

Heritage Assessment



Land at Arden Road, Alcester, Warwickshire

On behalf of Alcester Estates Limited

September 2014

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1.0 INTRODUCTION

1.1 This heritage assessment has been written and prepared by Heritage Collective on behalf of Alcester Estates Limited. It relates to the proposed development of land for employment use to the north of Arden Road, Alcester, Warwickshire, and to the potential for impacts on the setting of heritage assets in the vicinity.

1.2 The site in question is largely allocated in the recently published Proposed Submission Draft of the Local Plan, but officers of Stratford on Avon District Council have received an objection from the National Trust based on the possible impact of the development on the setting of Coughton Court.

1.3 Therefore, this assessment considers the potential for effects on Coughton Court, and on other groups of heritage assets that lie nearer to the proposed development. A site visit was undertaken on 19 September 2014. Three groups of heritage assets were identified for assessment:

- Coughton Court (Figure 1)
- Mill Ford Farm (Figure 2)
- Beauchamp Court (Figure 3)

1.4 All three sites contain listed buildings and scheduled ancient monuments.

1.5 This report has been written by Jonathan Edis BA MA PhD MIFA IHBC, Director of Heritage Collective, who has more than thirty years' experience of advising on change in the historic environment, including employment with the Royal Commission on the Historical Monuments of England, and including the provision of expert heritage evidence at more than 100 public inquiries.

2.0 RELEVANT HERITAGE POLICY AND GUIDANCE

2.1 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building. There is a strong presumption against the grant of permission for development that would harm the setting of the listed building, though the presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.

2.2 The duty in section 66(1) of the Act does not apply to effects on the setting of scheduled monuments, for which there is no equivalent statutory requirement.

2.3 Harm is defined by English Heritage as change which erodes the significance of a heritage asset.¹

2.4 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

2.5 English Heritage advocates that a stepped approach should be taken to the assessment of impacts on setting and significance, as follows:

- Step 1: Identifying the assets affected

¹ Paragraph 84 of *Conservation Principles* 2008.

- Step 2: Assessing the contribution setting makes to significance
- Step 3: Assessing the effect of the proposed development
- Step 4: Maximising enhancement and minimising harm
- Step 5: Making and documenting the decision and monitoring outcomes.

2.6 This guidance is contained in English Heritage's document *The Setting of Heritage Assets* which was issued in October 2011. It should be noted that it is not a prescriptive methodology and that it forms the basis of advice given by English Heritage when responding to consultations.²

2.7 The assessments of setting and significance (and the assessments of impact) must be made with primary reference to the four main elements of special significance identified in the NPPF, but there are other elements of setting which may be relevant to varying degrees. In this case it is appropriate to consider aspects such as:

- Landscape and topography: The landscape surrounding the heritage asset, including past changes.
- Routes: Important routes to and from the heritage asset, past and present.
- Character: The character of the heritage asset and its surroundings, including past changes.
- Views in/out/across the asset: An assessment of key views, which are a component of the setting of the heritage asset, including past changes.
- Context: This is described in English Heritage's *Conservation Principles* 2008 as a concept which embraces any relationship between a place

² In this case the only listed buildings that could fall above the threshold for consulting English Heritage under the provisions of Circular 01/2001, Circular 08/2009 and the Town and Country Planning (Development Management Procedure) Order 2010 would be Coughton Court and St Peter's Church (both listed grade I) and the Stables at Coughton Court which are listed grade II*.

and other places. It is different from setting, which relates to the surroundings of the asset.³

2.8 When assessing the impact of the proposed development on the setting and significance of the heritage asset it is relevant to consider:

- Cumulative impacts: This may include the cumulative effect of the development in conjunction with other developments which are in the planning system, as well as additional effects to baseline conditions.
- Permanence: The degree to which the proposal will bring about permanent or temporary change.
- Diurnal and seasonal change: Whether the development will be more visible or in winter, or whether it would cause light spill.

2.9 In this case the impact on designated heritage assets is indirect in the sense that there will be no physical impact but instead a potential effect on their setting. However, for the purposes of paragraphs 132 to 134 of the NPPF it is necessary to undertake an assessment of the direct impact on significance, not on setting in isolation. Insofar as the Act requires that it is the setting of a listed building to which it is desirable that special consideration should be given, the assessment becomes one in which the focus is on those elements of significance which are appreciated and understood through the setting of the designated heritage asset.

2.10 It is helpful to inform the assessment by reference to an established methodology, although it is important not to adopt a mechanical approach that might constrain professional judgment. In this case guidance has been sought from a tabular methodology set out in Appendix 1.

2.11 The NPPF requires the impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 132 to 134 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an

³ Paragraphs 76 and 77 of *Conservation Principles* 2008.

effect that would vitiate or drain away much of the significance of a heritage asset.

2.12 This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

2.13 For obvious reasons there are no specific development proposals at the present time, so professional judgment has been exercised based on previous experience of what might reasonably be expected of development for employment purposes on the site.

3.0 SETTING AND SIGNIFICANCE OF HERITAGE ASSETS

Introduction

3.1 This chapter of the assessment follows Steps 1 and 2 of English Heritage's guidance by identifying the heritage assets affected by the proposed development and then assessing the contribution setting makes to significance.

English Heritage Step 1: Identifying the assets affected

3.2 Coughton Court has been identified by the National Trust as a designated heritage asset that might be affected by the proposed development. This is the main focus of the following assessment (Figure 1).

3.3 Two other groups of designated heritage assets have been identified at Mill Ford Farm and Beauchamp Court. These have been assessed in Figures 1 and 2. Five other listed buildings have been scoped out of this assessment on the grounds that they are unlikely to be affected by the proposed development.⁴

3.4 Coughton Court is a major complex of designated heritage assets dating from the medieval period onwards and consisting primarily of Coughton Court (listed grade I), the Church of St Peter (listed grade I), the Stables (listed grade II*), and the Roman Catholic Church of Saints Peter, Paul and Elizabeth (listed grade II*). There are also a number of grade II listed buildings and structures including the Coach House, the Presbytery to the Roman Catholic Church of Saints Peter, Paul and Elizabeth, the churchyard walls to the west, south and east of the Church of St Peter, and three tombs and a cross base and sundial within the same churchyard. With the exception of the Roman Catholic Church and its Presbytery, all the listed buildings are within a scheduled monument that covers a large area of medieval earthworks extending approximately 700m from east to west and up to 380m from north to south.

⁴ Four of these grade II listed buildings are on the east side of the main road in King's Coughton, namely Rose Cottage, Moat House Inn, King's Court Motel and the Mill House. A fifth grade II listed building known as Coughton Fields Farmhouse, Coughton Fields Lane, has also been scoped out.

- 3.5 There are another 18 grade II listed buildings to the west of Coughton Court, within the village of Coughton on Birmingham Road and Coughton Lane. Most of these listed buildings are within Coughton Conservation Area which also encompasses the vast majority of the scheduled monument and the Roman Catholic Church and its Presbytery.
- 3.6 For the purposes of the following assessment all these heritage assets are referred to collectively as Coughton Court, within what is effectively a unified and interdependent group.⁵
- 3.7 Architectural interest: Coughton Court was remodelled in the late 18th and early 19th centuries, but its original architectural fabric and layout date mainly from the 16th and 17th centuries. It therefore contains a mixture of Tudor, Jacobean and Georgian architectural themes. It is not particularly associated with well-known historic architects or landscape gardeners in the period from the 17th to the 19th centuries, but it does nevertheless have interiors of particularly fine quality.
- 3.8 The Church of St Peter dates originally from the late 15th and early 16th centuries, consisting of a west tower, nave, chancel, north and south chapels and south porch. It was built in the Perpendicular Gothic style.
- 3.9 The Roman Catholic Church of Saints Peter, Paul and Elizabeth was designed and built for the Throckmorton family by Charles Hanson in the early 1850s. Built of stone, it consists of a nave, chancel, north chapel, south-west turret and south porch.
- 3.10 Historic interest: Coughton Court has been the home of the Throckmorton family since the 15th century, though the family itself has earlier origins in Worcestershire. The junior Throckmorton baronetcy was created for Sir John Throckmorton in 1642, and his Roman Catholic family was rare in that it survived the political and religious upheavals of the 16th and 17th centuries with its estates intact. Coughton Court was associated with events surrounding the Throckmorton Plot in 1583 and the Gunpowder Plot in 1605.

⁵ Curiously, the park does not appear to be on English Heritage's Register of Parks and Gardens of Special Interest, unless the National Heritage List contains an error. This may be because almost the whole park is a scheduled monument. It is a park that would normally be expected to be registered grade I or II* and it has been treated as being of that quality in this assessment.

- 3.11 Although the main west front was remodelled with a Gothic theme c.1780, Coughton Court contains a considerable quantity of fabric dating from the 16th and 17th centuries illustrating the historical development of a Tudor and Jacobean country house. It has a close historical relationship with the medieval parish Church of St Peter immediately to the south, within its own grounds, and it is unusual in having a further relationship with its own Roman Catholic Church only a short distance south of the Church of St Peter and within the same grounds.
- 3.12 Archaeological interest: Coughton Court and its associated buildings, particularly the Church of St Peter and the Stables, are of intrinsic archaeological interest in terms of their phasing, built fabric and potential for academic research. They stand within a substantial scheduled monument which contains the buried and earthwork remains of a medieval settlement that was progressively cleared between the 16th century and the 18th century to create Coughton Court and its gardens. The remains are known to include ridge and furrow, crofts and house platforms, fishponds, a moated manorial site, water management features near the River Arrow, and possibly a mill. There was a close connection with the medieval settlement at Mill Ford Farm, noted in the description of the designation, discussed further in Figure 2.
- 3.13 Artistic interest: There is intrinsic artistic interest within the architecture and built fabric of Coughton Court itself, and in its relationship with the designed landscape within which it stands. The National Trust itself states that Coughton Court is one of the last remaining Roman Catholic houses in the country to retain its historic treasures. It houses one of the very best collections of portraits and memorabilia of one family from the early Tudor times, including the chemise reputedly worn by Mary Queen of Scots when she was executed and a bishop's cope, with intricate needlework, believed to have been worked upon by Catherine of Aragon.
- 3.14 The late medieval Church of St Peter contains some 16th century stained glass and a number of tombs of the Throckmorton family dating to the 16th century and later. Its later counterpart, the Roman Catholic Church, contains some stained glass dating to the 1850s.
- 3.15 Initial assessment of significance: Coughton Court is of exceptionally high significance in terms of all the main components of interest described in the

NPPF - architectural, historic, archaeological and artistic. It contains three highly graded Tudor and Jacobean listed buildings within the scheduled remains of a medieval settlement, and it is associated with the unusual history and fortunes of the Roman Catholic Throckmortons, and with events surrounding the Gunpowder Plot in 1605, probably the most famous pre-20th century terrorist incident. Coughton Court is a group of buildings and structures of at least national importance that must be accorded a very high level of significance.

English Heritage Step 2: Assessing the contribution setting makes to significance

- 3.16 Landscape and topography: The landscape and topography to the south of Coughton Court is dominated by the shallow valley of the River Arrow, which meanders around the eastern margins of Coughton Court and then flows southward for some 1.8km before reaching Arden Road. In total, the fall from Coughton Court to Arden Road is only about 5m, so the land appears to be almost flat without noticeable sides to the valley (Figure 1).
- 3.17 Coughton Court is located just south of the confluence of the River Arrow and another river that flows in from the west, marked on maps variously as Cain Brook and Thundering Ditch. To the north the land rises gradually and there is tree cover in Timms Grove, Sadlers Hill Coppice and Watching Hill Spinneys.
- 3.18 Routes: The A435 follows the course of the Roman road known as Ryknild Street (Icknield Street) on the west side of the River Arrow, running through the valley on a north-south straight line roughly parallel with the river itself. Ryknild Street forms the western margin of Coughton Court. The original settlement at Coughton was at a crossroads where the medieval salt route called Coughton Lane crossed Ryknild Street on an east-west alignment to ford the River Arrow. Coughton Cross was at the south-western corner of an area known as the Forest of Arden.
- 3.19 Arden Road is a mid-20th century creation parallel to the line of a disused railway.
- 3.20 Character: The land to the south of Coughton Court is predominantly in agricultural use, or at least in agricultural tenure. It consists largely of

irregular fields which have a broadly medieval and post-medieval appearance. These may once have contained ridge and furrow, but if this was ever the case it has mostly been ploughed out in the 19th and 20th centuries.

- 3.21 About 1.3km south of Coughton Cross is the township of King's Coughton, which grew up along Ryknild Street. The Mill Industrial Park stands on the site of King's Coughton Mill, on the west bank of the River Arrow.
- 3.22 Views in/out/across: Coughton Court itself faces west, and its west front is best seen and appreciated when standing within the grounds looking east. There is a magnificent public vista of the west front from Birmingham Road (Ryknild Street) which perhaps the best known aspect of Coughton Court. This is a view from within Coughton Conservation Area, looking directly at the grade I listed building across the scheduled area of the medieval settlement.
- 3.23 There are a number of other views of Coughton Court and its associated buildings within the grounds, including the relationships between Coughton Court and its two churches, and the relationship between Coughton Court and its ancillary Stables and Coach House. These are internal views within the conservation area, and are largely within or over the scheduled monument.
- 3.24 Coughton Court is not particularly visible from Coughton Lane to the south, or from any other point to the south of Coughton Lane. There are no significant views into Coughton Court or across Coughton Court from this direction.
- 3.25 There are no significant views outward to the south of Coughton Court. The main house and its two churches are all aligned predominantly east-west, and do not have any particular aspects southward.
- 3.26 Context: There are few obvious contextual parallels for Coughton Court. Its history is not exactly that of a conventional Tudor or Jacobean prodigy house such as Burghley or Longleat, perhaps because the religion of the Throckmortons took them on an unusual political course. Significantly, two other very powerful Roman Catholic families, the Arundells and the Dukes of

Norfolk, were also connected with major historic buildings that were not overtly Tudor country houses in concept.⁶

3.27 There are many examples of other Tudor country houses that were established in and after the Tudor period over the remains of medieval settlements and fields systems, including Woburn in Bedfordshire and Knole in Kent. However, these tended to be set in extensive deer parks, unlike the more intimate character of Coughton Court. Although it is not a direct parallel, Sissinghurst Castle in Kent has a similar context to Coughton Court in terms of date and scale. Burton Agnes Hall in Yorkshire is another 16th century country house on a much earlier site, which has a relationship with its present village not dissimilar to that of Coughton Court with the village of Coughton.

Baseline summary of setting and statement of significance

3.28 Setting: Coughton Court is set within the shallow valley of the River Arrow at the crossroads where Coughton Lane crosses the Roman road known as Ryknild Street. It is effectively bounded by the Roman road, the River Arrow and its tributary the Cain Brook, and by Coughton Lane. To the south, which is the direction most relevant to the present assessment, the landscape is one of medieval and post-medieval agricultural fields within the river valley. There are magnificent views of the west front of Coughton Court from the village of Coughton, and the grounds contain fine views of the main buildings and their relationships with each other. Coughton Court is not associated with designed views or vistas inward or outward over the surrounding countryside, and there are no significant views in or out to the south.

3.29 Statement of significance: Coughton Court is made up of a group of buildings and structures of very high architectural and historic significance, and of outstanding archaeological and artistic importance. It has been associated with the Roman Catholic Throckmorton family for more than 600 years, and it has associations with major events in English history. Coughton Court is certainly of national significance, if not international significance.

⁶ Old and New Wardour Castles, Arundel Castle and Framlingham Castle, amongst others.

4.0 POTENTIAL IMPACTS ON HERITAGE SIGNIFICANCE

Introduction

- 4.1 This chapter of the assessment follows Steps 3 and 4 of English Heritage's setting guidance by examining potential impacts on heritage significance. It addresses the nature of the development, the effects on the elements that make up setting, and the effects on the core constituents of significance. It also has regard to mitigation and minimising harm.

The nature of the development

- 4.2 Description of the proposed development: It is proposed to use the proposal site on the north side of Arden Road for employment (B1, B2 and B8 purposes). The development area shown on Figure 1 is smaller than the site area being brought forward by Alcester Estates Limited, but it is the area within which physical development is proposed to take place.
- 4.3 Permanence: The development will bring about a permanent change within the wider setting of Coughton Court, at a distance of some 1.6km.
- 4.4 Cumulative impacts: There are no cumulative impacts to be considered in the sense of other nearby proposals already in the planning system, but the proposal is additional to the existing Arden Road industrial estate and it has the potential to take the existing built form of the estate some 200m northward.
- 4.5 Diurnal and seasonal change: The numerous hedges within the landscape between Coughton Court and Arden Road are obviously subject to seasonal change and varying management over time. The site visit was undertaken in September when the trees were in leaf, and consideration must be given to the greater visual permeability of the vegetation in the winter months after deciduous leaves have fallen.

Effects on the elements that make up setting

- 4.6 Effects on landscape and topography: The proposed development will not affect the topography itself, and it will have a very small effect on the landscape which is discussed under character below.

- 4.7 Effects on routes: There will be no effect on historic routes. It can be predicted with a high degree of certainty that local changes to routes in the vicinity of Arden Road will not affect designated heritage assets.
- 4.8 Effects on character: There will be an effect on character within the proposal site itself, but this change will have an almost imperceptible effect on the setting and significance of Coughton Court when considered (1) in the context of the entire surroundings south of Coughton Court and (2) at a distance of some 1.6km from Coughton Court.
- 4.9 Effects on views in/out/across the asset: There are no views of Coughton Court from the vicinity of Arden Lane that would be affected by the proposed development. Therefore, there will be literally no effect on views towards or over the designated heritage asset arising from the proposed development.
- 4.10 It is possible to see southward out of Coughton Conservation Area and out of the scheduled area towards Arden Road. However, these views are filtered by hedges and trees along parts of the southern boundary of Coughton Court and in Coughton Lane. They are also filtered by six further hedges and groups of trees between Coughton Court and Arden Road, one of which is around The Mill industrial park at King's Coughton within a loop in the River Arrow. The filtering effects will be less evident in winter than in summer.
- 4.11 Figure 1 illustrates the cone of view southward from Coughton Lane, where the observer would be some 200m south of the grade I listed building known as Coughton Court and would be looking away from all the designated heritage assets at Coughton Court. This view cone already contains The Mill industrial park at King's Coughton, which is on the River Arrow approximately 1km to the south. The Mill industrial park does not have any visual influence on the setting of Coughton Court, at least in the summer months, yet its built form is larger in extent than any of the existing buildings on the Arden Road industrial estate and it is considerably closer to Coughton Court than the Arden Road industrial estate.
- 4.12 It follows that the proposed northern extension of the Arden Road industrial estate will not be a visually perceptible change within views from Coughton

Court.⁷ The only possible change could arise from very tall or brightly coloured new structures, a subject discussed further below.

- 4.13 Effects on context: The proposed development will have no impact on the historical context of Coughton Court.

Effects on the core constituents of significance

- 4.14 Architectural interest: The proposed development will have no effect on the architectural interest of any building at Coughton Court.
- 4.15 Historical interest: The proposed development will have no effect on the historical interest of Coughton Court.
- 4.16 Archaeological interest: The proposed development will have no effect on the archaeological interest of Coughton Court.
- 4.17 Artistic interest: The proposed development will have no effect on the artistic interest of Coughton Court.

Summary of impacts

- 4.18 Consideration of change and harm: The proposed development will bring about an almost imperceptible change within the wider setting of Coughton Court. It will not erode the significance of the heritage asset and it will not cause harm. Paragraphs 132 to 134 of the NPPF are not engaged and no harm should be considered in the planning balance.
- 4.19 The decision maker is duty bound to apply section 66(1) of the Act, but in this case there is no harm to the setting or significance of Coughton Court. The presumption in favour of preservation is achieved.
- 4.20 Consideration of the methodology: The methodology in Appendix 1 acts as a control mechanism by which to check and calibrate the above assessment. It is applied as follows:

⁷ Using professional judgment and experience of other sites it is considered that this statement is likely to apply seasonally in the winter months.

- Assessment of significance: Coughton Court is a designated heritage of **Very High** significance, containing an extremely well preserved historic landscape that has exceptional coherence and time depth, and which contains an unusually high density of historic buildings associated with people and events of at least national historical importance.
- Magnitude of change: There will be **No Change** to the significance of Coughton Court arising from the proposed development.
- Assessment of impact: **No change** to an asset of **Very High** significance brings about a **Neutral Impact**.

4.21 Proportionality and professional judgment: Using professional judgment and taking into account the absence of any effects on the key components of significance in relation to Coughton Court (architectural, historical, archaeological and artistic) the overall assessment is one of **Neutral Impact**.

4.22 Mitigation: There is no apparent need for mitigation in the event of what is in itself a neutral impact on the heritage significance of Coughton Court, but it is already proposed to strengthen the northern boundary of the proposal site with a 10m thick belt of additional tree planting.

4.23 Minimising harm: Potential sources of harm at the detailed stage could arise from (1) the excessive height of new buildings and (2) the appearance or colour of the development along the northern boundary of the proposal site. There is no reason to suppose that employment buildings would be tall enough or prominent enough to cause harm in the circumstances of the assessment set out above, but in the event of a specific design coming forward it would still be necessary to have regard to section 66(1) of the Act. Any unacceptable harm could be prevented altogether or minimised and managed by conditions applied to a planning permission.

4.24 Overall conclusion: The proposed employment development in Arden Road will not harm the significance of Coughton Court. The effect on the significance of Coughton Court will be neutral.

5.0 CONCLUSIONS

- 5.1 Coughton Court consists of a group of buildings and structures of outstanding architectural, historic, archaeological and artistic importance. It has been associated with the Roman Catholic Throckmorton family since the 15th century and it has associations with major events including the Gunpowder Plot. Coughton Court is certainly of national significance, if not international significance
- 5.2 Coughton Court is set within the shallow valley of the River Arrow at the crossroads where Coughton Lane crosses the Roman road known as Ryknild Street. It is bounded by the Roman road, the River Arrow and its tributary the Cain Brook, and by Coughton Lane. To the south the landscape is one of medieval and post-medieval agricultural fields within the river valley. There are fine views of the west front of Coughton Court from the village of Coughton, and the grounds contain excellent views of the main buildings and their relationships with each other. Coughton Court is not associated with designed views or vistas inward or outward over the surrounding countryside, and there are no significant views in or out to the south.
- 5.3 The proposed employment development at Arden Road will not affect the architectural, historical, archaeological or artistic significance of Coughton Court. No views of Coughton Court will be affected by the development. Even views southward from Coughton Lane (200m south of Coughton Court itself and looking away from the designate heritage assets) are very unlikely to be altered at all. There will be no harm for the purposes of the planning balance in the NPPF and the duty of preservation under section 66(1) of the Act will be satisfied.
- 5.4 For broadly similar reasons there will be no harm to any designated heritage assets at Mill Ford Farm, which are addressed in Figure 2. Potential effects on designated heritage assets at Beauchamp Court, addressed in Figure 3, are likely to be capable of management as and when a detailed proposal comes forward.

APPENDIX 1

The following tabular methodology is a guide adapted from ICOMOS guidance on impacts on World Heritage Properties 2010 with reference to comparable approaches in the Design Manual for Roads and Bridges and guidance issued by English Heritage and the GLA in relation to impacts on setting and significance. It is intended to be a guide, not a mechanical process, and it is not a substitute for professional judgment.

Assessment of Significance

Very High	World Heritage Sites including buildings, urban landscapes or historic landscapes of international value whether designated or not. Extremely well preserved historic landscapes with exceptional coherence and time depth, and areas associated with cultural heritage innovations of global importance.
High	Nationally designated archaeological areas including buildings that have exceptional qualities (typically listed grade I or II*), conservation areas containing very important buildings and spaces, and structures of clear national importance. Nationally designated historic landscapes and designated areas associated with globally important activities, innovations or people.
Medium	Designated or undesignated heritage assets and buildings (typically listed grade II) that have exceptional qualities or associations. Conservation areas that contain buildings that contribute significantly to historic character. Historic townscapes with important historic integrity. Designated special historic landscapes and areas on local registers for their regional or local significance.
Low	Designated or undesignated assets of local importance, poorly preserved with limited value. Unlisted buildings of modest quality in their fabric, townscape of limited historic integrity, and robust undesignated historic landscapes that have intangible cultural heritage associations of local significance.
Negligible	Assets with little or no surviving archaeological interest, buildings or urban landscapes of no architectural interest, intrusive buildings, and landscapes with little or no significance or historic interest.

Magnitude of Change

Major	Total alteration or comprehensive change to setting. Change to most or all key elements or attributes, or major changes that affect associations, visual links and cultural appreciation.
Moderate	Change to many key elements or considerable change to setting that affects the character of the asset or which causes significant change to the setting. Considerable change to cultural appreciation.
Minor	Slight alteration to fabric or slight change to setting, including change to key elements leading to noticeable change. Limited change to noise levels, sound quality and access. Change that affects cultural appreciation.
Negligible	Very minor change to key physical components or to setting that hardly affect the asset. Very slight change to noise levels, sound quality and access.
No change	No change to the heritage asset or its setting.

Assessment of Impact

Significance	Scale of change				
	No change	Negligible	Minor	Moderate	Major
Very High	Neutral	Small	Medium/Large	Large/Very Large	Very Large
High	Neutral	Small	Medium/Small	Medium/Large	Large/Very Large
Medium	Neutral	Neutral/Small	Small	Medium	Medium/Large
Low	Neutral	Neutral/Small	Neutral/Small	Small	Medium/Small
Negligible	Neutral	Neutral	Neutral/Small	Neutral/Small	Small



Figure 1: This satellite image shows the wider surroundings of Coughton Court. The yellow outline shows the furthest extent of the combined scheduled monument and conservation area. The grade I listed building known as Coughton Court is circled. Ryknild Street (Icknield Street) now the A435 is shown by a blue pecked line with the River Arrow meandering on a broadly parallel course to the east. The heritage assets at Mill Ford Farm and Beauchamp Court are indicated with yellow pecked lines. These are discussed further in Figures 2 and 3. The red line shows the proposed area of employment development. The pecked green cone indicates a view from Coughton Lane, 200m south of the grade I listed building known as Coughton Court, looking towards the proposal site which is 1.6km to the south. Note the presence of The Mill industrial park within the view cone. This figure should be read in conjunction with the main text of the assessment.

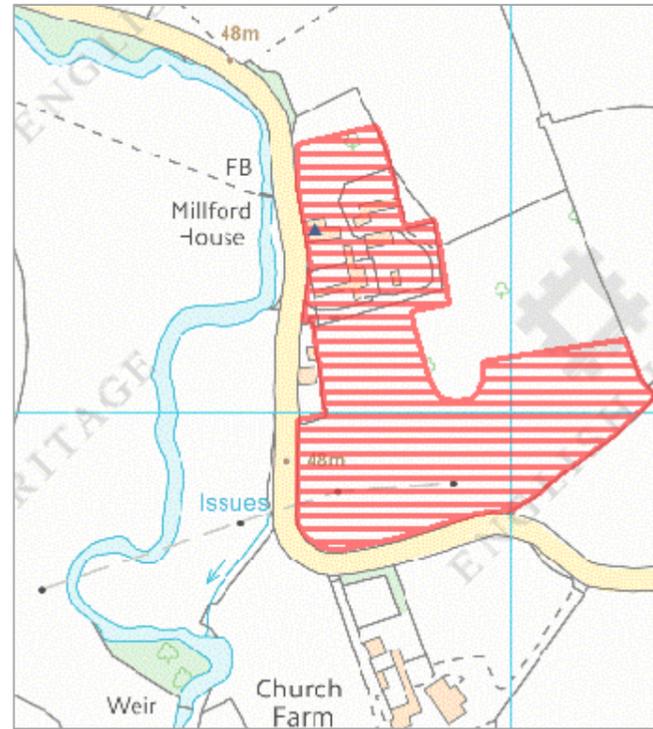


Figure 2: The medieval settlement at Mill Ford Farm, showing the scheduled area in red and the grade II listed building as a blue triangle. The medieval earthworks and buried remains are known to have been historically and contextually linked with the larger medieval settlement at Coughton Court. Mill Ford Farm (House) is a 19th century brick building on the east side of the road, facing west, listed grade II on 21 June 1985.

See Figure 1 for the location of this site.

	BASELINE	IMPACTS
Architectural interest:	19 th century farmhouse, vernacular style, no known architect.	
Historic interest:	Complex illustrative of 19 th century farming with medieval origins.	
Archaeological interest:	Medieval earthworks are of archaeological interest.	
Artistic interest:	No known artistic interest.	
Landscape and topography:	River valley, low lying.	
Routes:	Connected what must be a medieval lane.	
Character:	Typical 19 th century mill/farm building within the site of a medieval settlement.	
Views:	No designed views. Incidental views in all directions.	
Context:	Late Georgian farming continuity within medieval site.	
SETTING	Set within river valley on a medieval route, probably at an ancient mill site.	
SIGNIFICANCE	Of regional and potentially national significance.	
Nature of development:		Employment use 1.1km to the south near Arden Lane
Landscape and topography:		No change to landscape or topography affecting the designated site.
Routes:		No change to routes near the designated site.
Character:		No change to the character of the designated site.
Views:		Potential effect on outward views to the south-west, from the SAM, at a distance of about 1.1km.
Context:		No change to the historic context of the designated site.
EFFECT ON SIGNIFICANCE		None
CHANGE AND HARM		No harm for the purposes of the NPPF and section 66(1) of the Act.
METHODOLOGY		High significance + Negligible change = Small Impact (worst possible case – see Appendix 1)
PROFESSIONAL JUDGMENT		Neutral impact, at worst case with small visual effect on long distance view at 1.1km.
MITIGATION		No mitigation required.



Figure 3: The medieval settlement at Beauchamp Court showing the scheduled area in red and the listed building as a blue triangle. Beauchamp Court is an 18th century or 19th century house listed grade II on 21 June 1985. It is said to be the site of the medieval manor house of Alcester. The scheduled earthworks include the buried remains and earthworks of a moated manorial site dating to the 13th century established by Geoffrey de Beauchamp. There are associated fish ponds near the moat, which is close to the River Arrow within the area of trees visible on the satellite photograph. The northern part of the scheduled area contains ridge and furrow.

See Figure 1 for the location of this site.

	BASELINE	IMPACTS
Architectural interest:	Substantial 18 th or 19 th century house on an earlier manorial site.	
Historic interest:	Historical connections with the Beauchamp family and Alcester Manor.	
Archaeological interest:	Medieval earthwork site containing a moated site and fish ponds.	
Artistic interest:	No known artistic interest.	
Landscape and topography:	River valley, low lying.	
Routes:	Located to the east of Ryknild Street with a straight approach to the house.	
Character:	Substantial house associated with a medieval manorial site.	
Views:	There are views over the listed building eastwards, and from the SAM in all directions.	
Context:	Late Georgian continuity within medieval site.	
SETTING	Set within river valley on a medieval moated manorial site.	
SIGNIFICANCE	Of regional and potentially of national significance.	
Nature of development:		Employment use approximately 100m east of the scheduled area.
Landscape and topography:		No change to landscape or topography affecting the designated site.
Routes:		No change to routes affecting the designated site.
Character:		Potential change to the character of the designated site when looking east.
Views:		Potential change to views east from the SAM, through/over the trees, and over or past the listed building.
Context:		No change to the historic context of the designated site.
EFFECT ON SIGNIFICANCE		Unknown at present but potentially noticeable.
CHANGE AND HARM		Currently unknown in detail for the purposes of the NPPF and section 66(1) of the Act.
METHODOLOGY		Currently unknown in detail (See Appendix 1)
PROFESSIONAL JUDGMENT		Impact could be small or medium depending on whether there are noticeable changes to key elements.
MITIGATION		Recommend more detailed analysis of the effects of development on views looking eastward.