ON-AVON DISTRICT CORE STRATEGY 2011-2031

1.6.5 Policy CS.8 Historic Environment

This states:

A. Protection and Enhancement

The District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and future residents and visitors. Through a partnership approach, the Council will seek opportunities to promote the historic environment as a catalyst for enhancing the vitality of the District. Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including:

- 1. designated heritage assets such as Listed Buildings, Conservation Areas, Registered Gardens, the Battle of Edgehill Historic Battlefield, Scheduled Monuments, and sites of archaeological importance, and their settings;*
- 2. non-designated heritage assets and their settings;*
- 3. Stratford-upon-Avon's historic townscape and street scene, and sites associated with William Shakespeare, to maintain the town's international and cultural importance;*
- 4. the distinctive character of the market towns, villages and hamlets, including their settings, townscapes, streets, spaces and built form;*
- 5. features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and materials, traditional farm buildings, and historic features associated with canals, navigations and railways;*
- 6. working with the highways authority and infrastructure providers to ensure works to streets and the public realm do not detract from the historic value of the street scene; and;*
- 7. seeking to reduce the number of heritage assets at risk.*

B. Proposals Affecting the Significance of a Heritage Asset

Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact



the proposal will have on the asset's historic interest. Proposals which would lead to substantial harm to, or total loss of significance of, designated heritage assets will only be permitted where substantial public benefits outweigh that harm or loss and it is demonstrated that all reasonable efforts have been made to sustain the existing use or find reasonable alternative uses.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm must be justified and weighed against the public benefits of the proposal, including securing its optimum viable use. For non-designated heritage assets, proposals will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset. Where harm or loss of a heritage asset can be fully justified, as part of the implementation of the proposal the District Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.

1.7 SUMMARY OF THE PROPOSAL

- 1.7.1 The Client is applying for planning permission for the construction of a new residential development comprising 23 dwellings on land at Edgehill View, Gaydon, Warwickshire (**'the Proposed Development'**) within a field currently in agricultural usage.
- 1.7.2 The current proposal comprises a mixture of both private and social housing along with affordable shared ownership housing. It has been designed in response to a heritage impact assessment produced by Stratford-upon-Avon District Council in 2020 and a subsequent assessment report produced by Purcell (Purcell, 2021). The initial assessment determining that Less than Substantial harm would be caused by the development of the site, whilst this was subsequently revised and determined that a 'high level of less than substantial harm to the setting of The Leys' Grade II Listed Building (Plate 3) would result should the Site be developed.
- 1.7.3 There will be no material impact upon any heritage assets.
- 1.7.4 The Proposed Development has been developed in consideration of the findings and recommendations of the previous assessments in order to ensure that any potential impacts are mitigated.
- 1.7.5 In response to the 2021 assessment the northern boundary of the Proposed Development will be set back creating an area of open ground between the Site and the curtilage of The Leys with a community orchard garden created along the northeast boundary of the Site.
- 1.7.6 Utilising the natural topography within the Site, single storey dwellings (bungalows) will be constructed along the northern edge of the development with two-storey dwellings primarily located towards the south following the contour of the land (18-058/21/SH01) thus broadly maintaining open views from the heritage asset.
- 1.7.7 Access to the Proposed Development will be from Kineton Road, thus avoiding any impact on Designated and non-designated heritage assets within the village to the north of the Site.
- 1.7.8 Information provided by the client at the time of survey comprised:
 - Red outline plan of the Proposed Development area (18=058/01);
 - Concept Layout (18-058/21/CP01A);
 - Storey Heights (18-058/21/SH01).

1.8 GENERAL LIMITATIONS

- 1.8.1 The Site's boundary relates to plans of the Proposed Development area provided by the client in October 2021. Any subsequent amendments to the boundary may alter recommendations made in this report if amended plans are provided following completion of the survey.



2 METHODOLOGY

2.1 SITE WALKOVER

- 2.1.1 A walkover of the Site was conducted on 27 October 2021. The purpose of the visit being to better understand the present form of the Site and Heritage Assets within their setting along with existing land use and to identify any evidence for past impacts within the current Site boundaries, along with an appreciation of the potential for the presence any below ground archaeological deposits that may be impacted upon by the Proposed Development. The Site visit was undertaken in favourable conditions with the Site accessed from Edgehill View private road.
- 2.1.2 Views were examined between the Site and The Leys and curtilage boundary, along with other Listed Buildings lying to the north and northeast of the Site.

2.2 SOURCES CONSULTED

- 2.2.1 A radius of 1km from the boundary of the Site was determined as a basis for this study (**'the Study Area'**) based on professional judgement and experience.
- 2.2.2 The Warwickshire Historic Environment Record was consulted (Search Ref: 21/322) to identify documented sites and monuments, along with the recorded location (find spot) of artefacts collected whether as part of an archaeological investigation or as a chance find. The Warwickshire Archives and Record Office in Warwick was visited, and the National Library of Scotland was also consulted online to examine historic mapping held within its archives.
- 2.2.3 The Historic England online resource *National Heritage List* (www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england) was also consulted so that designated Heritage Assets within the Study Area were identified.
- 2.2.4 In addition a number of online sources were consulted in order to check for further information, including Old Maps Online (<http://www.oldmapsonline.org>) and Old Maps (<http://www.old-maps.co.uk>). British history online (<https://www.british-history.ac.uk/>), along with the Domesday Book online (<http://www.domesdaybook.co.uk/>).

2.3 SETTING ASSESSMENT

- 2.3.1 This has been based upon guidance and information provided in:
- The Standard and Guidance for Archaeological Desk-based Assessment (ClfA 2020);
 - Conservation Principals, Policies and Guidance (Historic England 2008);
 - Historic Environment Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015); and
 - Historic Environment Good Practice Advice in Planning: Note 3 – The Setting of Heritage Assets (Historic England 2017).
- 2.3.2 The assessment also utilises information provided by:
- The Warwickshire Historic Environment Record (WHER);
 - The National Heritage List for England map;
 - Records held by the Warwickshire Archives and Record office;
 - A visit to the Site and Study Area.
 - Updated design information provided by the architect.



3 HERITAGE ASSET ASSESSMENT

3.1 DESIGNATED HERITAGE ASSETS

- 3.1.1 An examination of the data provided by the Warwickshire Record Office (Fig H2), and Historic England confirms that there are no World Heritage Sites, Registered Parks and Gardens, Registered Battlefields, Listed Buildings or Scheduled Monuments within the area of the Proposed Development. The Site carries no heritage designation nor is it recorded as a non-designated Heritage Asset. The Site does not lie within the boundary of any Conservation Area.
- 3.1.2 A total of 12 Listed Buildings and 1 Scheduled Monument lie within the Study Area, these include, Gaydon Farmhouse, a Grade II Listed Building (HER: DWA3131) believed to date from c.1674 with late 18th – early 19th century additions which lies approximately 185m to the north of the Site.
- 3.1.3 Approximately 75m to the north of the Site lies the parish church (Plate 4) of St. Giles a grade II Listed Building (HER: DWA1779) the church designed by Squirhill and constructed in 1852.
- 3.1.4 Other Listed Buildings lying within the village include Gaydon Manor Farmhouse, Grade II Listed Building (DWA1460) of probable 16th century date, Poplars Farmhouse (DWA3756) dating from the mid-17th century and Gaydon Inn, (DWA2243) a Grade II Listed Building of early 19th century date.
- 3.1.5 Approximately 600m to the south of the Site lies the site of a minor Roman villa (DWA80; NHLE 1005699) a Scheduled Monument.
- 3.1.6 An examination of views between the Site and these heritage assets confirmed that due to a combination of local topography and intervening tree lines all those heritage assets described above will be appropriately screened from the Site and thus will not be impacted by the Proposed Development.
- 3.1.7 Lying adjacent to the northern boundary of the Site is The Leys, a Grade II Listed Building of brick and stone construction with a thatched roof (HER: DWA3674), the earliest parts of which date from the late 17th-early 18th centuries.

3.2 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

- 3.2.1 Previous archaeological investigations undertaken within the Site and extending into the immediately adjacent land at Edgehill View have comprised a geophysical survey (Stratascan, 2014) followed by trial trench evaluation (JMHS, 2014) which recorded a number of pits, post-holes ditches and gullies of unknown date but within an area where assemblages of Iron-Age and medieval date were also recovered.
- 3.2.2 Further investigations undertaken adjacent to Edgehill View recorded a number of ditches containing pottery sherds of Romano-British date along with a fragment of probable Romano-British tile (JMHS, 2019).
- 3.2.3 A stone-built well of probable 17th/18th date was recorded during archaeological observations carried out to the north of the Site at Oakbeams (EWA9264).

3.3 SUMMARY AND SIGNIFICANCE OF HERITAGE ASSETS

PREHISTORIC (50,0000 – AD43)

- 3.3.1 Archaeological investigations undertaken within the Site (JMHS, 2014 & 2019) recorded a series of undated archaeological remains associated with a number of finds including a quern stone fragment of Iron-Age date.
- 3.3.2 In respect of the available evidence, it is considered that there is a **High** potential for the presence of below ground archaeological remains of this period within the Site. Any such remains would most likely be of local importance.



ROMANO-BRITISH (AD43 – 410AD)

- 3.3.3 There are no records relating to the presence of Roman remains within the Site, however within the wider Study Area approximately 600m to the south lies the site of a minor Romano-British villa (DWA80; NHLE 1005699).
- 3.3.4 In respect of the available evidence, it is considered that there is a Low - Medium potential for the presence of below ground archaeological remains of this period within the Site. Any such remains would most likely be of local importance.

SAXON (410AD – 1066AD)

- 3.3.5 Although the village of Gaydon is not directly mentioned in the Domesday Book of 1086AD the manor of Chadeshunt within which it lay is recorded, being referenced as *Cedelehunte*, Gaydon itself being recorded as *Gaidon* by the 12th century.
- 3.3.6 Archaeological investigations undertaken within the Site (JMHS, 2014) recorded a number of undated features and collected finds including a bone needle of Saxon/early medieval form.
- 3.3.7 Based on the available evidence it is considered that there is a Low - Medium potential for below ground archaeological remains associated with this period to be present within the Site. Any such remains would most likely be of local importance.

MEDIEVAL (1066AD – 1540)

- 3.3.8 Archaeological investigations undertaken within the Site (JMHS, 2014) collected a number of unstratified finds of medieval date. From within the wider Study Area, A number of records relating to medieval activity are recorded. These include shrunken settlement earthworks lying to the north and south of the present village (MWA3900), along with earthworks relating to medieval agricultural activity recorded around the village, including ridge and furrows remains near Bloxham Farm (MWA19598) and ridge and furrow to the north of Gaydon Fields Farm (MWA19602).
- 3.3.9 Based on the available evidence it is considered that there is a Medium potential for below ground archaeological remains associated with this period to be present within the Site. Any such remains would most likely be of local importance.

POST MEDIEVAL (1540 – 1901)

- 3.3.10 There are no records to indicate the presence of below ground archaeological remains within the Site, however within the wider Study Area several post-medieval heritage assets are recorded. These include a number of Grade II Listed Buildings lying to the north and northwest including The Leys, lying close by the northern boundary of the Site and comprising a house of brick and stone construction with a thatched roof (HER: DWA3674), the earliest parts of which dating from the late 17th-early 18th centuries.
- 3.3.11 Based on the available evidence it is considered that there is a Low potential for below ground archaeological remains associated with this period to be present within the Site. Any such remains would most likely be of local importance.

MODERN (1901 – PRESENT)

- 3.3.12 There are no records relating to the presence of modern remains within the Site however within the wider Study Area a number of entries are recorded. These include the site of RAF Gaydon (MWA8026) which lies approximately 1.5km to the north of Chadeshunt church along with a number of air-crash sites including a helicopter that crashed on take off from Gaydon heliport (MWA20551), the reported crash-site of a Bolton Paul Defiant (MWA20444) and the crash-site of a Wellington bomber (MWA20481).
- 3.3.13 Based on the available evidence it is considered that there is a Low potential for below ground archaeological remains associated with this period to be present within the Site. Any such remains would most likely be of local importance.



3.4 CARTOGRAPHIC EVIDENCE

1759 ENCLOSURE AWARD (RECONSTRUCTED)

- 3.4.1 The 1759 enclosure award for Gaydon was not available to view, however a reconstructed copy of this was provided for examination (Fig: H3).
- 3.4.2 This records that at the time of the survey the Site lay within plots 4, 9 and 11 which were owned by Thomas Garrett, John Askell and William Right the survey does not describe the state of cultivation of each plot.

1886 EDITION ORDNANCE SURVEY MAP

- 3.4.3 The 1886 Ordnance Survey map (Fig: H4) records the Site as lying within a large field to the south of The Leys and the present village. Church Cottage is recorded adjacent to The Leys on the northeast.
- 3.4.4 The general form of the landscape on this side of the village being relatively open fields on land sloping down towards the south.

1905 SECOND EDITION ORDNANCE SURVEY MAP

- 3.4.5 Between the 1886 and the 1905 second edition Ordnance Survey map (Fig: H5) little change to the Site has occurred, the Site broadly similar to that at present.

LIDAR 1M RESOLUTION

- 3.4.6 The LiDAR data with a resolution of 1m DSM for the area of the Site was examined (Fig: H6). This shows no evidence of any upstanding earthwork remains within the central area of the Site.

4 DESIGNATED HERITAGE ASSETS AND THEIR SETTING

4.1 METHODOLOGY

- 4.1.1 The Study Area has been defined by those designated heritage assets which along with their setting may potentially be impacted by the Proposed Development. An initial assessment of the heritage assets is undertaken based on the baseline evidence. In this respect those heritage assets that require further detailed assessment are discussed in the next section.
- 4.1.2 Evidence of setting is often expressed by reference to views. The views between the heritage assets and the Proposed Development will be considered. The Magnitude of impacts on views on the setting of heritage assets does not depend on public rights or ability to access it but the potential for appreciation of the heritage assets significance.
- 4.1.3 Setting may also be expressed through a series of criteria defined in guidance documents (Historic England 2017). The Methodology and Approach defines the criteria used.

4.2 DETERMINING THE BASELINE FOR THE SETTING

- 4.2.1 As defined in the Historic England Guidance Note (HE 2017), the setting of a heritage asset is the surrounding landscape from where that asset may be experienced. Elements of a setting may have a positive or negative effect on the significance of a heritage asset. The extent of the setting is not fixed. Setting is separate from curtilage, character and context of the heritage asset although these may be found to be interrelated. The guidance provides five steps in assessing settings as follows:

- *“Step 1: identify which heritage assets and their settings are affected;*
- *Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);*
- *Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;*



- *Step 4: explore the way to maximise enhancement and avoid or minimise the harm; and*
- *Step 5: make and document the decision and monitor outcomes. The first of these steps constitutes the baseline section, which is to identify the heritage assets potentially affected by the Proposed Development.”*

4.2.2 A visit to those heritage assets likely to be affected by the Proposed Development allowed the author to examine views towards and from the Site. No access to private properties was available during the Site visit.

4.3 OUTLINING THE SIGNIFICANCE OF THE CONTRIBUTION SETTING MAKES TO DESIGNATED HERITAGE ASSETS

4.3.1 To outline the significance of the contribution setting makes to designated heritage assets, the author assessed the contribution of the current setting to the significance of the heritage asset, Step 2 of the Historic England guidance.

4.3.2 Sensitivity may range from Very High, High, Medium, Low, Very Low to Not Sensitive. The method of establishing relative sensitivity will be qualified, the degrees of qualification are between:

- High Sensitivity – where the current understanding relies heavily on the current setting regardless of whether or not this was intended by the original constructors and users of the heritage asset; and
- Low sensitivity – where the current understanding does not rely on the current setting particularly in cases where the setting has been compromised to the point that it no longer contributes to the significance of the heritage asset.

4.3.3 Each of the elements of setting, potentially affected by the Proposed Development, are assigned a value ranging from Very High to Very Low in terms of their overall contribution to the significance of the heritage asset following which an overall value will be assigned (**Table 2; Ap 4**). Elements considered at this stage of the assessment comprise, view – intentional intervisibility – associate attributes – rarity – topography – land use – Degree of change – integrity – functional relationships.

4.4 ASSESSING THE MAGNITUDE OF IMPACTS AND LEVEL OF EFFECTS ON THE SETTING OF HERITAGE ASSETS

4.4.1 The assessment of the Magnitude of impacts and the Level of effects is carried out on settings of designated heritage assets (**Table 3: Ap 4**).

4.4.2 To assess the Magnitude of Impact of the Proposed Development on the setting of heritage assets, Step 3 of the Historic England guidance, the sensitivity of different elements of the setting to change is considered. To assess the Magnitude of Impact of the Proposed Development on the setting and the Level of effect on the significance of the heritage asset, Historic England guidance provides the following headings:

- Location and siting of the Proposed Development;
- The form and appearance of the Proposed Development;
- ‘*other effects*’ of the development include;
- Permanence of the development;
- Longer term or ‘*consequential effects*’ of the development.

4.4.3 Where the Magnitude of impacts are identified, the Magnitude of the impact is measured in accordance with the following scale – Large, Medium, Small, Neutral and No Change.

4.4.4 Assessing the combination of the sensitivity of the heritage asset and the Magnitude of impact provides an overall indication of the Level of effect. The criteria for the Level of effect are described as Major, Moderate, Slight, Negligible and No Change.

4.4.5 The residual Level of effect is a combination of the importance of the heritage asset and the Magnitude of impact on that heritage asset, once mitigation options are considered. The assessment will present mitigation options to minimise the impact.



4.4.6 The overall residual Level of effects are then presented.

4.4.7 The criteria adopted for determining the Level of effect is also equated to the degree of harm to the significance of a heritage asset. Professional judgement based on analysis of significance and Magnitude of impact, determines the Level of effect, which translates into the degree of harm in accordance with the NPPF, which may be Substantial harm or Less than substantial harm.

4.4.8 Once the Level of effects are defined, the final step in Historic England guidance requires the documentation, the decision making and monitoring process.

4.4.9 Of note it is important to understand that visual impact assessment is different to understanding the importance of a view to understanding a heritage asset, the effects on visual amenity relate to a visual receptor (an individual or individuals) which may be relevant if the property is a residential property or visitor attraction (for example) but that is a separate assessment to the effects on a heritage setting.

4.5 DESIGNATED HERITAGE ASSETS SUBJECT TO ASSESSMENT

4.5.1 Designated Heritage Assets are defined within the NPPF The Designated Heritage Asset identified as requiring assessment comprise the following Listed Building:

- The Leys (Grade II Listed Building; HER No: DWA3674; Listing: 1184762)

4.5.2 There will be no material impact upon either The Leys or its garden and thus the primary focus of this assessment will be to determine the level of impact, if any, on this heritage asset as a result of the Proposed Development within the setting of the heritage asset.

5 HERITAGE ASSET – THE LEYS

5.1 DESCRIPTION OF THE LEYS

5.1.1 The Leys, a Grade II Listed Building dates from the late 17th early 18th centuries and comprises a private dwelling in a vernacular style typical of rural dwellings of this period. It lies approximately 85m from the northern boundary of the Site and is of brick and stone construction with a thatched roof.

5.1.2 A description of the house taken from the British Listed Buildings online database records the following description;

House. Late C17/early C18. Rendered and whitewashed stone and brick; mostly whitewashed brick to rear. Straw thatched roof has 1950s carved bargeboards; late C20 brick end stacks. Lobby entry 3-unit plan. 2 storeys and attic; 3-window range. Wide plank door under segmental arch. Open-fronted porch has thatched hipped roof. Mid C20 three-light casements to left. Small cross-glazed single light to right. 2-light similar casement above. Old 2-light leaded casements on right. Ground floor windows have segmental arches. Right return side has 3-light chamfered stone mullioned window with hood mould. To rear: 4-window range. 2 and 3-light casements, some leaded and others with glazing bars. Segmental arches. C20 lean-to. Interior: ogee stop-chamfered ceiling beams. Room to left has open fireplace with ogee stop-chamfered bressumer. Old 3-plank doors. Straight flight and winder stairs. Some stud partitions.

5.1.3 The house currently lies on the southern edge of the village bounded by the built environment to the north, east and west with further relatively recent residential development to the southwest. The garden boundary of The Leys comprising a tree line (Popular trees) with hedging and vegetation. The location of the dwelling utilising an area of relatively level ground beyond which the ground slopes down to the south. The construction of the house being of a form commonly found in dwellings of this period irrespective of their location within a village or settlement.



5.2 THE LEYS WITHIN ITS SETTING

THE SIGNIFICANCE OF THE LEYS

- 5.2.1 From a heritage perspective, significance is defined in the NPPF as the heritage asset's interest and *“that interest may be archaeological, architectural, artistic or historic”*. Further included in the definition of significance is a statement about setting – *“Significance derives not only from a heritage asset's physical presence, but also from its setting”*.
- 5.2.2 The building is a designated Grade II Listed Building which attributes a **Medium** importance (**Table 1: Ap 4**) to the building. The significance of the Heritage Asset deriving from its date, architectural form and the potential to overlay earlier pre 17th/18th century below ground archaeological remains beneath the present building, along with providing for the potential to inform further academic study in respect of constructional technologies of the period and the socio-economic environment within which it developed. The building utilises an area of level ground on the southern edge of the village, the ground beyond sloping down towards the south.

CONTRIBUTION MADE BY SETTING TO THE SIGNIFICANCE OF THE LEYS

- 5.2.3 The present setting of The Leys comprises built environment to the north, northeast and west, along with further residential development to the southwest. Whilst there are views out to the wider landscape to the south these are not panoramic but which, at the time of the visit (October), provide for intermittent broken views to and from the house, the view becoming further restricted with the seasonal increase of vegetation and tree growth. (Plate 5).
- 5.2.4 In terms of the Site itself this view did not form part of any designed garden layout or formal view either from the dwelling or its garden, the broadly north-south alignment of the house providing for limited views south from the southern gable end of the building only.
- 5.2.5 In consideration of the original setting in which the house would have once stood, this has been compromised by the encroachment of the surrounding built environment to the north, northeast and west, with further recent development to the southwest. However, the significance of the Leys derives from its architectural and constructional form, along with the potential to overlie below ground archaeological remains pre-dating the construction of the house and thus the understanding of his heritage asset is not dependant on setting.
- 5.2.6 Whilst the significance of the house derives primarily from within its fabric and the underlying ground on which it sits remains regardless of the setting, the present setting does provide for a purely aesthetic value in that it allows a visual appreciation of this heritage asset from the wider landscape against the backdrop of the village.
- 5.2.7 In this respect it is considered that the overall contribution of the present setting to the significance of the Heritage Asset is **Medium**, this contribution primarily aesthetic and not integral to the understanding of the heritage asset.

SENSITIVITY TO FURTHER CHANGE

- 5.2.8 There will be no material impact upon the heritage asset or its associated garden by the Proposed Development, the boundary of the Proposed Development lying further to the south. However, in respect of the setting in which the house sits it is recognised that the Proposed Development will represent an increase in the built environment to the south of The Leys, the rooflines of the Proposed Development being visible from the house and garden (Updated design information 05/09/2022) thus reducing views of the wider landscape. However, given the present relatively limited intervisibility between the house and garden the sensitivity of the setting of The Leys to the Proposed Development is considered to be **Low**.

5.3 SYNTHESIS

- 5.3.1 Whilst remaining a relatively rural environment, the original setting of The Leys has been compromised by an increase in the surrounding built environment to the north, northwest, east and southwest. The current setting retains views of the wider agricultural landscape to the south however the value of this is primarily



aesthetic and not integral to the understanding of this heritage asset. In this respect it is considered that the overall contribution of setting to this heritage asset is **Low**.

5.4 SETTING LEVEL OF EFFECTS

GENERAL

5.4.1 This section of the report examines and identifies the Magnitude of the new impacts of the Proposed Development and the Level of Effects on the Heritage Asset. To achieve this, Steps 3-4 of Historic England guidance (HE 2017) are followed. This is followed by an assessment of the Level of Effects, before and after mitigation options have been taken into consideration.

LIKELY MAGNITUDE OF IMPACT AND LEVEL OF EFFECT ON SETTING

- 5.4.2 The Proposed Development of the Site will comprise the construction of 23 new dwellings with associated driveways and gardens, the development being accessed from the west off Kineton Road lying to the south of The Leys on ground sloping down from north to south.
- 5.4.3 In response to the previous desk-based assessment (Purcell 2021) the northern boundary of the Site has been pulled back further to the south from the original plans submitted thus separating the Site from the house and garden in order to maintain relatively open views to the wider landscape from the Heritage Asset (Fig H7). Updated design information indicates that the rooflines of the Proposed Development will be visible when viewed from The Leys, however the visual impact of these will be reduced due to the nature of the present garden boundary.
- 5.4.4 The Proposed Development utilises the natural topography of the Site which slopes down towards the south by siting single-storey bungalows along the northern edge of the Site, the nearest dwelling being set 500mm below present ground level thus reducing the visual impact of the Proposed Development upon the heritage asset.
- 5.4.5 The Proposed Development is intended to be permanent.
- 5.4.6 Although it is recognised that the Proposed Development will result in an increase in the built environment to the south of the heritage asset it would not materially harm the historic value of The Leys and it is considered that the Magnitude of adverse impact would be **Small**. Based on Table 4 this would lead to slight changes to elements of setting that are of **Low** sensitivity to change and thus represents an overall **Minor** Level of Adverse Effect.

5.5 MITIGATION PROPOSALS

5.5.1 Whilst it is acknowledged that the Proposed Development will be partially visible from The Leys such views are expected to comprise primarily of the roofline of the new dwellings the impact of which will be mitigated where possible through sympathetic design in keeping with the character of the heritage asset along with the implementation of 'strategic' screening in order to soften and reduce the visual impact of the development.

5.6 REASSESSMENT

5.6.1 With the implementation of mitigation measures to soften the impact of the Proposed Development it is considered there would be **Minor** residual Levels of effect.



6 CONCLUSIONS

BURIED HERITAGE ASSETS

- 6.1.1 In consideration of the available evidence, it is considered that there is a **High** potential for the presence of below ground archaeological remains of Iron-Age date to be present within the Site as confirmed by previous archaeological investigations within the Site.
- 6.1.2 In this respect mitigation would be satisfactorily dealt with by a suitably worded condition for the implementation of a programme of archaeological monitoring during groundworks for the Proposed Development.

THE LEYS AND THE SETTING OF THE HERITAGE ASSET

- 6.1.3 There will be no material impact upon either The Leys or the associated garden. In respect of the impact of the Proposed Development within the setting of this heritage asset the main attributes of the setting of The Leys have been identified and the magnitude of adverse impact was found to be **Small**.
- 6.1.4 Whilst it is recognised that there will be an increase in the level of built environment to the south of The Leys the impact of which may not be able to be fully mitigated, however through the implementation of good design the impact upon the heritage asset will be minimised.
- 6.1.5 Further the pulling back of the northern boundary of the Site away from the garden boundary of The Leys will provide for a 'buffer' zone between the heritage asset and the Proposed Development.
- 6.1.6 In this respect the assessment has found that the Proposed Development will cause **Minor - Less than Substantial Harm**. The level of harm lies at the lowest end of the category of less than substantial harm.

SYNOPSIS

- 6.1.7 Previous archaeological investigations within the Site have confirmed the presence of below ground archaeological remains of Iron-Age date for which it is considered that a suitably worded condition for the implementation of a programme of archaeological monitoring during groundworks for the Proposed Development would be an appropriate mitigation response.
- 6.1.8 The Proposed Development will not impact materially upon The Leys or its associated garden. In respect of the impact of the Proposed Development within the setting of The Leys the assessment has determined that this will result in Less than Substantial Harm to the heritage asset.
- 6.1.9 Whilst the visual impact of the Proposed Development may not be fully mitigated concerns that this will result in the separation of the heritage asset from the agricultural hinterland (Conservation Officer 25-07-2022) may in part be addressed by the proposed pulling back of the northern boundary of the Site in order to lessen the visual impact of the Proposed Development and retain views of the wider area over the proposed rooflines (Fig H7).
- 6.1.10 Further it is acknowledged that whilst the setting of The Leys provides for a visual aesthetic appreciation of The Leys the Proposed Development within its setting will have no impact on the understanding of this heritage asset.
- 6.1.11 This Desk-Based Heritage Impact Assessment has been carried out adhering to the relevant guidelines and standards as set out by the Chartered Institute for Archaeologists (CIfA 2020 & 2021) and addresses the requirements set out in the National Planning Policy Framework (MHCLG 2019; Section 16) and the Historic England document *Historic Environment, Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (HE 2017).



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- *Warwick District Local Plan (2011 – 2029)* [online] available at: https://www.warwickdc.gov.uk/downloads/file/4623/new_local_plan
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APPENDIX 1: GLOSSARY – GENERAL TERMS

For the avoidance of confusion, abbreviations that are commonly used within this form of report have the meanings detailed below:

Archaeological Potential	<p>Negligible Archaeological Potential means there is evidence that archaeological remains do not exist or survive within the site; Low Archaeological Potential means that it is unlikely that archaeological remains are present within the site; Moderate Archaeological Potential means that there is the potential for archaeological remains to be present within the site based on the extent and preservation of known archaeological data in the immediate area of the site; High Archaeological Potential refers to those instances where there is potential for well-preserved archaeological remains of good quality based on the archaeological data in the immediate area of the site.</p>
Context	<p>'The context of a Heritage Asset is a non-statutory term used to describe the relationship between it and other Heritage Assets, which are relevant to its significance, including cultural, intellectual, spatial or functional. They apply irrespective of distance, sometimes extending well beyond what might be considered an asset's Setting, and can include the relationship of one Heritage Asset to another of the same period or function, or with the same designer or architect.' (English Heritage 2015).</p>
Contextual inter-relationship	<p>Is a term used to describe the designed relationship between two or more Heritage Assets.</p>
Designed Settings	<p>In English Heritage Guidance (2015), Designed Settings are those Settings where there is deliberate intention to enhance the presence of the Heritage Asset or to incorporate other Heritage Assets. These designed Settings may be regarded as Heritage Assets in their own right.</p>
Designated Heritage Assets	<p>Designated Heritage Assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation.</p>
Domesday Survey	<p>A survey of property ownership in England, compiled in 1086 AD, on the instruction of William I for taxation purposes.</p>
Enclosure	<p>Enclosure was a movement in England and Wales that had legal definition that is the removal of communal rights or ownership over any piece of land. It was converted into 'severalty', with the owner had sole control over its use, and of access to it.</p>
Feature	<p>Any non-portable physical structure or element that was made or altered by humans including a wall, post hole, pit or floor.</p>
Grade I, II* and II Listed Buildings	<p>Grade I is a designation of buildings that are of exceptional interest Grade II* designations are for buildings that are of more than special interest Grade II Listed Buildings are of special interest, warranting every effort to preserve them.</p>
Importance	<p>The importance assigned to a Heritage Asset equates to the degree of policy protection taken into consideration when making a planning decision.</p>
In-situ	<p>Anything in its natural or original position or place, also referred to as 'primary context'.</p>
Level of effect	<p>The Level of effect is the measure of change caused to a Heritage Asset.</p>
Natural	<p>Undisturbed natural geology accumulated without the influence of human activity.</p>
Non-designated heritage asset	<p>Non-designated Heritage Assets are historic landscapes, important hedgerows, buildings of local historic interest, artwork and non-scheduled archaeological remains.</p>
NGR	<p>National Grid Reference from the Ordnance Survey Grid.</p>
AOD	<p>Above Ordnance Datum (aOD) – elevation in relation to mean sea level.</p>
Romano-British	<p>Refers primarily to the period of Roman occupation of Britain, dating between AD 43 and circa AD 410.</p>
Significance	<p>Significance is defined in Annex 2 of the NPPF as the heritage asset's interest and "<i>that interest may be archaeological, architectural, artistic or historic</i>".</p>
Trial trenching	<p>A number of evaluative methods like geophysical surveys, field walking and <i>trial trenching</i> are used to determine the possible presence and absence of buried heritage. This involves the excavation of a series of trenches within the area of investigation, to determine if archaeological remains are present.</p>
Views	<p>The following aspects of views will be appraised when relevant to the contribution made to the various elements of Setting of each designated Heritage Assets - views from the Site towards these designated Heritage Assets; views from the designated Heritage Assets towards the Site; and views between designated Heritage Assets where the Proposed Development would be present within those views.</p>



Appendix 2: Archaeological Periods

For the avoidance of confusion, the terms used in this report follow the definitions given below:

Prehistoric	The periods from the Ice Ages to Roman occupation of Britain in AD 43
Early prehistory	Prehistory is the period of human occupation in England prior to the introduction of writing. Early prehistory dates from the earliest occupation, Palaeolithic to the Mesolithic – up to 4001 BC
Palaeolithic	The earliest of the Prehistoric periods, meaning ‘Old Stone Age’, associated with periodic occupation in Britain due to the expansion and contraction of the glaciers during the Ice Ages – 800,000 years ago - 10,000 BC
Mesolithic	The second of the Prehistoric periods, meaning ‘Middle Stone Age’, associated with more permanent occupation in Britain – 10,000 BC – 4,000 BC
Neolithic	The third period of the Prehistoric, meaning ‘New Stone Age’. It is characterised by the practice of farming and the construction of large stone monumental structures and earthworks – 4,000 BC – 2,600 BC
Late Neolithic to Early Bronze Age	The continued use of stone implements and of ritual and burial monuments results in a considerable overlap - 3000 BC to 1501 BC
Bronze Age	The penultimate period of the Prehistoric periods. It is characterised by an increase in copper and bronze working – 2,200 BC - 801 BC
Early Bronze Age	2200 BC to 1501 BC characterised by the use of copper, and to a limited extent, bronze
Late Bronze Age	1000 BC to 801 BC characterised by the more frequent use of bronze and less frequent use of copper
Iron Age	The most recent of the Prehistoric. It is characterised by the development of iron technology and the construction of large-scale settlements such as hillforts – 800 BC – AD 43
Romano-British	This period begins in Britain with the Roman invasion in AD 43 and ends with the withdrawal of the legions around AD 410
Saxon	The period between <i>circa</i> AD 410 and the Norman Conquest (AD 1066), is a period associated with an influx of Jutes and Frisians and a multi-culturalism and self-sufficiency in settlement and innovation in farming practices.
Medieval	The period between the Norman Conquest (AD 1066), associated with Norman occupation including mottes and baileys and castles, the start of the historic period when writing became the norm, the growth of towns, the Black Death, climate change and rebellion up to a point in history <i>circa</i> AD 1550. Many consider the medieval period to extend to 1700.
Post-medieval	The period from <i>circa</i> AD 1823 AD to 1900 AD and includes the Industrial Revolution and evolving house styles. Many consider the post-medieval period to begin around 1700.
Modern	1901 AD to 2050 AD

**APPENDIX 3: HISTORIC ENVIRONMENT RECORD DATA:**

HER No.	Monuments	Record type
MWA683	Findspot - Post Medieval cannon ball, Gaydon. Post-medieval (1540-1750)	Findspot
MWA687	Site of Roman Villa 600m North of Ireland Farm, Gaydon. Romano-British (43-409)	Monument
MWA686	Undated earthwork field system, Gaydon. Unknown date	Monument
MWA685	Possible Round Barrows 300m N of Gaydon. Bronze Age (-2600 to -601)	Monument
MWA7609	Brickworks at Gaydon. Imperial (1751-1913)	Monument
MWA3900	Shrunken settlement earthworks around Gaydon. Medieval (1066-1539)	Monument
MWA7608	Kiln near Gaydon. Imperial (1751-1913)	Monument
MWA7610	Smithy at Gaydon. Imperial (1751-1913)	Monument
MWA8957	Ridge & Furrow, Gaydon Sewage Works, Gaydon. Medieval (1066-1539).	Monument
MWA8295	Pit at Ragleth Cottage, Church Road, Gaydon. Imperial (1751-1913)	Monument
MWA12584	Well at Oakbeams, Church Lane Gaydon. 17th/18th century.	Monument
MWA8690	Turnpike road from Southam to Kineton. Established in 1832.	Monument
MWA19150	Gaydon Farm, Kineton Road, Gaydon. Dating to the late C18/ early C19.	Monument
MWA19150	Gaydon Farm, Kineton Road, Gaydon. Dating to the late C18/ early C19.	Monument
MWA19150	Gaydon Farm, Kineton Road, Gaydon. Dating to the late C18/ early C19.	Monument
MWA19150	Gaydon Farm, Kineton Road, Gaydon. Dating to the late C18/ early C19.	Monument
MWA4774	Turnpike Road from Warmington to Birmingham via Warwick. Post-medieval (1725-1750)	Monument
MWA684	Church of St Giles, Gaydon. Medieval to Imperial (1066-1900)	Building
MWA9011	Gaydon Medieval Settlement. Medieval (1066-1539)	Monument
MWA8026	RAF Gaydon (WW2 Airfield). Modern (1942-1969)	Monument
MWA19369	An undated enclosure mapped from air photos.	Monument
MWA19449	Four possible post-medieval stack stands visible on air photos. Post-medieval (1540-1750)	Monument
MWA19449	Four possible post-medieval stack stands visible on air photos. Post-medieval (1540-1750)	Monument
MWA19460	Two medieval or post-medieval plough headlands visible on air photos. Unknown date	Monument
MWA19460	Two medieval or post-medieval plough headlands visible on air photos. Unknown date	Monument
MWA19449	Four possible post-medieval stack stands visible on air photos. Post-medieval (1540-1750)	Monument
MWA19449	Four possible post-medieval stack stands visible on air photos. Post-medieval (1540-1750)	Monument
MWA19596	Surviving ridge and furrow around Chadshunt village. Medieval to Imperial (1066-1913)	Monument
MWA19598	Surviving ridge and furrow east of Bloxham Farm. Medieval to Imperial (1066-1913)	Monument
MWA19599	Surviving ridge and furrow 160m east of Bloxham Farm. Medieval to Imperial (1066-1913)	Monument
MWA19600	Surviving ridge and furrow 320m south of Cottage Farm. Medieval to Imperial (1066-1913)	Monument
MWA19601	Surviving ridge and furrow on the SW edge of Gaydon village. Medieval to Imperial (1066-1913)	Monument
MWA19601	Surviving ridge and furrow on the SW edge of Gaydon village. Medieval to Imperial (1066-1913)	Monument
MWA19602	Surviving ridge and furrow on the north side of Gaydon Fields Farm. Medieval to Imperial (1066-1913)	Monument
MWA19602	Surviving ridge and furrow on the north side of Gaydon Fields Farm.	Monument



	Medieval to Imperial (1066-1913)	
MWA20444	Reported crash site of Defiant (AA295) which crashed about 700m NW of Gaydon roundabout on 17th October 1942.	Monument
MWA20481	Reported crash site of Wellington (DF735) at Gaydon Airfield, southwest of the Motor Museum (1944)	Monument
MWA20551	Helicopter Crash (G-BZOS) at Gaydon Heliport (2002)	Monument
MWA20557	Site of Windmill approximately 700m south-west of Gaydon. Medieval to Imperial (1066-1913)	Monument
MWA31068	Gaydon milepost on B4451. Unknown date	Monument
MWA31090	Gaydon B4100 Milestone. Unknown date	Monument
MWA31289	Post medieval pond or pit, The Paddocks, Gaydon. Post-medieval to Imperial (1540-1880)	Monument
MWA31290	Undated ditches, The Paddocks, Gaydon. Unknown date	Monument
MWA31905	Field barns, 500m South-west of Gaydon. Imperial to Modern (1881-1974)	Monument
MWA31906	Ridge and Furrow, south-west of Gaydon. Medieval to Post-medieval (1066-1750)	Monument
MWA32096	Medieval features at The Old House, Gaydon. Medieval (1066-1539)	Monument
DWA1460	Gaydon manor farmhouse Grade II listed building (date: 1673)	Listed Building
DWA1779	Church of St Giles Grade II listed building (date: 1852)	Listed Building
DWA2243	Gaydon inn Grade II listed building (Early C19)	Listed Building
DWA2725	Barn approximately 30 metres west of poplars farmhouse Grade II listed building (Late C17/C18)	Listed Building
DWA2726	Left gate pier approximately 5 metres south of Gaydon manor farmhouse Grade II listed building (Early/mid C18)	Listed Building
DWA2941	Stable at Gaydon manor farmhouse Grade II listed building (date: 1689)	Listed Building
DWA3131	Gaydon farmhouse Grade II listed building (date: 1674)	Listed Building
DWA3264	Right gatepier approximately 5 metres south of Gaydon manor farmhouse Grade II listed building (Early/mid C18)	Listed Building
DWA3674	The leys Grade II listed building (Late C17/early C18)	Listed Building
DWA3756	Poplars farmhouse Grade II listed building (Mid C17)	Listed Building
DWA3949	Old bakehouse cottage Grade II listed building (date: 1714)	Listed Building
DWA4632	The old house Grade II listed building (mid C17; dated 1665 on doorway)	Listed Building
HER No.	Event Record	Type
EWA7029	Archaeological Observation at Gaydon Sewage Works, Gaydon	Watching Brief
EWA7597	DM Kineton, Warwickshire, Archaeological Desk-Based Assessment	Archaeological Assessment
EWA9264	Archaeological recording at Oakbeams, Church Lane, Gaydon	Watching Brief
EWA9373	Evaluation at Briar Cottage, Church Road, Gaydon	Evaluation
EWA3374	Watching Brief at Village Stores, Church Street, Gaydon	Watching Brief
EWA3350	Watching Brief at Ragleth Cottage, Church Road, Gaydon	Watching Brief
EWA10200	Photographic Record of Gaydon Farm, Kineton Road, Gaydon	Photographic Record
EWA10466	The Paddock, Gaydon, Warwickshire	Archaeological Assessment
EWA10602	Watching Brief at Gaydon Farm Barns, Gaydon	Watching Brief
EWA10602	Watching Brief at Gaydon Farm Barns, Gaydon	Watching Brief
EWA10602	Watching Brief at Gaydon Farm Barns, Gaydon	Watching Brief
EWA10602	Watching Brief at Gaydon Farm Barns, Gaydon	Watching Brief
EWA10615	Geophysical Survey to the south of St Mark's Close, Gaydon	Geophysical Survey
EWA10615	Geophysical Survey to the south of St Mark's Close, Gaydon	Geophysical Survey
EWA10615	Geophysical Survey to the south of St Mark's Close, Gaydon	Geophysical Survey
EWA9337	Observation adjacent to The Villa, Church Road, Gaydon	Watching Brief
EWA11204	Evaluation at The Paddocks, Gaydon	Evaluation
EWA11204	Evaluation at The Paddocks, Gaydon	Evaluation
EWA11204	Evaluation at The Paddocks, Gaydon	Evaluation



EWAI1204	Evaluation at The Paddocks, Gaydon	Evaluation
EWAI1204	Evaluation at The Paddocks, Gaydon	Evaluation
EWAI1522	Evaluation at The Old House, Gaydon	Evaluation
EWAI1522	Evaluation at The Old House, Gaydon	Evaluation
EWAI1522	Evaluation at The Old House, Gaydon	Evaluation
EWAI1522	Evaluation at The Old House, Gaydon	Evaluation
EWAI1522	Evaluation at The Old House, Gaydon	Evaluation



APPENDIX 4: METHODOLOGY AND METHOD OF ASSESSMENT

Table 1 Ap 4: Criteria defining the importance attributed to designated heritage assets

Importance	Designated Heritage Assets
Very High	World Heritage Sites (including nominated sites) HAs of acknowledged international significance HAs that can contribute significantly to acknowledged international research objectives
High	Scheduled Monuments (including proposed sites) Grade I and Grade II* (Scotland: Category A) Listed Buildings Grade I Registered Parks and Gardens Conservation Areas containing very important buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade HAs that can contribute significantly to acknowledged national research objectives
Medium	Grade II (Scotland: Category B) Listed Buildings Grade II Registered Parks and Gardens Conservation Areas containing buildings that contribute significantly to its historic character Historic Townscape or built-up areas with important historic integrity in their buildings, or built Settings (e.g. including street furniture and other structures) HAs that contribute to regional research objectives Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations
Low	HAs of local significance or 'Locally Listed' buildings (Scotland Category C(S) Listed Buildings) Historic (unlisted) buildings of modest quality in their fabric or historical association HAs compromised by poor preservation and/or poor survival of contextual associations HAs of limited value, but with potential to contribute to local research objectives Historic Townscape or built-up areas of limited historic integrity in their buildings, or built Settings (e.g. including street furniture and other structures)
Negligible	HAs of very little or no surviving archaeological interest Buildings of no architectural or historical note; buildings of an intrusive character
Unknown	There are archaeological remains within the Site but their significance is undetermined Buildings with some hidden (i.e. inaccessible) potential for historic significance



Table 2: Ap 4: Value of contribution to setting elements of Heritage Assets (Example)

Value Level	View	Intentional Intervisibility	Associate Attributes	Rarity	Topography	Land Use	Degree of Change	Integrity	Functional Relationships
Very High						√			
High	√	√							
Medium			√		√				√
Low				√			√		
Very Low								√	

Each of the attributes of Setting, potentially affected by the Proposed Development, are assigned a value in terms of their overall contribution to the significance of the Heritage Assets. Within the context of an EIA the following details will be provided. For all other projects, an overall value will be assigned. Identifying the contribution of Setting depends on the Heritage Asset's physical surroundings and the visitors experience of the assets. Each contributing element to the Setting of the Heritage Asset is assigned values as set out in the example above.

Table 3: Ap 4: Criteria for the assessment of the Magnitude of Impact

Impact	Factors in the assessment of the Magnitude of Impact
Large	Comprehensive alterations to elements of Setting that are highly sensitive to change
Medium	Considerable alterations to elements of Setting that that are of medium sensitivity to change and that affect the character of the asset
Small	Slight alterations to elements of Setting that are of low sensitivity to change
Neutral	Slight alterations to elements of Setting that are that are of very low sensitive to change
No Change	Slight alterations to elements of Setting that are not sensitive to change



Table 4: Ap 4: Criteria for the assessment of the Level of Effect

Effect	Factors in the assessment of Level of Effect
Substantial	Comprehensive changes to elements of Setting that are highly sensitive to change
Major	Considerable changes to elements of Setting that that are of medium sensitivity to change and that affect the character of the asset
Moderate	Slight changes to wider elements of Setting that are of low sensitivity to change
Minor	Slight changes to limited elements of Setting that are of low sensitivity to change
Negligible	Slight changes to elements of Setting that are that are of very low sensitive to change
No Change	Slight changes to elements of Setting that are not sensitive to change

Table 5: Ap 4: Criteria adopted for determining Level of Harm

LoE	The Heritage Asset's Significance
Negligible (No harm)	Very slight loss or alteration of the asset, or change in its Setting, not materially affecting the significance of a heritage asset*
Minor (Less than substantial harm)	Alteration of the heritage asset not affecting important elements or change to its Setting, leading to a minor reduction in the significance of the heritage asset*
Moderate (Less than substantial harm)	Loss or alteration of one or more key elements of the heritage asset, or change in its Setting, leading to a substantive reduction in the significance of the heritage asset*
Major (Substantial harm)	Total loss or substantial alteration of the heritage asset, or change in its Setting, leading to the total loss or major reduction in the significance of the heritage asset*

*The Level of Effect will increase where alterations affect Heritage Assets of greater significance.



PLATE 1: GENERAL VIEW OF THE SITE, LOOKING SOUTH



PLATE 2: GENERAL VIEW OF THE SITE, LOOKING NORTHEAST





PLATE 3: THE LEYS, LOOKING SOUTHEAST



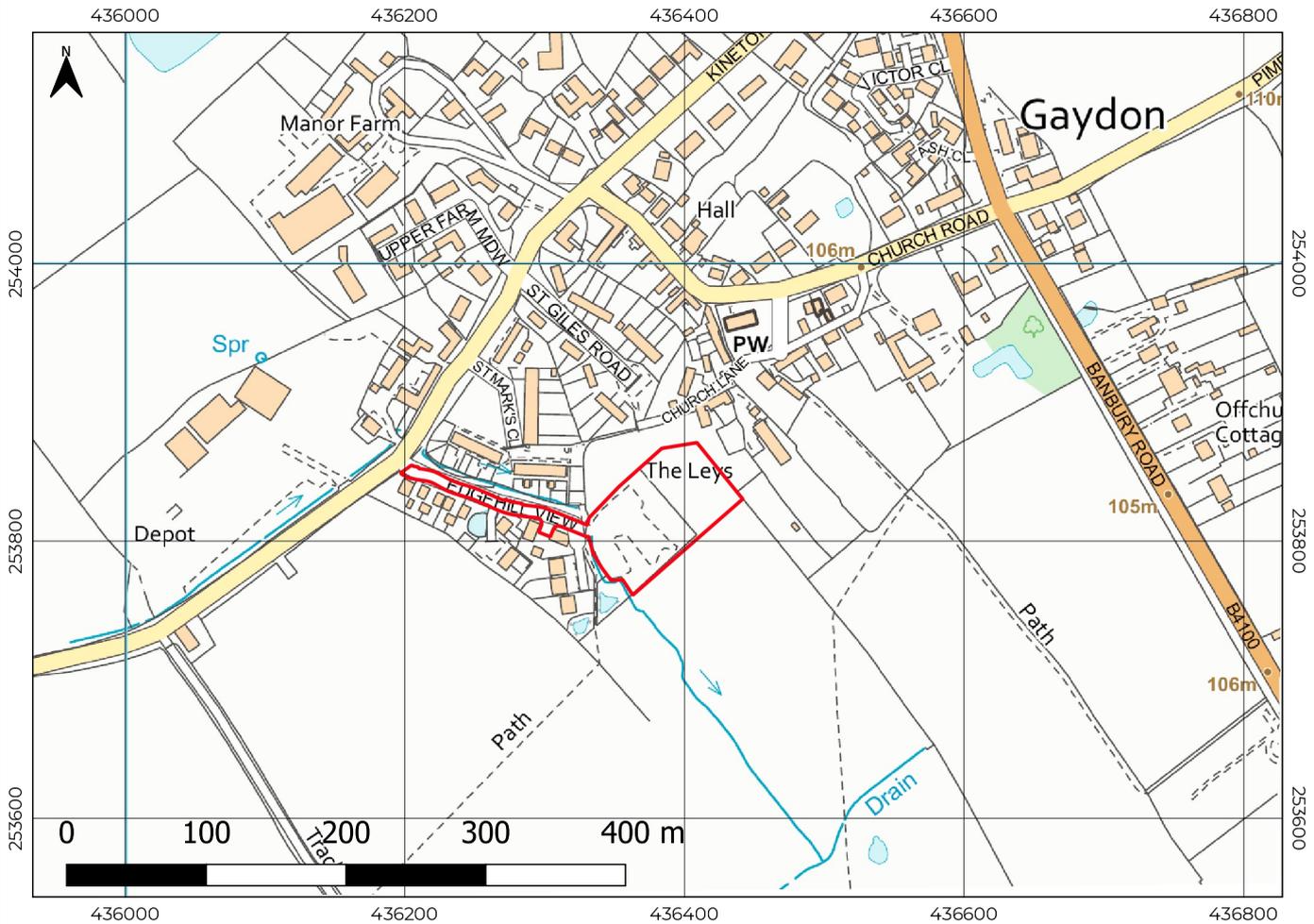
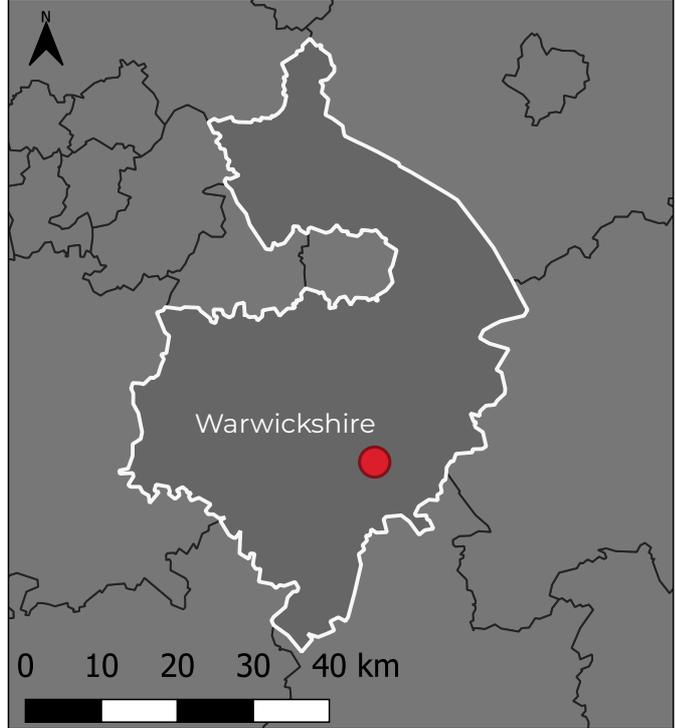
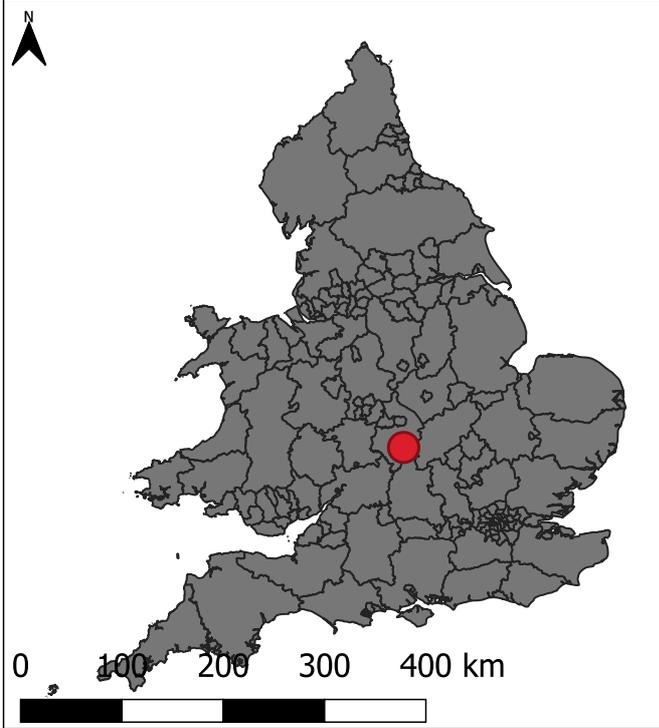
PLATE 4: ST. GILES CHURCH, LOOKING SOUTH





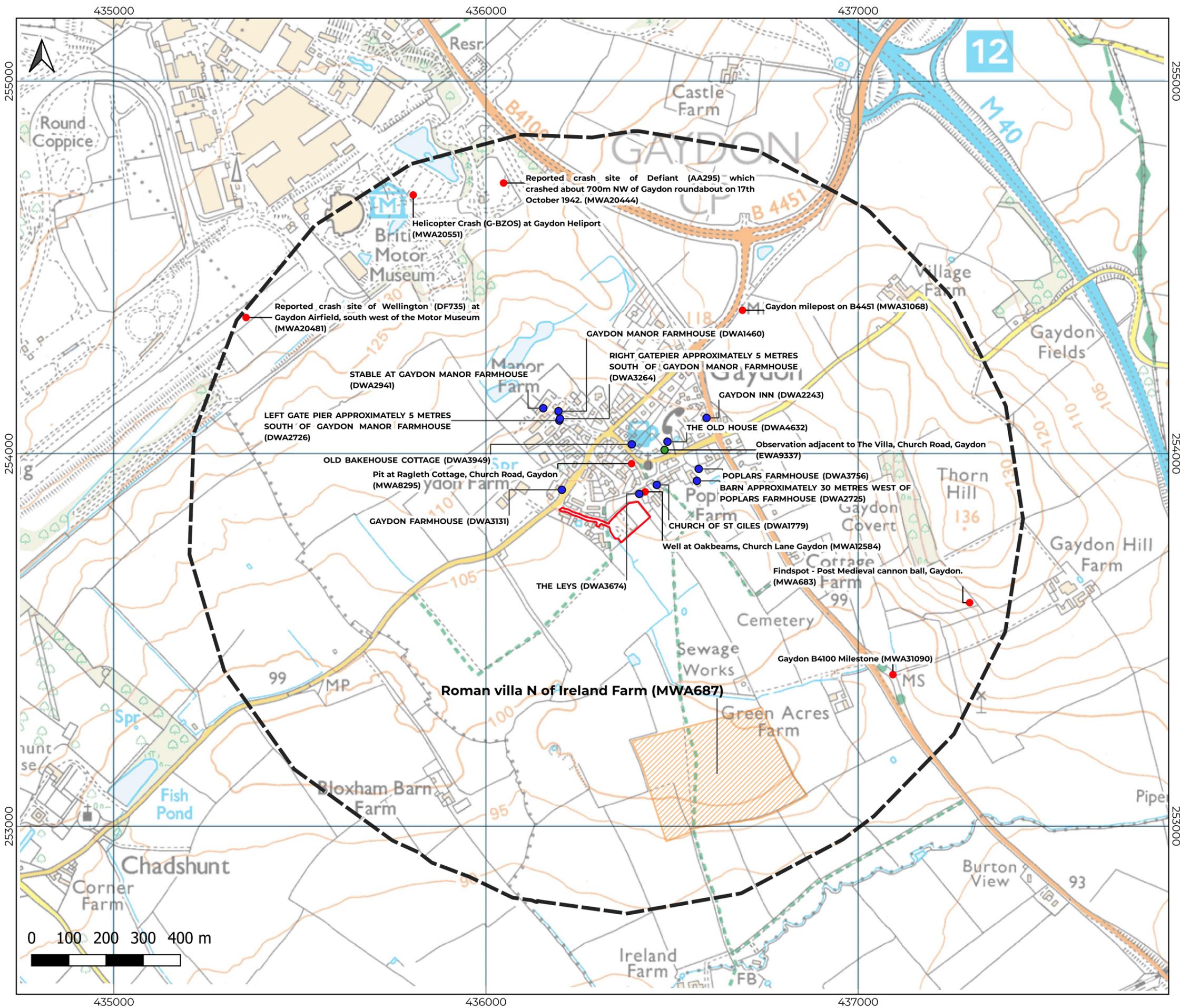
PLATE 5: SITE VIEW FROM THE LEYS





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Legend Site boundary	Consultant: Crestwood Environmental Ltd. Units 1 & 2 Nightingale Place Pendeford Business Park Wolverhampton West Midlands WV9 5HF +44 (0)1902 229 563 info@crestwoodenvironmental.co.uk www.crestwoodenvironmental.co.uk 	Site: Edgemoor View, Gaydon, Warwickshire				
	Client: Hayward Developments	Drawing title: Site Location				
		Drawn by: AF	Checked by: DL	Date: 25.11.2021	Scale: Varies	Paper size: A4
		Status: FINAL	Final revision: NA	File ref: EV-1996 Edgemere View.qgz	Drawing no. / Client Fig. 1	



- Legend:
- Site boundary
 - 1 km Study area
 - Listed Buildings
 - Events
 - Monuments
 - Scheduled monuments

Consultant:
 Crestwood Environmental Ltd.
 Units 1 & 2 Nightingale Place
 Pendeford Business Park
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info@crestwoodenvironmental.co.uk
www.crestwoodenvironmental.co.uk



Client:
Hayward Developments

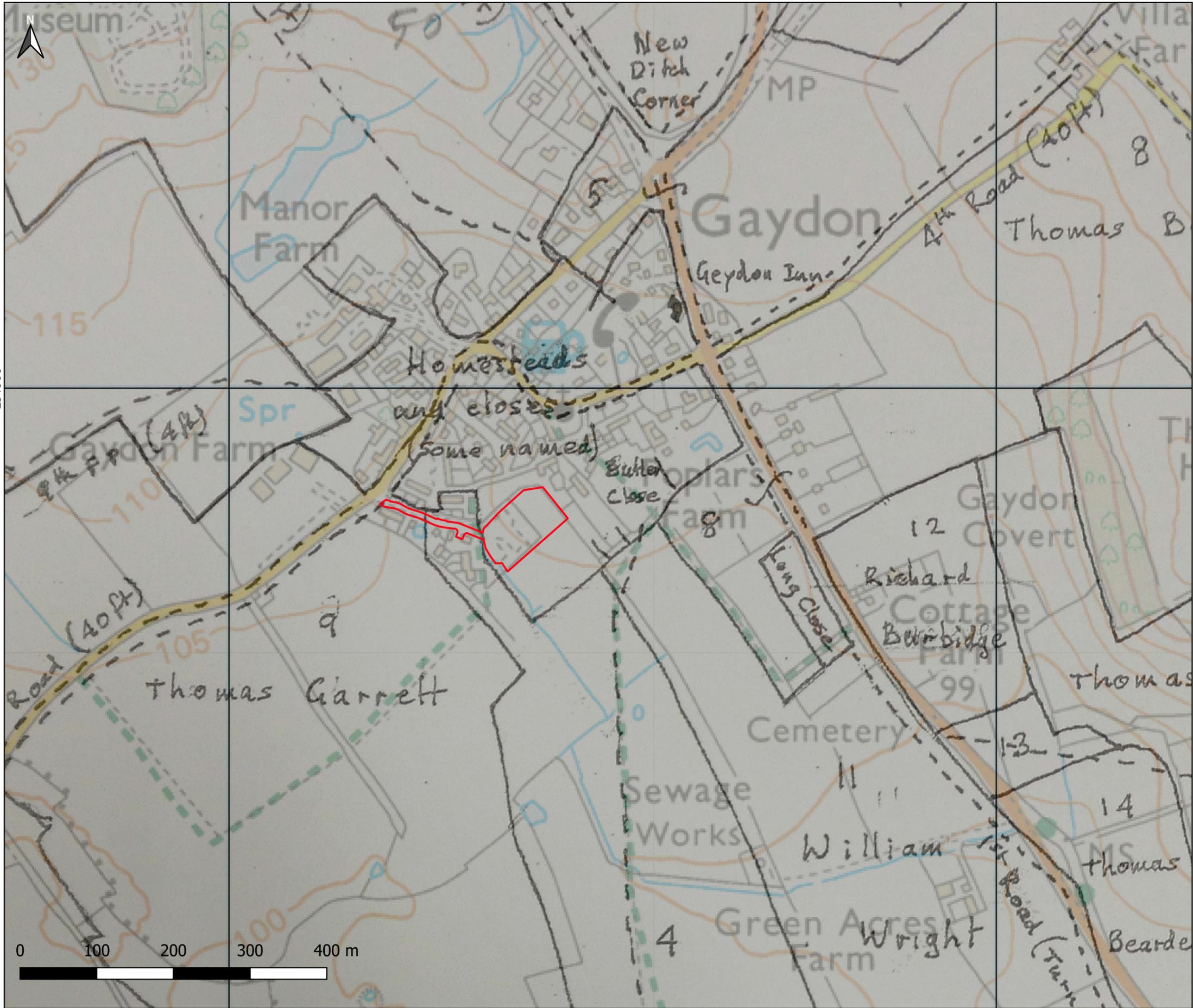
Site:
 Edgehill View, Gaydon, Warwickshire

Drawing title:
 HER Data 1km Study Area

Date: 2 / 12 / 2021	Scale: 1:10,000	Paper size: A3 (420x297mm)
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Drawn by: AF	Checked by: DL	Status: FINAL	Final revision: -
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Drawing Ref: EV-1996 Edgemere View.qgz	Drawing Figure H2
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Legend:
 Site boundary

Consultant:
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Client:
Hayward Developments

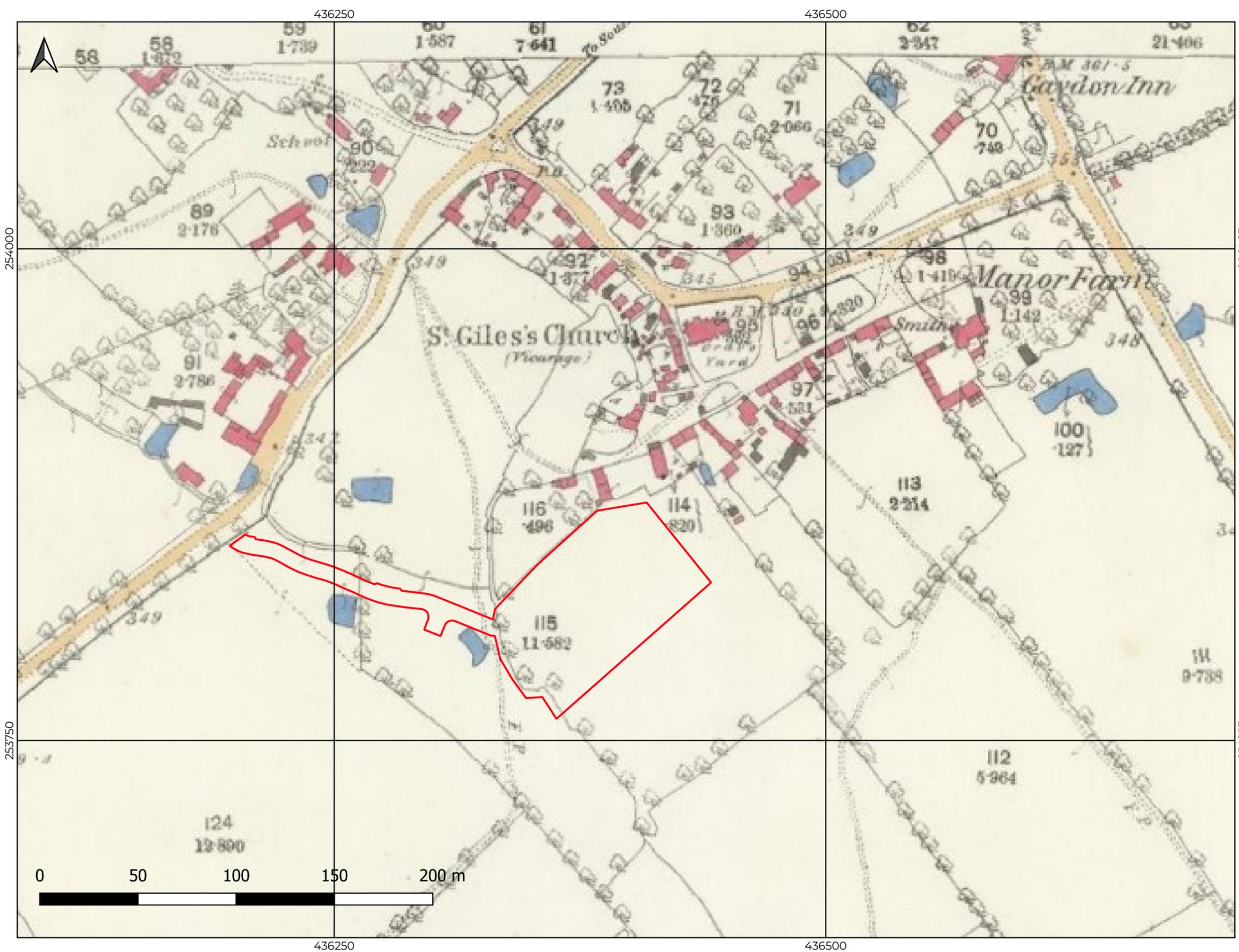
Site:
 Edgehill View, Gaydon, Warwickshire

Drawing title:
 1795 Inclosure Award (Reconstructed)

Date: 29/11/2021	Scale: 1:5,000	Paper size: A3 (420x297mm)
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Drawn by: AF	Checked by: DL	Status: FINAL	Final revision: -
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Drawing Ref: EV-1996 Edgemere View.qgz	Drawing: Figure H3
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Legend:
 Site boundary

Consultant:
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Client:
Hayward Developments

Site:
 Edgehill View, Gaydon, Warwickshire

Drawing title:
 1886 Edition Ordnance Survey Map

Date: 29 / 11 / 2021	Scale: 1:2,000	Paper size: A3 (420x297mm)
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Drawn by: AF	Checked by: DL	Status: FINAL	Final revision: -
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Drawing Ref: EV-1996 Edgemere View.qgz	Drawing Figure H4
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Legend:
 Site boundary

Consultant:
 Crestwood Environmental Ltd.
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 West Midlands
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Client:
Hayward Developments

Site:
 Edgehill View, Gaydon, Warwickshire

Drawing title:
 1905 Second Edition Ordnance Survey Map

Date: 29 / 11 / 2021	Scale: 1:2,000	Paper size: A3 (420x297mm)
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Drawn by: AF	Checked by: DL	Status: FINAL	Final revision: -
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Drawing Ref: EV-1996 Edgemere View.qgz	Drawing: Figure H5
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Legend:
 Site boundary

Consultant:
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 West Midlands
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Client:
Hayward Developments

Site:
 Edgehill View, Gaydon, Warwickshire

Drawing title:
 LiDAR Imagery 1 m resolution

Date: 2 / 12 / 2021	Scale: 1:2,000	Paper size: A3 (420x297mm)
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Drawn by: AF	Checked by: DL	Status: FINAL	Final revision: -
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Drawing Ref: EV-1996 Edgemere View.qgz	Drawing Figure H6
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- Planning application boundary
- Land within applicants ownership
- Indicative existing landscaping
- Existing landscaping removed
- Indicative new landscaping
- Plot number
- Parking space & reference (V-visitor)
- 1.8m high screen wall
- 1.8m high close board fence
- 1.2m high timber post and three rail fence
- Plot access point
- Refuse / recycling bin location
- 2.1x1.5m shed to provide secure cycle storage where no garage provided
- Electric Vehicle Charging Point (To be located in garage where provided to property)



- Planning application boundary
- Land within applicants ownership
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- Parking space & reference (V-visitor)
- 1.8m high screen wall
- 1.8m high close board fence
- 1.2m high timber post and three rail fence
- Plot access point
- Refuse / recycling bin location
- 2.1x1.5m shed to provide secure cycle storage where no garage provided
- Electric Vehicle Charging Point (To be located in garage where provided to property)
- Bin Collection Point
- 2.4 x 2.4m Pedestrian visibility splay



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All Dimensions to be checked on site and not scaled from this drawing.
 This drawing is not for construction
 This drawing is for planning only
 All services to be checked on site and not scaled from this drawing

Consultant:
Crestwood Environmental Ltd
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 Wolverhampton
 WV10 9RY
 Tel: 01902 229563
 info@crestwoodenvironmental.co.uk
 http://www.crestwoodenvironmental.co.uk/



Client:
CAD Square

Site: Edgemere View, Gaydon				
Drawing Title: Revised Development Plan				
Drawn By: IS	Checked By: DL	Date: 07 Feb 2023	Scale: NTS @ A3	Paper Size: A3 (297x420 mm)
Status: Final	Final Revision: -	CAD Ref: CE- EV1996 - ADW01 - FINAL	Drawing No. / Client Ref: Figure H7 - A & B	

