



HERITAGE ASSESSMENT

**LAND AT HOLT FARM
STUDLEY
WARWICKSHIRE**

**PREPARED FOR
WILLIAM DAVIS LTD**

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Project Reference: GHC/1110/01
 Document Prepared by: Paul Gajos MCIfA BA(Hons) MA
 Louise Ford ACIfA BSc(Hons) PhD

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Non-Technical Summary

GHC Archaeology & Heritage was commissioned by William Davis Ltd to produce a Heritage Statement to inform promotion of residential development on c.17.5ha of land at Holt Farm, Studley, Warwickshire (centred at SP 0770 6269).

This Heritage Statement addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available historical, topographic and land-use information in order to clarify the heritage significance of the study site.

The assessment has established that there are no designated heritage assets in the study site and that the proposed development will have no direct impact upon any designated heritage asset. There are four designated heritage assets which were considered to be potentially sensitive to development proposals due to changes within their wider setting these are: Studley Old Castle, Castle Road: Scheduled Monument (NHLE 1013161); The Old Castle, Castle Road: Grade II* listed building (NHLE1185815); The Church of St Mary, Castle Road: Grade II* listed building (NHLE1024491); and Studley Castle, Hardwick Lane: Grade II* listed building (NHLE 1355446).

The potential level of effect on the significance of these assets will be limited to a change in their setting. This study has found that the proposed development will present no harm to the significance of Studley Castle and that, with careful consideration of the layout and design of the development, it would be possible to develop the study site without causing any harm to the significance of Studley Old Castle or The Old Castle.

Development within the study site would result in the loss of some views of the tower of the Church of St Mary across the study site from Alcester Road. Such views are, however, only considered to make a very limited contribution to the significance of the church. It is considered that the creation of the country park within and to the west of the study site would allow for greater appreciation of the significance of the church by allowing public access to currently inaccessible locations that better reveal the significance of the church than those gained from Alcester Road.

1 INTRODUCTION

- 1.1 This Heritage Statement of land at Holt Fam, Studley (SP 0770 6269) has been prepared by GHC Archaeology & Heritage for William Davis Ltd. The assessment has been undertaken to inform promotion of residential development on the site (henceforth the study site).
- 1.2 This document provides an assessment of the heritage interest in the study site and assesses the potential impacts that the proposed development could have on designated heritage assets in the vicinity. This report does not address potential below ground archaeology.
- 1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised July 2021) and provides an assessment of the significance of heritage assets on the site and in its vicinity. As a result, the assessment enables relevant parties to identify and assess the impact of the proposed development.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:
- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
 - Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990
- 2.3 The AMAAA largely relates to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.
- 2.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.5 Section 66 of the 1990 Act states that '*...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

2.6 Section 72 then adds that *'...with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

2.7 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

National Planning Policy Framework

2.8 Section 16 of the NPPF (revised July 2021), entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.

2.9 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
- Conservation of England's heritage assets in a manner appropriate to their significance.

2.10 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.11 A Heritage Asset is defined in Annex 2 of the NPPF as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

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

2.13 Significance is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*

- 2.14 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas).
 - Protects the settings of such designations.

Planning Practice Guidance

- 2.15 The Planning Practice Guidance is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled '*Conserving and enhancing the historic environment*'. The guidance given in this section sets out the best practice to applying government policy in the NPPF.
- 2.16 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Local Planning Policy

- 2.17 The current local planning policy is provided by the Stratford-on-Avon District Council Core Strategy 2011 to 2031 (adopted July 2016). The document sets out the vision, objectives, spatial context and strategic policies that will guide development up to 2031. The strategic objectives and policies relevant to heritage and development are:

Strategic Objectives

(1) The rural character of the District will have been maintained and enhanced. The Green Belt and countryside of the District will have been protected from inappropriate development.

(2) The historic character of the District will have been maintained and enhanced. Sites of historic importance will have been protected from harmful development.

Policy CS.8: Historic Environment

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.

C. Appreciation, Design and Management

Proposals will be high quality, sensitively designed and integrated with the historic context. The design and layout of development proposals will be informed by an understanding of the significance of the historic asset and environment. Creative and innovative design and architecture that helps to secure the conservation of heritage assets and integrates new development into the historic environment will be encouraged where it is sympathetic to the character of the local area.

The positive management of heritage assets through partnership approaches and measures will be encouraged, including the use of Conservation Area Appraisals and Management Plans, Heritage Partnership Agreements and Neighbourhood Plans.

Where appropriate, opportunities should also be taken to assist people's understanding of the history of the asset by such measures as permitting public access and the provision of interpretation displays. This will be particularly important if the asset has relevance to the District's special contribution to the nation's literary and cultural history.

Professional Guidance

2.18 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.19 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some or all of the values.
- 2.20 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (2017) recognises that whilst setting is not a heritage asset, elements of a setting ‘*may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral*’ (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.21 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged ‘5-step process’ to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;
 - ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - iv) explore the way to maximise enhancement and avoid or minimise harm;
 - v) make and document the decision and monitor outcomes.
- 2.22 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).
- 2.23 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 METHODOLOGY

Information Sources

- 3.1 The following sources of information have been used to identify the designated heritage assets within the locality:
- relevant designation records from Historic England's National Heritage List for England;
 - information on Conservation Areas obtained from the Warwickshire Council website;
 - the holdings of the Warwickshire Archives and online repositories consulted for historic maps;
 - Warwickshire Historic Environment Record.
- 3.2 An earlier Historic Environment Desk-based Assessment was produced in 2019 (Lanpro 2019) for a larger study site that has subsequently been reduced. That assessment includes a gazetteer of all records held on the Warwickshire Historic Environment Record (HER).
- 3.3 A site visit was undertaken on 7th March 2022 to inspect the site and assess its relationship with heritage assets within the vicinity of the site (Plates 1-10).

Assessment Criteria

Setting

- 3.4 The NPPF defines the setting of a heritage asset as: *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.
- 3.5 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

Significance

- 3.6 Paragraph 194 of the NPPF (2021) states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 3.7 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 194, NPPF 2021) is therefore fundamental to understanding the scope for and acceptability of change.

- 3.8 Assessment of significance has been undertaken in accordance with the Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

Definition of Harm

- 3.9 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 201 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'

- 3.10 Paragraph 202 of the NPPF states that:

'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'

- 3.11 In determining the effects of the Proposed Scheme this Heritage Statement is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

- 3.12 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

- 3.13 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'

- 3.14 In assessing harm to non-designated heritage assets, the NPPF does not differentiate between substantial and less than substantial harm and is clear that no additional weight is added to the asset in determining the application.

4 SITE LOCATION AND DESCRIPTION

- 4.1 The study site comprises c.17.5ha to the east of Studley on land adjacent to Alcester Road at Holt Farm (centred at NGR SP 0770 6269; Figure 1). It is situated on relatively level ground at a height of approximately 75m above Ordnance Datum (aOD) to the west and sloping down to 60m aOD to the east.
- 4.2 The study site covers two enclosed fields (one pasture and one arable) and parts of three further fields (two pasture and one arable), with both arable fields in the eastern half of the study site. The study site is bound by Alcester Road to the west, a garage and pasture fields to the north, arable fields to the east and both arable and pasture to the south, just beyond which are located Holt Farm and a sewage works.
- 4.3 To the immediate west of Alcester Road lies dense residential development, some of late 19th century date but predominantly of mid to late 20th century date. To the east of the study site the land drops down to the valley bottom of the River Arrow before rising again on the eastern side of the valley.
- 4.4 The recorded bedrock geology within the study site comprises mudstone of the Mercia Mudstone Group overlain by superficial deposits sand and gravel of the New Inn Sand and Gravel Member (BGS 2022).

5 HISTORIC BUILT ENVIRONMENT APPRAISAL

Historical Development of the Application Site

- 5.1 The earliest evidence for human activity within the search area is the route of the Roman road that lies adjacent to the western boundary of the study site. Previously known as Rykniel Street, now Alcester Road, it runs north from the Fosse Way at Bourton-on-the Water and may have been an advanced section of the frontier line. It is likely to have developed piecemeal in the second half of the first century AD. The route can be traced through the county, though topography suggests that the road may have run to the west of the present alignment between the river at Bidford and Wixford.
- 5.2 Studley is recorded in the Domesday survey of 1086 demonstrating that it was an established settlement in at least the late Saxon period, and earlier Saxon settlement dating to the 7th century has been recorded on land cleared from the Forest of Arden to the east of the River Arrow (beyond 1km from the study site).
- 5.3 The focus of medieval occupation seems to have been around 750m to the north-east of the study site, centred on Studley Old Castle (NHLE1013161) built in the late 11th century by William Courbucion (cf Corbizum). Just south of this is the 12th century Church of St Mary (NHLE1024491). A large medieval deer park is recorded in association with the Old Castle extending north and east from the castle (well removed from the study site). Around the

Church and castle is recorded a deserted medieval settlement. It seems that this original settlement succumbed slowly to the more thriving development in Studley, to the north-west of the study site along the old Roman trade route of Ryknield Street.

- 5.4 Studley Priory, located c.800m north of the study site was founded by Peter de Studley (Corbizum) on the western bank of the River Arrow in about 1150. It housed the brotherhood of Augustinian friars until the Dissolution of the Monasteries by Henry VIII in 1538 when it was sold to Sir Edmund Knightly. All that remains of the priory today are fragments of a 14th century window into which is set a chimney bearing the date 1539 in the gable of the farmhouse which was built within the ruined hall (Studley Parish Council, 2016).
- 5.5 The Cistercian Priory of Cookhill (NHLE1007623) was located c.1.5km east of the study site, comprising a moat with the priory buildings inside still visible as earthworks. The priory is said to have been founded by Isabel, countess of Warwick, in 1260 who was likely rebuilding an earlier priory founded before 1198 in Spennall. By 1400 the priory had been moved to Cookhill in Worcestershire and the Spennall priory and its cemetery had been destroyed. By 1547, the priory had been replaced by a farmhouse and this is also referred to in the 17th century.
- 5.6 In addition to the recorded medieval features above, the HER also notes a large amount of well-preserved ridge and furrow within the 1km search area, demonstrating the extent of openfield cultivation during the period. Some patches of ridge and furrow survive within the study site, however, the majority of the remains within the study site would appear to be of post-medieval date due to their narrowness and lack of the aratral curve indicative of medieval ploughing. The best preserved and most extensive remains in the locality lie to the north-east of the study site and the north-west of Studley Old Castle, on either side of the River Arrow, where the earthworks not only display the typical medieval aratral curve but also include a range of other features such as former holloways, joints, headlands and gores.
- 5.7 The growth of Studley during the earlier part of the post-medieval period was based on the development of the needle industry which flourished in the area from the 17th century. The earliest reference is to a William Lea in 1695. From a cottage industry the trade grew rapidly. During the 19th century steam powered mills were built to produce needles, fishing hooks and fishing tackle which contributed much to the prosperity of the village during the 19th and 20th centuries (Studley Parish Council, 2017).
- 5.8 During the Post-Medieval and Modern periods, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources.
- 5.9 The earliest mapping to show the study site is the Studley Tithe map of 1845 (Figure 3) in which the site comprises several fields, all of which were used for pasture, owned by Sir Francis Lyttelton Holyoak Goodrick and occupied by Joseph Chattaway. Apart from some slight changes to field boundaries over time, and the change of use of the northern part of the study site to parkland (which extended further to the north and east) at the end of the

19th century, little change is shown to the study site on subsequent historic mapping (Figures 4 -6). Beyond the study site itself, particularly to the west of Alcester Road, the maps show the rapid growth of the town in the 20th century.

Identification of Designated Heritage Assets

- 5.10 In accordance with Step 1 of the 5-step process that is recommended by Historic England's GPA3 *The Setting of Heritage Assets*, this section identifies the heritage assets and their settings that may potentially be affected by the proposed development.
- 5.11 There are no designated heritage assets within the study site. Within the 1km search area there are 29 designated assets (one scheduled monuments, five Grade II* listed buildings and 23 Grade II listed buildings). Additionally, the Grade II* Studley Castle, which is located c. 1.25km to the north-east of the study site has been included due to its high-grade designation and prominent position in the landscape.
- 5.12 The site visit undertaken as part of this study has confirmed that the majority of these designated heritage assets are screened from the study site by intervening topography, vegetation and buildings. These heritage assets are not considered to be sensitive to future development on the study site and, therefore, following step i) of the Historic England setting guidance (2017; see Section 2.25 above), have been scoped out of further assessment.
- 5.13 Four designated heritage assets have been identified that are either in close proximity to the study site, are high grade designations or have some level of visual/historic connectivity with the study site, and will be assessed in more detail below. Those assets comprise:
- Studley Old Castle, Castle Road: Scheduled Monument (NHLE 1013161)
 - The Old Castle, Castle Road: Grade II* listed building (NHLE1185815)
 - The Church of St Mary, Castle Road: Grade II* listed building (NHLE1024491)
 - Studley Castle, Hardwick Lane: Grade II* listed building (NHLE 1355446)

Assessment of Designated Heritage Assets

- 5.14 In accordance with Step 2 of the 5 - step process that is recommended by Historic England's GPA3 *The Setting of Heritage Assets*, this section provides an assessment of the significance of the identified heritage assets. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 195, NPPF 2021) is therefore fundamental to understanding the scope for and acceptability of change. Given the nature of the proposed development and the fact that there will be no direct impact upon any of these assets this assessment focuses on the degree to which their settings and views make a contribution to their significance.

Studley Old Castle Scheduled Monument (NHLE 1013161)***Description***

- 5.15 This asset was first listed on the 17th July 1995 and is located c.650m to the north-east of the study site's north-westernmost boundary. The asset is a roughly circular medieval motte castle, bounded by Castle Road to its west, open rectilinear arable fields to its north and east, and the Church of St Mary and its grounds to the south. The list entry describes this asset as follows:

The monument is situated 10m north of St Mary's Church in Studley and includes the earthwork and buried remains of a motte castle. The ditch surrounding the motte has a V-shaped profile and measures 13m wide and approximately 0.7m deep. The northern, eastern and south eastern sections of the ditch have been infilled but will survive as buried features and are included in the scheduling. In the northern part of the site, the ground falls away beyond the infilled ditch. The flat-topped mound has been artificially raised to a height of 4m above the surrounding ground surface. It is roughly circular in plan and has a diameter of approximately 77m across its summit with a slight extension to the mound on its north eastern side. The northern part of the motte is partly occupied by a timber-framed house which dates from the 16th century with later alterations, and several modern garages. The house is Listed Grade II and is not included in the scheduling. The mound has a relatively level surface, perhaps due to landscaping in the 18th or 19th centuries. An excavation at the site in 1967 recovered fragments of mid-12th to mid-13th century pottery. The motte castle is thought to have been built between c.1135-40 and its construction has been attributed to William Corbucion or one of his descendants. Documentary sources indicate that fragments of standing medieval masonry still stood at the site during the mid-17th century. The timber-framed house, the water tank and the modern garages which all occupy the north eastern part of the site are excluded from the scheduling; the surface of all paths and driveways, the electricity poles and their support cables, the walling on the motte and all fence posts are also excluded from the scheduling; the ground beneath all these features, however, is included in the scheduling.*

Setting

- 5.16 Upstanding remains related to this asset are limited to the flat-topped mounds which was artificially raised to a height of 4m above the surrounding ground surface. This now largely forms the grounds of the Old Castle, an early 16th and 17th century house and its garden. The setting of this asset has changed significantly since it was first constructed, but it is largely derived from its topographical position, which is based on slightly elevated ground above and to the north and east of the River Arrow. The ground drops away from the asset to the north, west, east and south before rising with increasing distance from the valley of the River Arrow to the north-east and south-west. In addition to its topographical position, the key aspects of setting that contribute to the asset today are derived from its physical, aesthetic and historical association with the later house and its garden, associated boundary planting

(notably along Castle Road), Castle Road and the grounds and church of St Mary to its immediate south. Planting to the boundary of the assets, notably along its southern side with Castle Road, is well treed with views into and out of the monument largely contained by planting. To the east, views away from and towards the monument are more open and provide more expansive views to the landscape beyond (it is also to the east of the monument where the former medieval deer park is believed to have been located).

- 5.17 The contribution of setting to the understanding and appreciation of this asset is therefore derived from two key aspects. In the first instance, this asset's core setting is derived from the internal spatial relationships formed between the Old Castle, its garden grounds and peripheral planting. These combine to create a sense of general enclosure and intimacy with mature planting to the western and southern boundary of the monument enclosing it, filtering and reducing intervisibility beyond. To the east the upstanding building range of the Old Castle, located on the site's north-eastern side, contain internal views to the north and east. The second key aspect of setting is derived from the asset's interrelationship with its topographical position relative to the River Arrow, adjacent fields and Castle Road, and most notably the Church of St Mary and its church yard. These provide some illustrative historical value providing an understanding of its historical position and evolving relationship with the church, community and landscape situation. The immediate and wider setting has, however, evolved over time. This includes the nature of garden planting and boundary treatments, and most notably with the nature and level of development to the west at Studley. The nature of land cover and use over time will also have changed, for example the degree of woodland cover to open agricultural land, as well as the approach to the management and exploitation of the surrounding landscape context.

Significance

- 5.18 The principal heritage significance of this asset is largely derived from its historic and archaeological interest as the partial earthwork remains of a Norman Motte castle. Of particular note is its physical and symbolic function as a monument that represents one of the most significant historical developments in English history, the use of military and political power, and the development of settlement, land ownership and community.

Contribution of the Study Site to Significance

- 5.19 The contribution of setting to this asset's significance is principally derived from its immediate interrelationship with The Old Castle and its grounds, the adjacent church and churchyard of St Mary, Castle Road and immediate fields to its west, north and east. The monument is not discernible in views from the study site due to distance and planting around the western side of the monument. Studley Old Castle is in private ownership and so it has not been possible to assess views from within the monument itself out towards the study site. However, it is plain that any such views would be little more than glimpses between existing tree cover. It was possible to obtain views from the gated entrance to the castle where parts of the study site are visible between the river valley bottom and the

housing along Alcester Road, however, due to the topography the study site only forms a thin part of the open landscape which appears more expansive on the lower slopes of the valley, where the well reserved ridge and furrow earthworks can also be seen.

- 5.20 Given that it is not possible to appreciate or experience the special interest in Studley Old Castle from the study site and that any visibility of the study site from the monument would be heavily filtered (if not screened) and would comprise little more than a distant views of a small part of the wider landscape the study site, in its current form, is considered to be a largely neutral element within the setting of Studley Old Castle.

The Old Castle, Castle Road Grade II* Listed Building (NHLE 1185815)

Description

- 5.21 This asset was first listed on the 1st February 1967 and is located c.675m to the north-east of the study site's north-westernmost boundary. The list entry description is as follows:

House, now house and flats. Early C16 and C17 with C19 alterations and additions. Timber framed; close studding and ornamental panelling with brick infill, partly underbuilt in brick. Refacing and additions of C19 brick. Tile roof; brick stacks. Complex L-plan with wing to rear. 2 storeys; 6-window range. 3 equal shallow cross wings, with ground floor built out between. Some exposed framing to first floor of left section and first gable. Central cross wing has diagonal buttresses. Entrance on left has 6-panelled door with rendered hood mould. C19 casements, some with rendered hood moulds Central wing has large full-width casement on ground floor. Window on right under brick segmental arch. First floor has gabled half dormers between cross wings. C16 ridge stack on left has 4 square shafts with V-pilasters. C19 ridge stack on right. Left return side has jettied first floor and 3 equal gables. Close studding, with some ornamental panelling to first floor gables. Ground floor has small amount of painted sham framing. Central C19 casement. First floor has partially blocked old window with C20 casement inserted on left, old 3-light lead-latticed casement in centre, and blocked old 4-light window on right. Right Return side has 2 large gables gables with ornamental brickwork. C19 casements. Altered doorways. Two C19 stacks of 6 square shafts. To rear; Wing on left, largely of C19 brick, but with some fragment of exposed framing. Irregular late C20 fenestration. Within it a formerly external stack of brick with lias quoins and two C16/early C17 square rick shafts with V-pilasters. Main range, mostly, underbuilt, has 4 gables. On left jettied section with brackets, Jowled posts and gable jettied on brackets. 6-paneiled door and adjacent casement. Narrow section with minor gable. Wide range with fowled posts and large gable with heavy tie beam, herringbone framing and blocked attic window. End section has minor central gable. C20 plank door. Irregular fenestration. Interior partially inspected: Exposed framing. Moulded beams and joists. Late C18/C19 Gothick staircase with traceried balustrade and scroll string, VCH records some late C16 panelling with contemporary frieze and scroll ornament, and staircase with flat balusters. Forms part of a group with Church of St. Mary (q.v.). Built on the partially-moated site of the medieval Studley Castle. (V.C.H.: Warwickshire, Vol. III, p.178; Buildings of England: Warwickshire, p.423).

Setting

- 5.22 The setting of this asset is largely established by its location within the earlier site of the Norman motte castle, and its location within the motte's north-eastern side, where it sits above the adjacent fields to the north and east. This provides an elevated position over the wider landscape that provides expansive views to and from the building from the north and east. To its immediate west its south-western elevation faces over a garden, which is largely bounded by mature planting along its western boundary with Castle Road, its northern boundary with adjacent fields, and its southern boundary which has an interrelationship with the adjacent Church of St Mary. As a result, it has a relatively discrete, inward looking setting to its immediate west, now largely defined by its visual and historical relationship to its garden plot; while its eastern side is more closely associated with the adjacent fields which provide more expansive views. The historical and physical interrelationship between the house and the church and churchyard are of particular note, and aesthetically and emotionally create a sense of seclusion, with overlapping mutually supporting but distinct identities. The wider rural landscape provides spatial and historical context, most notably in views and vistas to and from the asset on its northern and eastern side. To its western and southern side, the wider landscape context is more divorced from the house's current setting and contributes less to its core understanding and appreciation.

Significance

- 5.23 The principal heritage significance of this asset is largely derived from its architectural, historic, and aesthetic interest as an early 16th and 17th century house. Of particular note are the surviving sections of the early 16th century building, but its 17th and 19th century additions also add notably to its overall evolutionary and architectural story. The building's historical importance and its physical and symbolic relationship with the earlier Norman motte site, and its association with the Church of St Mary also add to its significance.

Contribution of the Study Site to Significance

- 5.24 The contribution of setting to this asset's significance is principally derived from its immediate interrelationship with The Old Castle Motte, its associated gardens, the adjacent church and churchyard of St Mary, Castle Road and fields immediately to its west, north and east. The wider rural landscape adds to a general contextual understanding of its rural situation. However, as with the scheduled monument within which The Old Castle is sited, there is no visibility of the building from the study site and any views from the building towards the study site would be heavily filtered and at some considerable distance. The study site, in its current form, is, therefore, considered to be a largely neutral element within the setting of Studley Old Castle.

- 5.25 **The Church of St Mary, Castle Road Grade II* Listed Building (NLHE 1024491)**

Description

- 5.26 This asset was first listed on the 1st February 1967 and is located c.600m to the north-east of the study site's north-westernmost boundary. The list entry description is as follows:

Church. C12 nave; early C14 south aisle and arcade; C15 chancel and tower; upper part of tower later C15. Restored 1888 and 1935. Nave has early C12 herringbone and coursed limestone; south aisle and lower part of tower of regular coursed lias: upper part of tower of regular coursed brown limestone; chancel of red sandstone ashlar. Tile roofs with stone coped gables. Chancel, nave, south aisle, west tower. 3-bay nave, 2-bay chancel. Chancel has moulded and chamfered double plinth. Diagonal and single north and south buttresses. South doorway with 4-centred arch. 3-light Perpendicular east window. Similar north and south windows: Decorated eastern windows of 2 trefoiled ogee lights and quatrefoil and western trefoiled 4-centred lights. Nave has heavy buttresses. Blocked C12 north doorway has nook-shafts with moulded capitals, scrolled to left, scalloped to right. Chevron round arch and hood-mould with diapered stars. 4 windows. 3 Decorated windows and small C12 round-headed window in one piece, set high up. First and third windows early C14, of 3 lights with cusped Intersecting tracery; first has trefoiled ogee lights and trefoils; third plainer, with cinquefoiled lights. Later C14 western window of 2 trefoiled lights with pierced spandrels. South aisle has chamfered plinth and angle buttresses. Early English doorways has shafts with stiff-leaf capitals, yellow limestone arch of 2 chamfered orders, and hood mould. Decorated windows. Early C14 3-light east window with Reticulated tracery and sunk chamfered jambs and arch, and hood-mould. South windows similar to north. 2-light west window of paired lancets and pierced spandrel. Perpendicular west tower of 2 stages. Moulded plinth and string course. Full-height diagonal buttresses with 5 offsets. East buttresses abutting nave. C16 moulded 4-centred west doorway. Studded double leaf doors have applied blind tracery,. 3-light Perpendicular moulded west window. Upper stage has single trefoiled square-headed light to west, north and south. 2-light bell openings. Moulded crenellated parapet with string course and crocketed pinnacles. Interior: Plastered walls. Chancel has early C14 piscina with pierced trefoiled round arch. C19 panelled barrel vault. Early C14 chancel arch of 2 chamfered bases and moulded capitals. To nave C13 carved stone square panel, reset above north capital in 1888. Carved with the Lamb and Cross in circular panel with leaves in spandrels. On south side remains of late C13 niche with quarter shafts and straight head. Nave has 6 steps to former rood loft, below north-eastern window. Romanesque north window has C13 painted tendrils. Early C14 three-bay arcade has octagonal pillars and responds with moulded capitals and bases. Tower arch of 2 chamfered orders. C19 boarded barrel vault with three early C16 moulded tie beams. South aisle has C15 piscina with trefoiled 4-centred heads and octafoiled round basin. Arched barrel vault with early C16 moulded ribs, carved floral bosses and carved and moulded wall plates and corbels. Fittings: Early C17 oak 5-sided pulpit with arcaded panels and fluted pilasters, on carved stone base of 1909. Chancel has late C17 altar rails with heavy column-on-vase balusters. 2 elaborate wrought iron brackets. Disused early C13 alabaster font at east end of south aisle has baluster with acanthus band and quadroned bowl. Wooden lid has tall finial of column and ball and 3 scrolls. Late C19 Early

English style carved stone font at west end of south aisle has cylindrical bowl and 3 shafts. Stained glass: South east window 1873. Monuments: Very fine C13 coffin lid in chancel has elaborate foliated cross and foliage carving, and Latin inscription commemorating a Prior. Wall monuments: Chancel north Charles Knottesford, died 1697. Sir George Petre, died 1759, by Peter Scheemakers; draped cloth with inscription and small still-life. Humphrey Lyttleton, died 1788. South wall: Mid C17 monument with columns and pediment. No inscription. Nave north-east: Hercey Chambers, died 1712. West wall; Court Dewes, died 1747; Latin inscription. Plaque below with details of Dewes charity. William Fetherston died 1670; inscribed brass with details of bread charity. church forms a group with Old Castle (q.v.) and a number of monuments (q.v.). (V.C.H.: Warwickshire, Vol.III, p.184-186; Buildings of England: Warwickshire, pp.422-423).

Setting

- 5.27 The setting of this asset is largely established by its topographical position set above the River Arrow to the south and west, and more immediately its surrounding churchyard. The strong perimeter planting and scattered tree planting within the churchyard creates a sense of seclusion and intimacy, with views beyond limited to breaks in perimeter planting and its western entrance. As a result, more distant views are filtered or contained, apart from those towards the upper stage of its tower which can be viewed rising above the level of the surrounding tree canopy from the adjacent landscape and more distant views from the west, east and north. Of particular note to the understanding and appreciation of this asset is its interrelationship with the monuments and gravestones located within its churchyard. One of the key views that captures the architectural, historic and aesthetic interest of this asset is derived from the approach to the church from the footpath to its south-east. This emerges from between the perimeter planting into the churchyard and encompasses the southern elevation, main entrance and tower as well as moments and views beyond to the north and west. The historical and visual interrelationship with the Old Castle to the north is also of notable interest in establishing the historical and current setting of this asset. The wider rural landscape beyond, in particular the fields immediately adjacent to the River Arrow, and the associated ridge and furrow, also add to a more general contextual understanding of the church and its historical relationship to the wider landscape, settlement activity and land use. The wider landscape has experienced notable change over the course of this asset's history, including development to the west in and around Studley, changes to land use and land management and, more recently, hotel development to the north.

Significance

- 5.28 The principal heritage significance of this asset is largely derived from its architectural, historic, aesthetic and archaeological interest as a medieval parish church, its interrelationship with its churchyard, the associated structures and monuments; its interrelationship with The Old Castle, and for its physical and symbolic function as a place of worship and community.

Contribution of the Study Site to Significance

- 5.29 The contribution of setting to this asset's significance is principally derived from its immediate churchyard setting, the associated monuments and planting within the churchyard and the surrounding boundary hedging. The church's topographical location above the River Arrow and towards the end of Castle Road also contributes to its significance as does its interrelationship to the adjacent site of Old Castle. The surrounding landscape adds to a general appreciation of the asset's rural antecedents, and sense of separation.
- 5.30 The church is visible in views across the study site from Alcester Road but is largely screened by the planting around the church and intervening trees from the southern part of the study site and even when slightly more open views are available further to the north along Alcester Road the church is not immediately apparent as the eye is drawn towards the large modern hotel complex that has been constructed at Studley Castle, to the north-east of the church and which dominates the vista. In terms of views to the church from the south-west (the direction of the study site) it is those that are available from the public footpath which approaches the church from Alcester Road which are considered to make the greatest contribution to significance with that contribution increasing with proximity to the church, especially when amongst the well-preserved ridge and furrow earthworks beyond the study site boundary which add a sense of time depth to the vista.
- 5.31 In terms of views towards the study site from the church, as with views from Old Studley Castle and The Old Castle, these are impeded by planting along the western edge of the church yard, although this planting is less dense than that around The Old Castle to the north, and oblique views are available from the gates to the churchyard. Again, as with views from the neighbouring castle, the study site merely forms a part of the wider backdrop to the landscape with the lower valley slopes, including the river and well-reserved earthworks being the focal point. With the upper slopes of the valley, upon which the study site it positioned, the eye tends to be drawn to the traffic moving along Alcester Road, which at the time of the site visit was constant, which is a distracting and negative element. Furthermore, the housing along the western side of Alcester Road is highly visible along the top of the ridge and forms a very abrupt and stark edge to visible development.
- 5.32 The study site, in its current form, is, therefore, considered to be a largely neutral element with some slight positive elements (principally relating to visibility of the tower) within the setting of the Church of St Mary.

Studley Castle, Hardwick Lane Grade II* Listed Building (NHLE 1355446)***Description***

- 5.33 This asset was first listed on the 11th December 1969 and is located c.1km to the north-east of the study site. The list entry description is as follows:
- 5.34 *Shown on O.S. map as Marketing Centre (Motor Industry). Country house, now offices. 1834, with early C20 wing. Designed by Samuel Beazley for Sir Francis Goodricke, baronet.*

Limestone ashlar with moulded stone string courses and cornices. Slate roofs behind parapets; ashlar stacks. Complex U-plan with central keep tower. Neo-Norman and Gothic Revival style, with 4-centred arches and Gothick sashes and casements. Largely symmetrical, 3-storey wings, 2-storey central range, 4-storey keep; 11-window range. Central range has slightly projecting 3-bay gabled centre with deeply recessed Tudor blank arch, diagonal buttresses and tourelles. Arched porte-cochere with hood mould and octagonal clasping buttresses continued up as finials. Mounting block in paving beneath. Entrance has wide glazed arch with arched hall-glazed double-leaf doors and panels. Intrados with plaster ogee niches. Lancets on each floor. 2-centre arched central window with Y-tracery. Remainder of central range has buttresses, square on ground floor, polygonal on first floor., Moulded cornice and parapet. Arched windows with hood moulds, most with Gothick sashes. First bay has half-glazed double-leaf doors. Octagonal Neo-Norman keep above and behind central range. 4 large 3-storey round angle projections. Corbel table. Lantern top has round-arched windows of 2 arched lights with hood moulds and head stops, and shafts with scalloped capitals. Machicolated top. Far-projecting wings have 4-storied octagonal corner turrets; left wing has shaped gable. Turrets have angle buttresses to ground floor. Lancets to alternate bays. String courses. Top stage with blind cross openings and machicolated tops. 2-storey, 2-light stone mullioned and transomed canted oriel, corbelled out. Right wing has double-leaf arched door with overlight and square headed windows, blind on left, flanking oriel. Inner sides of wings are 4-window range. Straight-headed windows on upper floors. Left return side of 3 bays with corner turrets. Projecting gable centre has polygonal buttresses. Arched Gothick windows. Central window in inched recess. Canted oriel on first floor. Gable has blocked 2-centred windows with Y-tracery. Some C20 windows inserted. Rear of wing has gable and turrets. Two arched lights and canted oriel. Garden front has central 2-storey gabled wing projecting forward from keep. Wide canted bay window. 3-light window above, Canted re-entrant angles have lancets. To left and right canted bays with blind arcaded parapets. Left range also has 2-light window, Ground floor windows have stone tracery. First floor has 3 two-light windows to left and right, and polygonal angle buttresses. Gabled right return side has round floor canted bay. 2-light window above. Service wing, set back on left, has early C20 additions and alterations. Irregular C20 fenestration, ending in giant blank lancet with 2-light staircase window with 5 transoms. Brick additions to top. Early/mid C20 red brick wing on left. Tile roof. 3 storey and attick with hipped dormers; 10-window range. End bays varied. Thin wood mullioned 2-light windows with leaded lights. Ground floor has 4-light mullioned and transomed windows, with brick buttresses between. interior: Plaster rib-vaulted entrance hall. Central octagonal hall to full height of keep. Painted Neo-Norman chimney-piece has round arch with chevron and bailhead decoration, and truncated shafts, with blind arcading of round arches above. Romanesque style grotesque masks. Wooden first floor gallery supported on 4-centred arches with heavy pendants. Gothic balustrade. Above, niches to each wall, one with classical statue. Moulded string course with angels. Lantern windows have coloured glass. Ceiling, has coats of arms on glass, much restored late C20.

Dining Room to right has timber raise hammer beam roof with arcaded spandrels and moulded rib. Carved head corbels. Panelled ceiling. Black marble Gothic fireplace has detached piers and 4-centred arch. Archway to bay window. Octagonal room in centre of garden front has plaster rib vault. with foliage boss. Arcaded walls. Gothic panelling and bookcases. Drawing Room on left has 3-bay shallow rib-vaulted ceiling with enriched and gilt ribs. Gilt stiff-leaf corbels. Arcaded walls, with large overmantel mirror. Enriched ceiling panels and niches at each end. White marble Gothic chimneypiece has 4-centred arch and piers with niches. Open well staircase with cast iron Gothic balustrade and moulded handrail. Gothic arched and arcaded doors throughout. Samuel Beazley (1786-1851) was best known for theatrical work. (Buildings of England: Warwickshire, p.424; Burke's & Savill's Guide to Country Houses: Hertfordshire, Shropshire, Worcester and Warwickshire, pp.176-77).

- 5.35 The building has been used as a marketing centre (for the motor industry) and offices. It has recently been converted into a hotel with a significant quantum of additional built form constructed on the site, most notably to its immediate western side. This new development now dominates the setting of the house to its west, with extensive parking provision to its north and east. The additional hotel accommodation sits at an elevated position on a promontory projecting forward of a hill side rising to c.90m aOD. The new hotel accommodation now largely subsumes the hilltop/promontory position and cloaks the country house behind. Only the upper portion of the tower is now visible from the south and west.

Setting

- 5.36 The setting of this asset has change substantially within the last few years with the construction of additional hotel facilities, accommodation and parking. The most notable aspect of this asset's setting is its topographical position on a raised spur of land, or promontory, sitting above the surrounding landscape which drops away to its south, west and east. The asset is approached from the north along a treelined avenue which frames its principal front elevation. To the west and south-west of this are historic outbuildings and new hotel accommodation. To the west is parking provision and woodland. To the south the house's south-eastern rear elevation sits above the adjacent landscape and provides extensive views to the south-east, while pockets of planting to its south-west and south-east frame views to and from the rear elevation.

Significance

- 5.37 The principal heritage significance of this asset is largely derived from its architectural, historic and aesthetic interest as a mid-19th century country house, most notably its north-western facing front elevation and south-eastern facing rear elevation, and internal fixtures and fittings.

Contribution of the Study Site's to Significance

- 5.38 The contribution of setting to this asset's significance is principally derived from its treelined approach avenue to the north-west and its elevated position providing views away from its south-eastern elevation across the adjacent fields. This asset's setting has been notably altered due to recent development within its setting.
- 5.39 In views from, and across, the study site the octagonal tower of Studley Castle is discernible rising above the tree line in distant views, however, it is the new hotel block to the immediate west that dominates the landscape and to which the eye is drawn and such distant views of the top of the tower in the context of the new block are not considered to make any appreciable contribution to the significance of the building.
- 5.40 Views from Studley Castle to the surrounding landscape are principally towards the south / south-south-east, not towards the study site which is screened by mature planting and the new hotel block.
- 5.41 The study site is not considered to make any contribution to the significance of the Grade II* Studley Castle.

6 IMPACT ASSESSMENT

Proposed Development

- 6.1 The study site is being proposed for residential development. The designs are at a very early stage and so the quantum and details are not currently available, however, the broad principle has been established of siting the residential development within the western part of the study site, with the eastern part (currently arable) becoming public open space. The proposals also include the land beyond the study site boundary being taken out of arable use to be available as a public country park, set out as a series of meadows with parkland planting.

Designated Heritage Assets

- 6.2 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 195, NPPF 2021) is, therefore, fundamental to understanding the scope for and acceptability of change.
- 6.3 Four designated heritage assets have been identified within the wider search area around the study site that may experience a change to the contribution of setting to their significance. These are:
- Studley Old Castle, Castle Road: Scheduled Monument (NHLE 1013161)
 - The Old Castle, Castle Road: Grade II* listed building (NHLE1185815)

- The Church of St Mary, Castle Road: Grade II* listed building (NHLE1024491)
- Studley Castle, Hardwick Lane: Grade II* listed building (NHLE 1355446)

6.4 In all cases the proposed creation of a public country park, both within the eastern part of the study site and beyond the study site to the east is considered to be a positive effect upon all of these designated heritage assets that will increase public accessibility to the land allowing for a greater appreciation of the assets when viewed from a parkland setting and the well-preserved ridge and furrow earthworks contained therein.

Studley Old Castle – Scheduled Monument (NHLE 1013161)

6.5 The principal heritage significance of this asset is largely derived from its historic and archaeological interest as the partial earthwork remains of a Norman Motte castle. The contribution of setting to this asset's significance is principally derived from its immediate interrelationship with The Old Castle and its grounds, the adjacent church and churchyard of St Mary, Castle Road, its topographical location and the fields immediately to its west, north and east. The wider rural landscape adds to a general contextual understanding of its rural situation.

6.6 In its current for the study site is considered to be neutral element in the setting of the monument as it does not provide or facilitate any meaningful views of the monument and views from the monument are heavily screened with the study site only forming a small part of the wider landscape at some distance from the monument. Whilst the proposed development will bring the built edge of development closer to the monument there is opportunity for the design of the development to soften the interface between the open space and residential development that currently forms a very hard border along the western side of Alcester Road and remove visibility of the traffic movement along Alcester Road. The creation of the country park within and to the west of the study site will allow a greater public appreciation of the landscape upon the approach to the monument from the network of footpaths that converge of the footbridge crossing the River Arrow. It is, therefore, considered that, with careful design of the interface between development and open space, that there is potential for residential development of the study site to present no harm to the significance of Studley Old Castle.

The Old Castle, Castle Road Grade II* Listed Building (NHLE 1185815)

6.7 The principal heritage significance of this asset is largely derived from its architectural, historic, and aesthetic interest as an early 16th and 17th century house. The contribution of setting to this asset's significance is principally derived from its immediate interrelationship with The Old Castle Motte, its associated gardens, the adjacent church and churchyard of St Mary, Castle Road, its topographical location, and the fields immediately to its west, north and east. The wider rural landscape adds to a general contextual understanding of its rural situation.

6.8 The core heritage values that contribute to this asset's significance – its architectural,

historic, and aesthetic interest as an early 16th and 17th century house, and the contribution of its immediate setting will not be affected by the proposed development. The same considerations to the wider setting of the listed building and the changes that would be brought about by the proposed development are considered to apply as discussed above in relation to Studley Old Castle. Therefore, with the same caveats regarding the final design there is potential for residential development of the study site to present no harm to the significance of The Old Castle.

The Church of St Mary, Castle Road Grade II* Listed Building (NLHE 1024491)

- 6.9 The principal heritage significance of this asset is largely derived from its architectural, historic, aesthetic and archaeological interest as a medieval parish church. The contribution of setting to this asset's significance is principally derived from its immediate churchyard setting, the associated monuments and planting within the churchyard and the surrounding boundary hedging. The church's topographical location above the River Arrow and towards the end of Castle Road also contributes to its significance as does its interrelationship to the adjacent site of Old Castle. The surrounding landscape adds to a general appreciation of the asset's rural antecedents, and sense of separation.
- 6.10 In conclusion, the core heritage values that contribute to this asset's significance – its architectural, historic, and aesthetic interest, and the contribution of its immediate setting, will not be affected by the proposed development.
- 6.11 In its current for the study site is considered to be largely neutral element in the setting of the church but with some slight positive elements in that there is visibility of the church tower across parts of the study site which, although dominated by the recent development at Studley Castle, do allow for some appreciation of its rather isolated setting on the slopes of the river valley. Views from the church are largely screened/filtered by planting around the western edge of the churchyard and, where visible, the study site forms a small part of the wider landscape at some distance between the open space of the valley bottom and the hard edge of residential development along Alcester Road. Whilst the proposed development will bring the built edge of development closer to the church it will remain at some considerable distance (c.750m at the closest point). There is also opportunity for the design of the development to soften the interface between the open space and residential development that currently forms a very hard border along the western side of Alcester Road and remove visibility of the traffic movement along Alcester Road.
- 6.12 The construction of residential development to the east of Alcester Road will result in the loss of some distant views of the church tower from Alcester Road, however, as discussed above those views are at a distance, dominated by the recent development at Studley Castle and only make a very slight contribution to the significance of the church. The creation of the country park within and to the west of the study site will allow a greater public appreciation of the landscape upon the approach to the church from the network of footpaths that converge of the footbridge crossing the River Arrow and will also allow for

views from the proposed new country park that are not currently accessible.

- 6.13 It is, therefore, considered that, with careful design of the interface between development and open space, that the proposed development will not intrude into or dominate the setting of the church and that whilst some views of the church will be lost the opportunity to allow public access to areas where more significant views can be gained will mitigate that loss. Overall, it is considered that the potential impact of the development within the study site could be reduced to a negligible level of harm.

Studley Castle, Hardwick Lane Grade II* Listed Building (NHLE 1355446)

- 6.14 The principal heritage significance of this asset is largely derived from its architectural, historic and aesthetic interest as a mid-19th century country house. The contribution of setting to this asset's significance is principally derived from its treelined approach avenue to the north-west and its elevated position providing views away from its south-eastern elevation across the adjacent fields. This asset's setting has been notably altered due to recent development within its setting.
- 6.15 In conclusion, the core heritage values that contribute to this asset's significance – its architectural, historic, and aesthetic interest, as a mid-19th century country house, and the contribution of its immediate setting, will not be affected by the proposed development. Recent large-scale development within the curtilage of this asset to its immediate west now also dominate its core setting and restrict views towards the asset from the west. In addition, due to distance, intervening planting and landscape features, medium to long distance views towards the building and away from it to the study site will be largely unaffected with no meaningful impact on the contribution of setting to the significance of this asset.

7 CONCLUSIONS

- 7.1 This Heritage Assessment draws together the available historical, topographic and land-use information in order to clarify the heritage significance of land being promoted for residential development at Holt Farm, Studley. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 7.2 The assessment has established that there are no designated heritage assets in the study site and that the proposed development will have no direct impact upon any designated heritage asset. There are four designated heritage assets which were considered to be potentially sensitive to development proposals due to changes within their wider setting these are: Studley Old Castle, Castle Road: Scheduled Monument (NHLE 1013161); The Old Castle, Castle Road: Grade II* listed building (NHLE1185815); The Church of St Mary, Castle Road: Grade II* listed building (NHLE1024491); and Studley Castle, Hardwick Lane: Grade II* listed building (NHLE 1355446).
- 7.3 The potential level of effect on the significance of these assets will be limited to a change in their setting. This study has found that the proposed development will present no harm to the significance of Studley Castle and that, with careful consideration of the layout and design of the development, it would be possible to develop the study site without causing any harm to the significance of Studley Old Castle or The Old Castle.
- 7.4 Development within the study site would result in the loss of some views of the tower of the Church of St Mary across the study site from Alcester Road. Such views are, however, only considered to make a very limited contribution to the significance of the church. It is considered that the creation of the country park within and to the west of the study site would allow for greater appreciation of the significance of the church by allowing public access to currently inaccessible locations that better reveal the significance of the church than those gained from Alcester Road.

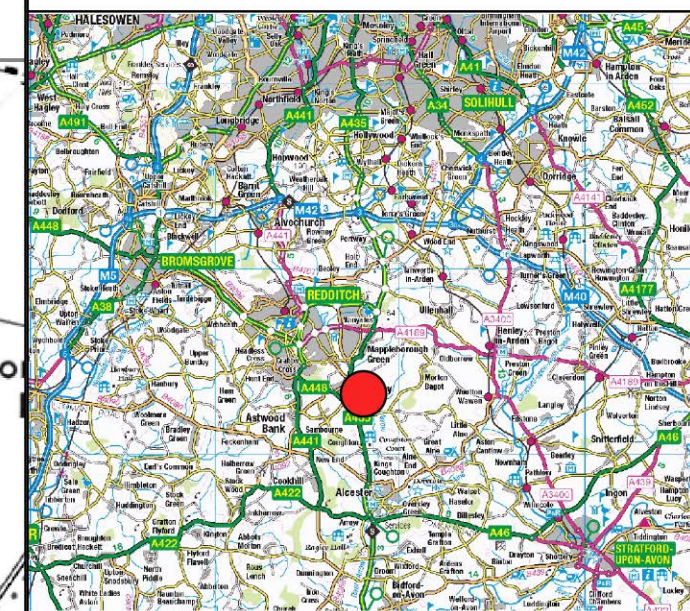
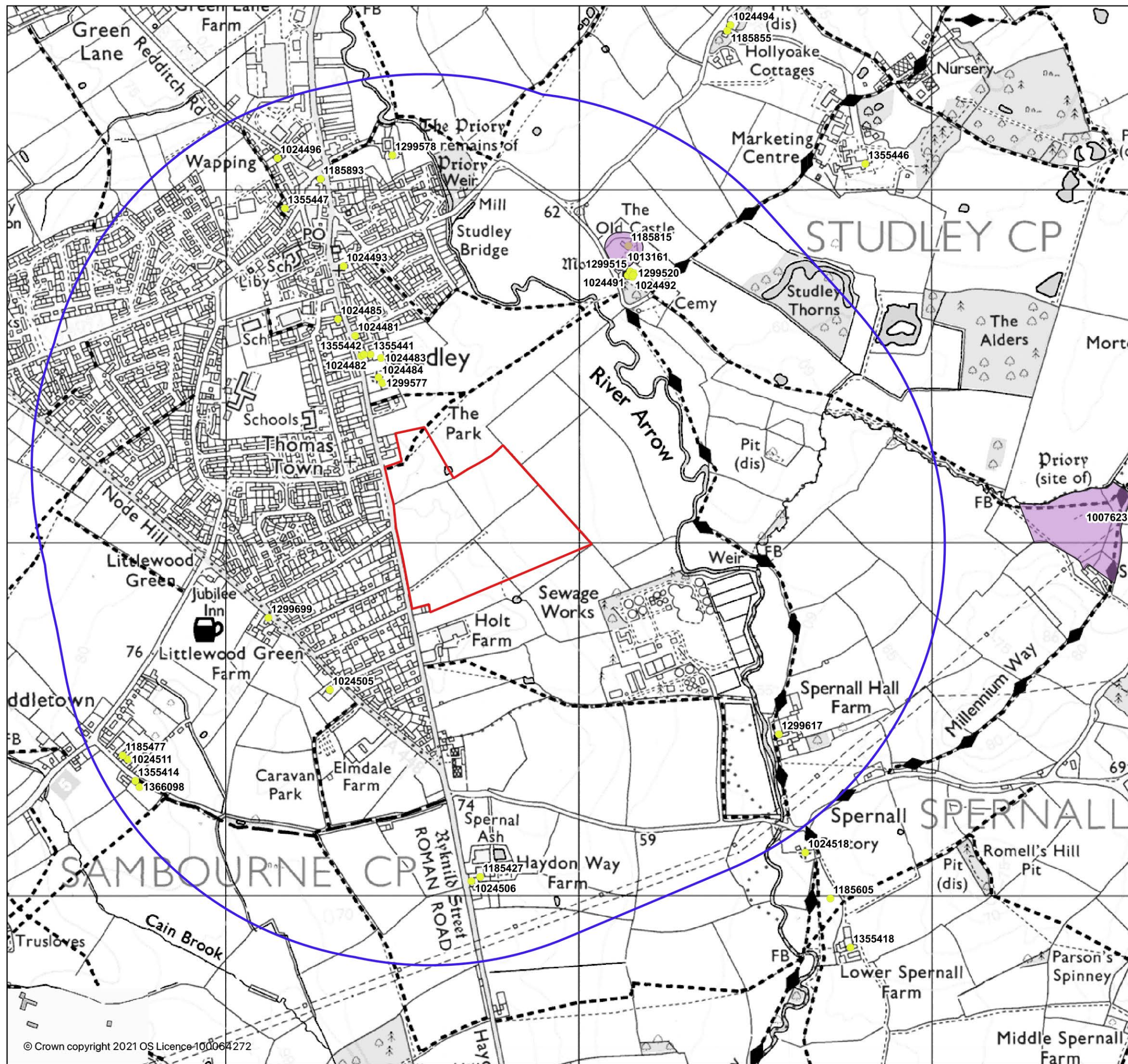
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Historical Mapping

- Studley Tithe Map, 1845
- Ordnance Survey 1891, 6 inch
- Ordnance Survey 1906, 6 inch
- Ordnance Survey 1955, 6 inch
- Ordnance Survey 1977, 1:10000
- Ordnance Survey 1990, 1:10000
- Aerial Photographs, 2013

Figures



- Key
- Study Site
 - Search Area
 - NHLE Scheduled Monuments
 - NHLE Listed Buildings

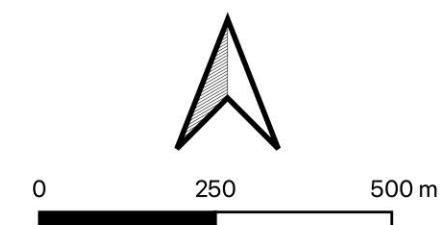


Figure 1. The Study Site and Search Area showing designated heritage assets

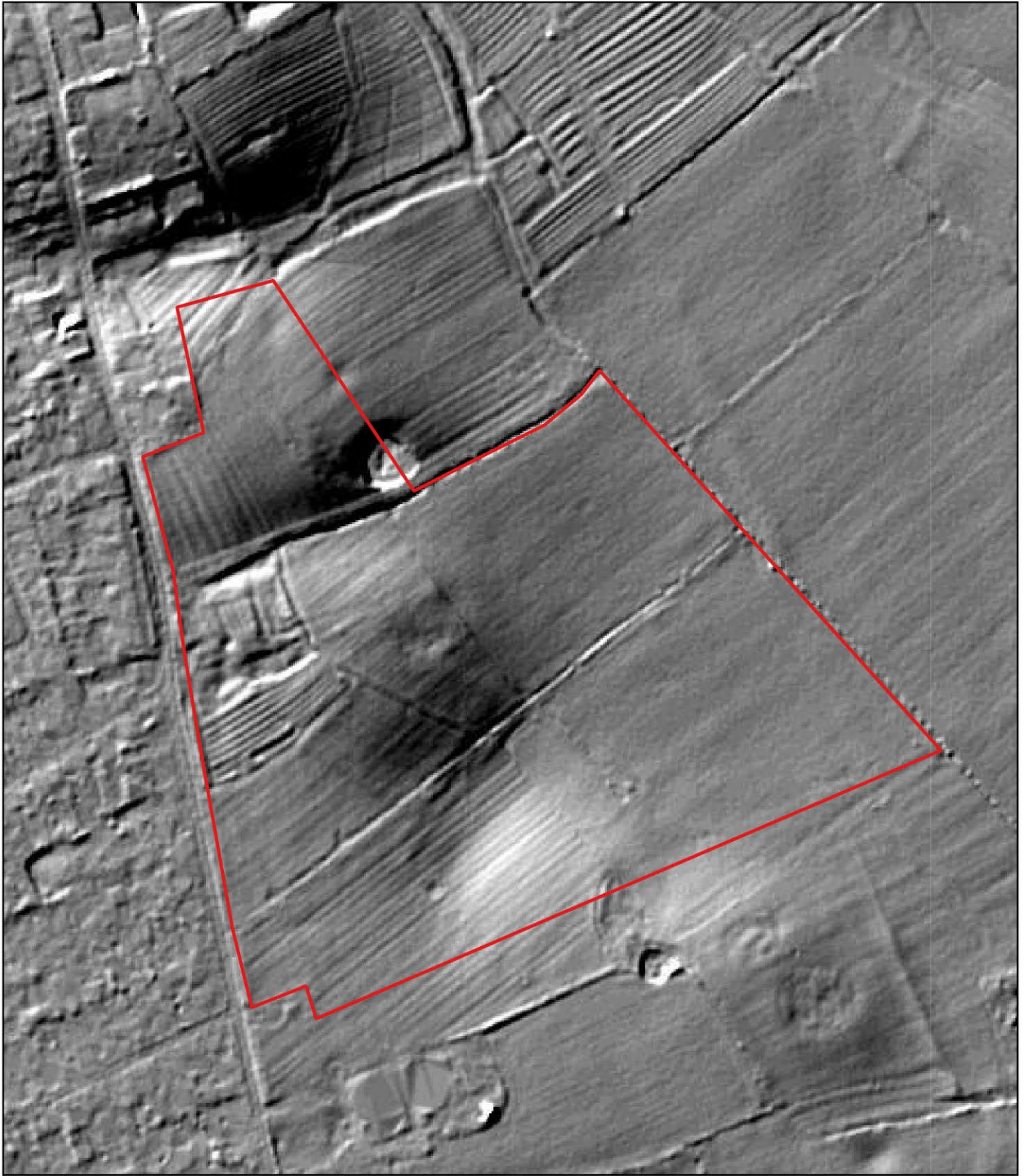



Figure 2. LIDAR Composite 1M DTM 2020 Hillshade



Key

 Study Site

GHC ARCHAEOLOGY
& HERITAGE

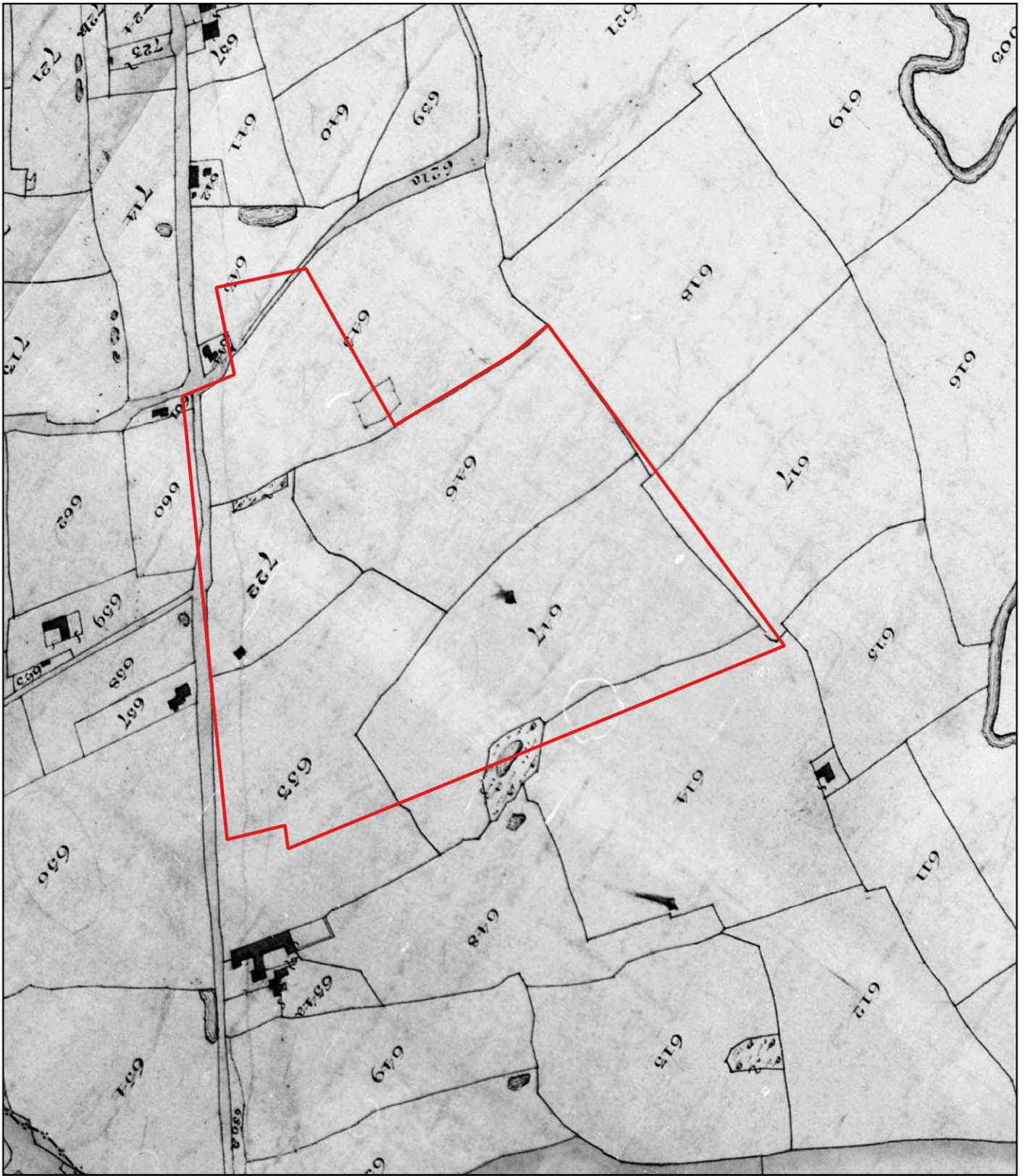


Figure 3 . Extract from the Studley Tithe map of 1845



Key

 Study Site

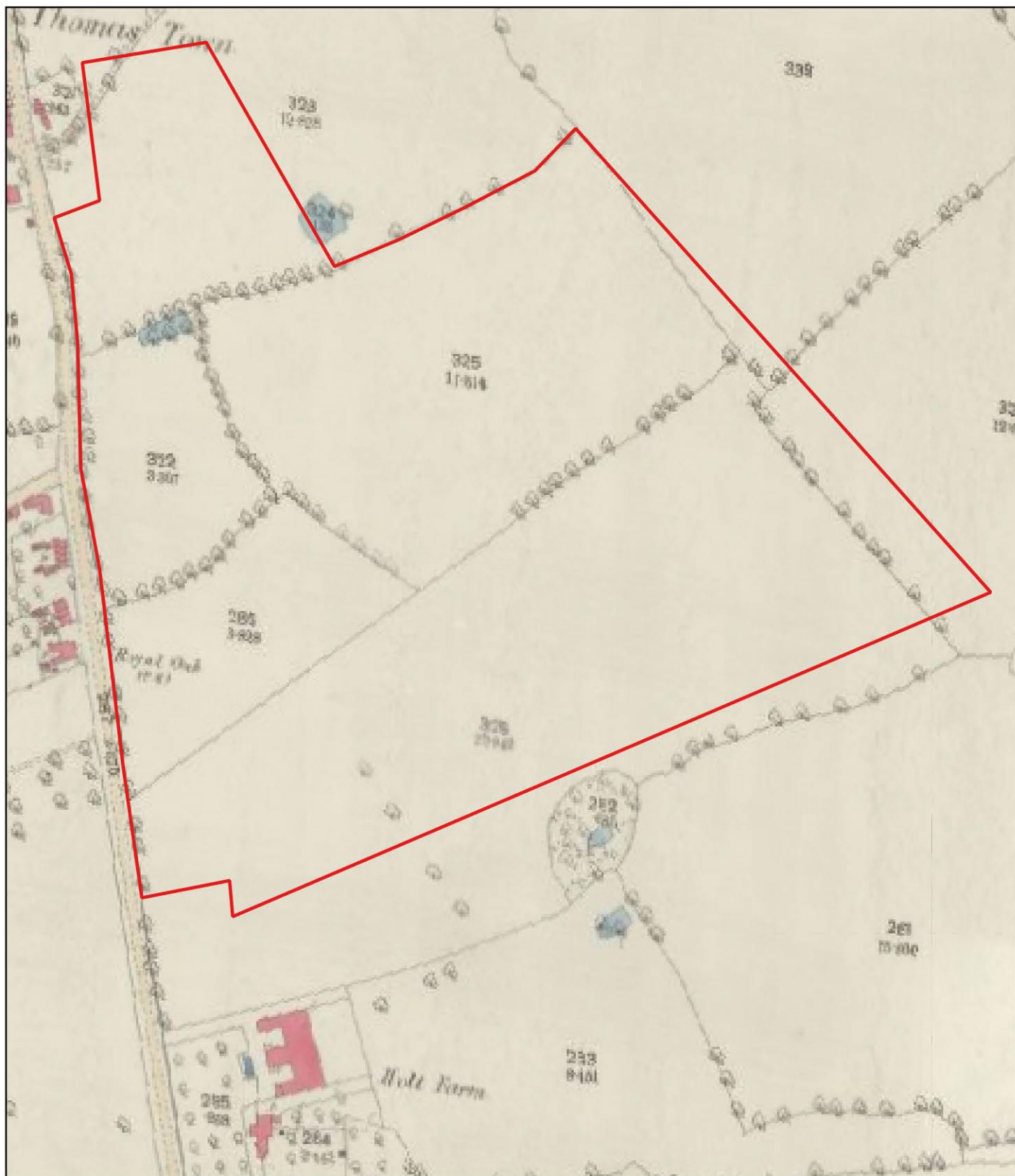





Figure 4. Extract from Warwickshire OS XXXVII.1 25 inch first edition of 1887

	<p>Key</p> <p> Study Site</p>		
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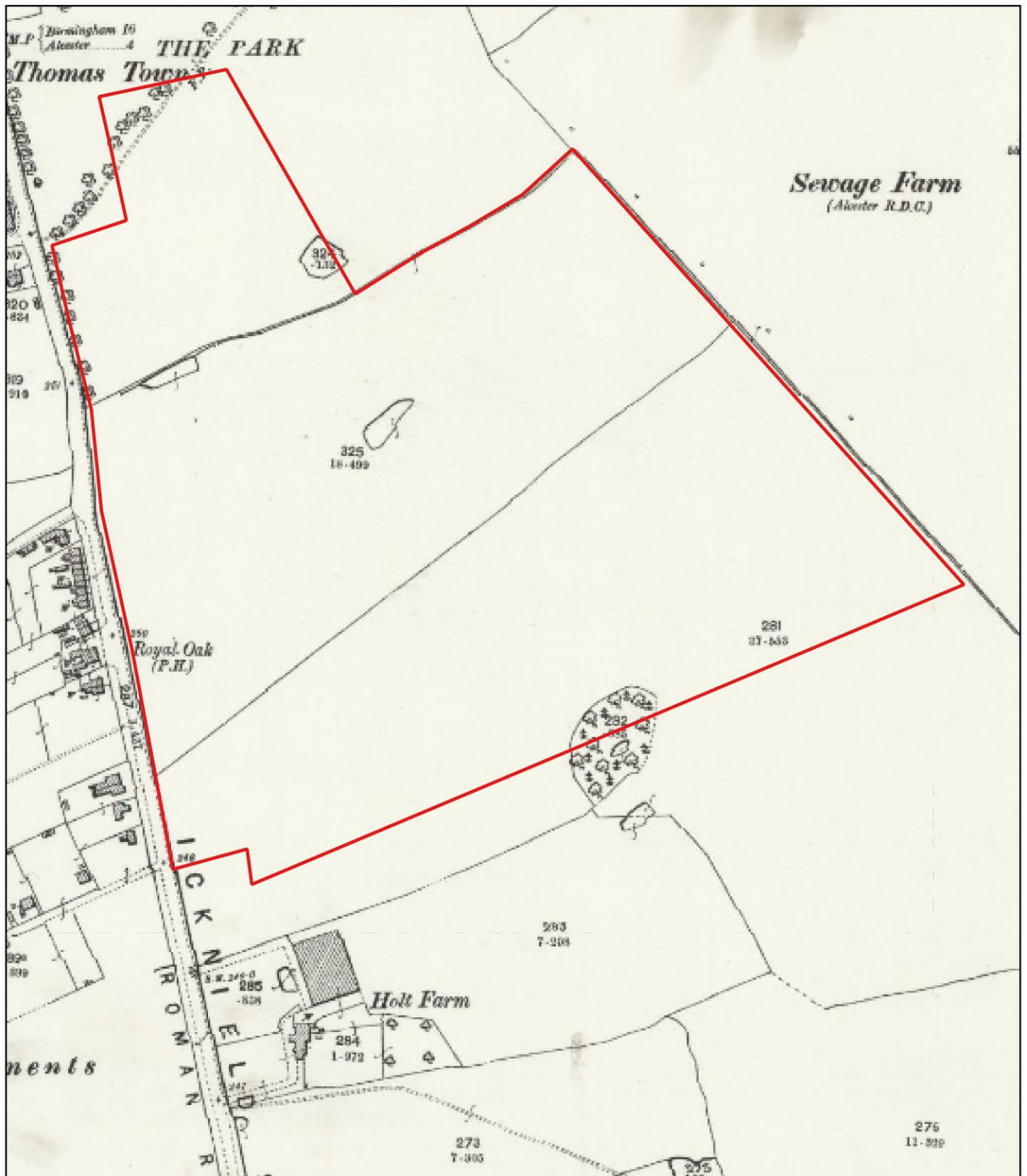


Figure 5. Extract from Warwickshire OS XXXVII.1 25 inch edition of 1905






Key

 Study Site

GHC ARCHAEOLOGY
& HERITAGE



Figure 6. Extract from Warwickshire OS XXXVII.1 25 inch edition of 1946

	<p>Key</p> <p> Study Site</p>		
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Plates



Plate 1. Looking NE from Alcester Road across southern part of Study Site



Plate 2. Looking NE from Alcester Road across Central part of Study Site



Plate 3. Looking NE from Alcester Road across northern part of Study Site



Plate 4. Looking east along footpath from Alcester Road within northern part of Study Site



Plate 5. Looking NE along footpath from Alcester Road within northern part of Study Site



Plate 6. Looking NE along footpath from Alcester Road just beyond boundary of Study Site



Plate 7. Looking towards study site from St Mary's churchyard near gate



Plate 8. Looking towards study site from St Mary's churchyard towards rear of church



Plate 9. The Old Castle and Studley Old Castle from entrance on Castle Road



Plate 10: Looking towards the study site from Castle Road adjacent entrances to St Mary's Church and Studley old Castle

