

NORTH WARWICKSHIRE
BOROUGH COUNCIL

RECEIVED

01/04/2025

**PLANNING & DEVELOPMENT
DIVISION**

PAP/2025/0155



BUILT HERITAGE STATEMENT

Land north of Orton Road, Warton Warwickshire

794-PLN-HER-01291.1
v.5
March 2025

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Client issue	TR	JD	JD	19/02/2025
2	Second client issue (updated redline)	TR	JD	JD	13/03/2025
3	Third client issue (updated redline)	TR	JD	JD	21/03/2025
4	Fourth client issue (HER Gazetteer)	TR	JD	JD	24/03/2025
5	Fifth client issue (minor updates)	TR	JD	JD	27/03/2025

Approval for issue

Janine Dykes



28 March 2025

The report has been prepared for the exclusive use and benefit of our client and solely for the purpose for which it is provided. Unless otherwise agreed in writing by R P S Group Limited, any of its subsidiaries, or a related entity (collectively 'RPS') no part of this report should be reproduced, distributed or communicated to any third party. RPS does not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report.

The report has been prepared using the information provided to RPS by its client, or others on behalf of its client. To the fullest extent permitted by law, RPS shall not be liable for any loss or damage suffered by the client arising from fraud, misrepresentation, withholding of information material relevant to the report or required by RPS, or other default relating to such information, whether on the client's part or that of the other information sources, unless such fraud, misrepresentation, withholding or such other default is evident to RPS without further enquiry. It is expressly stated that no independent verification of any documents or information supplied by the client or others on behalf of the client has been made. The report shall be used for general information only.

Prepared by:

RPS

Thomas Rumley
Principal Consultant

Sherwood House, Sherwood Avenue
Newark, Nottinghamshire NG24 1QQ

Prepared for:

Richborough, Michael Ensor Caton and Andrew Norman Caton

EXECUTIVE SUMMARY

This Built Heritage Statement supports an outline planning application for the residential development of a site located to the north of Orton Road, Warton, Warwickshire.

This Statement provides an assessment of the built heritage assets potentially affected through the development of the site and addresses the information requirements of the Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.

Archaeological heritage assets have been considered separately in the accompanying Archaeological Desk Based Assessment (RPS, 2025, ref: 794-PLN-HER-01291).

There are no designated or non-designated built heritage assets located within the site.

This assessment has identified two Listed Buildings, and twenty-one non-designated built heritage assets located within a 1km search radius around the site. The report has also considered a Grade I Listed Building located outside of the search area.

This Statement has established that only the Church of The Holy Trinity, Warton (Warwickshire) (Grade II. NHLE: 1252562) and the Church of St Edith, Orton-on-the-Hill (Leicestershire) (Grade I. NHLE: 1188352) have the potential for their significance to be affected by the site's development, through changes within their settings.

The assessment concludes that the site comprises a neutral element within the settings of both of these designated heritage assets whereby it makes no contribution to their significance. The development will result in small visual change within their settings, which will have no effect on how their significance is appreciated or understood.

The proposed development will therefore not cause harm to the significance of these designated and non-designated heritage assets. In the determination of the planning application, the National Planning Policy Framework (NPPF) testing of paragraphs 214, 215 and 216 need not be engaged.

Contents

1	INTRODUCTION	4
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	5
	Legislation	5
	National Planning Policy.....	5
	National Guidance	6
	Local Planning Policy	9
3	HISTORIC BUILT ENVIRONMENT APPRAISAL	11
	Site Description	11
	Historic Development	13
	Identification of Heritage Assets.....	14
4	PROPOSALS AND ASSESSMENT OF SIGNIFICANCE AND IMPACT	16
	Proposals.....	16
	Assessment of Significance	16
	Church of The Holy Trinity, Church Road, Warton.....	16
	Church of St Edith, The Green, Orton-on-the-Hill	20
5	CONCLUSION	24

Plates

Plate 1: From the northern boundary of the Site looking east towards Warton.....	11
Plate 2: From the western corner of the Site looking east towards Warton.	12
Plate 3: From the southern boundary looking northeast towards Warton.	12
Plate 4: From the southeastern corner of the Site looking northwest.	13
Plate 5: Church of Holy Trinity from the west.	19
Plate 6: Southwest of Holy Trinity looking in the direction of the Site.	19
Plate 7: Visibility of Church of St Edith from the junction of Orton Road with Church Road.	22
Plate 8: Visibility of Church of St Edith from northern side of Orton Road (west of Site).	23
Plate 9: Church of St Edith not visible from southern side of Orton Road.	23

Figures

Figure 1: Site Location.....	27
Figure 2: Designated Heritage Assets.....	28
Figure 3: HER Monument Data	29
Figure 4: Ordnance Survey Drawings (1815/1817).....	30
Figure 5: Warton Tithe Map 1849.....	31
Figure 6: First Edition Ordnance Survey 1840s-1880s	32
Figure 7: 1886 Ordnance Survey Map	33
Figure 8: 1956-1957 Ordnance Survey Map	34
Figure 9: 2022 Aerial Imagery	35

Appendices

Appendix 1: Gazetteer of Warwickshire Historic Environment Record (HER)

Appendix 2: National Heritage List for England Listing entry for Church of The Holy Trinity

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been prepared for RPS for Richborough, Michael Ensor Caton and Andrew Norman Caton. It supports a proposed outline planning application for the construction of up to 110 dwellings located to the north of Orton Road, Warton, Warwickshire.
- 1.2 The site (hereafter the 'Site') is located at the western edge of Warton, Warwickshire. The Site is bound to the north and west by Church Road and by Orton Road to the south. The eastern boundary partly abuts a recent housing development called the 'Cornfields' and Warton's recreational field. The Site's existing access is entered in from the southeastern corner, off Orton Road. The Site is centred at Ordnance Survey National Grid Reference SK 2801 0330.
- 1.3 This Statement meets with the requirements of paragraph 207 of the National Planning Policy Framework (NPPF) in identifying and describing the significance of built heritage assets that may be affected by the proposed development, including any contribution made by their setting; and assesses the impact of the proposed development on this significance.
- 1.4 Archaeological heritage assets have been considered separately in the accompanying Archaeological Desk Based Assessment (RPS, 2025, ref: 794-PLN-HER-01291).
- 1.5 In the preparation of this report information relevant Historic England guidance notably Good Practice Advice in Planning 3 'The Setting of Heritage Assets' (2nd Edition, 2017) has been consulted to inform the judgements made from a walkover survey of the Site (29th January 2024) and from public rights of way in the surrounding area. The report also refers to the relevant legislation contained within the Planning Listed Buildings and Conservation Areas) Act 1990 and reviews national and local planning policy. Designated and non-designated heritage assets have been identified from the National Heritage List for England (NHLE), North Warwickshire Borough Council datasets and Warwickshire's Historic Environment Record. The conclusions reached in this report are the result of online, in-house and archival historic research, a historic mapping exercise, a site visit and the application of professional judgement.
- 1.6 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.
- 2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area. The Site is not located within a conservation area and therefore section 72 does not apply.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government December 2024)¹

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

¹ This version of the National Planning Policy Framework was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8 and amend the end of the first sentence of paragraph 155 to make its intent clear. For the avoidance of doubt the amendment to paragraph 155 is not intended to constitute a change to the policy set out in the Framework as published on 12 December 2024

- 2.9 It defines a heritage asset 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'*. This includes both designated and non-designated heritage assets.
- 2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'*.
- 2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.
- 2.12 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.13 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.14 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.15 Paragraph 219 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.16 Furthermore, paragraph 220 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

- 2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.18 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design,

construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.19 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. It also states 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.

Overview: Historic Environment Good Practice Advice in Planning

- 2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.21 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

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

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.22 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.23 As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.24 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.25 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.26 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.27 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 4. Explore ways to maximise enhancement and avoid or minimise harm; and
 5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.28 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.29 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.30 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.31 In considering any planning application for development, the planning authority (North Warwickshire Borough Council) will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.32 Local Planning Policy for North Warwickshire Borough Council is currently provided by the following documents:
- North Warwickshire Borough Council Local Plan (adopted September 2021)
 - 'Made Neighbourhood Plans'.
- 2.33 The Site is located within the Neighbourhood Plan area for the Polesworth Parish. The Referendum for making the Neighbourhood Plan part of the Local Plan is scheduled for March 2025 and it is expected to be adopted thereafter.
- 2.34 Planning policy pertinent to the historic environment is reproduced below:

North Warwickshire Borough Council Local Plan (adopted September 2021)

LP15 Historic Environment

The Council recognises the importance of the historic environment to the Borough's local character, identity and distinctiveness, its cultural, social, environmental and economic benefits. The quality, character, diversity and local distinctiveness of the historic environment will be conserved or enhanced. In particular:

- *Within identified historic landscape character areas development will conserve, or enhance and where appropriate, restore landscape character as well as promote a resilient, functional landscape able to adapt to climate change. Specific historic features which contribute to local character will be protected and enhanced and, development, including site allocations, should consider all relevant heritage assets that may be affected, including those outside the relevant site*
- *The quality of the historic environment, including archaeological features, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and any non-designated assets; buildings, monuments, archaeological sites, places, areas or landscapes positively identified in North Warwickshire's Historic Environment Record as having a degree of significance meriting consideration in planning decisions, will be protected and enhanced, commensurate to the significance of the asset.*

Wherever possible, a sustainable reuse of redundant historic buildings will be sought, seeking opportunities to address those heritage assets identified as most at risk.

All Scheduled Monuments, Registered Parks and Gardens, Conservation Areas are shown on the Policies Map.

Polesworth Parish Neighbourhood Plan 2022-2033

Policy PNP4 - Conserving and Enhancing the Landscape

New development should conserve or enhance the local landscape by:

- Maintaining and enhancing the landscape setting, landscape features, field and settlement pattern of the neighbourhood area;*
- Seeking to conserve in situ heritage assets of archaeological value;*

(c) Retaining or enhancing ponds, streams, mature trees, woodland, ancient and mature hedgerows, or where removal is unavoidable, providing by way of offsetting replacement habitat elsewhere on the site or within the neighbourhood plan area;

(d) Where new planting and landscaping is proposed it should use native species and be designed in such a way so as to ensure that it is suitable when considered in the wider local landscape, and where appropriate, links to existing woodland and hedgerows;

(e) Promote high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials;

(f) Seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of the village, it enhances views of the settlement edge from the surrounding countryside and does not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design, materials or use of landscaping;

(g) Maintaining and improving access to the surrounding countryside; and by:

(h) Seeking to conserve and enhance the integrity and fabric of historic buildings and their settings, particularly where new uses are proposed through the use of appropriate styles and sustainable locally distinctive materials.

In addition to the above development should also be prepared having used any Landscape Supplementary Planning Guidance issued by North Warwickshire Borough Council.

Policy PNP5 – Non-designated Heritage Assets

The non-designated heritage assets identified in this plan will be conserved in a manner appropriate to the significance of the asset. When affected directly or indirectly by development proposals, such proposals will be assessed having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

The Parish council will also seek to work with North Warwickshire Borough Council to include these, and any other identified non-designated heritage asset, on the Borough's Local List.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Site Description

- 3.1 A site visit was carried out on 29th January 2025 (Plates 1-4). The weather conditions and levels of visibility were excellent and there were no accessibility issues to the Site and the surrounding area.
- 3.2 The Site is located at the western edge of Warton, Warwickshire. The main part of the Site comprises a single field currently under arable cultivation. The redline continues east to include 'Red Marl Way' an existing access road from the neighbouring housing estate.
- 3.3 The main part of the Site is roughly triangular in shape and an overgrown pond is located close to the eastern boundary. The Site has a mix of boundary treatments comprising barbed-wire fencing, ditches and established hedgerows and trees.
- 3.4 The Site is bound to the north and west by Church Road and by Orton Road to the south. The Site's eastern boundaries abut Warton's recreation field and a recently completed housing development, called Cornfields.
- 3.5 The Site is located on a southeastern facing slope with the highest point lying at c.89m Above Ordnance Datum (AOD) in the western corner. From this part of the Site, restricted views of the Church of Holy Trinity at Warton and the Church of St Edith, Orton-on-the-Hill are visible (Plates 1 & 2). The south-eastern corner lies at c.79m AOD and the north-eastern corner at c.82m AOD.



**Plate 1: From the northern boundary of the Site looking east towards Warton.
Red arrow identifies Church of Holy Trinity and black arrow St Ediths.**



Plate 2: From the western corner of the Site looking east towards Warton.



Plate 3: From the southern boundary looking northeast towards Warton.



Plate 4: From the southeastern corner of the Site looking northwest.

Historic Development

- 3.6 The earliest map reviewed for this study is the 1815 and 1817 Ordnance Survey mapping (Figure 5), which shows the Site much as it is today located between Orton and Church Road (not annotated) but separated by some distance from the settlement of 'Waverton' (modern Warton) to the northeast. The mapping appears to show the Site to be part of a larger, irregular shaped field. The 1835 Old Series 1-inch Ordnance Survey (Leicestershire Sheet) shows the Site in less detail than the 1815 mapping and is not reproduced.
- 3.7 The area of the Site is shown on the 1849 Warton Tithe map (Figure 6) but does not form part of the Tithable land. Tithe maps often omit buildings and areas of land which weren't subject to the Tithe tax, for example the Church of Holy Trinity which was built in 1840 and would have been situated adjacent to Plot 16 is not shown. As such, the exact configuration of the boundaries associated with the Site, which are shown on the Tithe map cannot be relied upon.
- 3.8 The 1st edition Ordnance Survey from around the mid-19th century and the 1886 Ordnance Survey (Figure 7 and Figure 8) show the Site comprising a single field and part of a second field and shows the creation of the existing pond. The Site was amalgamated back into a larger irregular shaped, single field before the 1924 Ordnance Survey (not reproduced). The layout of the Site continued unchanged until c.2019, when a field boundary was established along part of the eastern boundary, as part of the works associated with the adjacent 'Cornfields' housing development, completed in c.2024.
- 3.9 The present condition of the Site is shown in 2024 aerial imagery, and the site visit photographs (Plates 1-4).

Identification of Heritage Assets

- 3.10 Data obtained from Historic England and the Local Authority confirms that there are no designated or non-designated heritage assets located within the Site.
- 3.11 With the exception of considering the sensitivity of the Church of St Edith (Grade I Listed, NHLE: 1188352), Orton-on-the-Hill, located c.2.4km to the east of the Site, it is considered that a 1km search area is a proportionate distance, in which to identify and consider the potential sensitivity of other heritage assets which could be affected by changes within their settings.
- 3.12 Searches of the NHLE and North Warwickshire Borough Council's datasets identifies two designated heritage assets (Grade II Listed Buildings) located within the 1km search area.
- 3.13 The closest of these designated heritage assets to the Site is the Church of Holy Trinity (Grade II. NHLE: 1252562), situated c.220m to the northeast and separated by an extension to the church's burial ground and the settlement's recreational field. The intervening boundaries of these areas allows for only filtered intervisibility with the Site (Plates 1-3). However, owing to the church's proximity to the Site, the asset would benefit from a more detailed assessment, as to its significance and setting, including any the contribution of the Site, and the potential impact of the proposed development. This will be carried out in Chapter 4 of this report.
- 3.14 The remaining Listed Building is 14, Austrey Road (Grade II. NHLE: 126225), situated c.425m to the northeast and within the core of the settlement. There is no intervisibility between this house and the Site and no evidence of a historic functional association. The Site is not considered to fall within the setting of the Listed Building and its significance will remain unaffected by the development of the Site.
- 3.15 The Church of St Edith, Orton-on-the-Hill, Leicestershire is located c.2.4km to the east of the Site. The church is positioned on a highpoint (c.100m AOD) and its visibility heightened by the church's steeple. Owing to the height of the church, the building is visible over a wide area, including from the western end of the Site and from parts of Orton Lane, running parallel with the Site (Plates 1-3 and 7-8). There is no evidence of a historic functional association between this church and the Site or the settlement of Warton. However, following the site visit, it is considered pertinent to assess whether the Site as part of the wider setting of the Church of St Edith makes any contribute to the significance of this building, and the potential impact posed by the Site's development. This will be carried out in Chapter 4 of this report.
- 3.16 A search of local and county datasets identifies twenty-one non-designated heritage assets located within this study's 1km search area.
- 3.17 Of the above, the Parish of Polesworth Neighbourhood Plan identifies six non-designated heritage assets located within Warton on Austrey Road, Maypole Lane and Maypole Road (these are reproduced in Appendix 1).
- 3.18 The Warwickshire HER records 61 monument entries of which fifteen relate to extant buildings. These fifteen entries are listed within the HER Gazetteer of Appendix 1.
- 3.19 Apart from Warren House, Church Road (HER: MWA2491) all of the other potential (twenty) non-designated heritage assets identified from the draft Neighbourhood Plan and HER are located distantly from the Site, within the centre of Warton. These buildings share no intervisibility with the Site nor any evidence of a historic functional association and their significance is not considered sensitive to the proposals for the Site. These twenty non-designated heritage assets require no further consideration within this report.
- 3.20 The remaining non-designated heritage asset of Warren House, Church Road (MWA2491) is located opposite to the Site. This 19th century farmhouse is described of a large size, and in good condition, with original windows and is built in red brick and plain tile. Its former outbuildings are located to the rear of the farmhouse, albeit some distance apart. The house is flanked by later properties but experienced surrounded by fields, which are more dramatic (topographically) than the

site. The limited historic and architectural significance of the farmhouse will remain understood and appreciable even if the site is developed and the farmhouse's historic use will remain legible by the existing fields surrounding the building to the north. Consequently, the significance of this farmhouse is not considered sensitive to the development of the Site and does not require any further assessment within this report.

4 PROPOSALS AND ASSESSMENT OF SIGNIFICANCE AND IMPACT

Proposals

- 4.1 This chapter should be read in conjunction with the various plans, drawings and documents accompanying the planning application. The proposed residential development is for an outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road.

Assessment of Significance

- 4.2 Paragraph 207 of the NPPF outlines the requirements for an applicant to describe the significance of heritage assets potentially affected by the proposed development, and states 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.
- 4.3 This Heritage Statement has identified that the development of the Site has the potential to affect significance of the designated heritage asset of the Church of The Holy Trinity, Church Road, Warton, Warwickshire (Grade II Listed Building) and the Church of St Edith, The Green, Orton-on-the-Hill, Leicestershire (Grade I Listed Building).
- 4.4 A proportionate assessment of the significance of these heritage assets, their settings and the contribution of the Site to this follows; and then the nature of the impact from the proposed development is then assessed.

Church of The Holy Trinity, Church Road, Warton

Grade II Listed Building. NHLE: 1252562

Historic Interest

- 4.5 The NHLE listing entry of the Church of The Holy Trinity (reproduced in Appendix 2) suggests that the building dates from the 1830s, but plans (online) held at Lambeth Palace Library show that it was constructed a decade later in 1840. The building was originally conceived as a chapel-of-ease for the Church of St Editha, Polesworth (part of the remains of Polesworth Abbey). Reverend William Palmer of St Editha Polesworth championed for the building of The Holy Trinity, but died during its construction and it was overseen by his successor Reverend John Duff Schomberg.
- 4.6 The cost of the chapel amounted to approx. £1,200.00, which was met through subscriptions, bequests (including from Rev. Palmer's Will) and from a grant from the Society for Promoting the Enlargement, Building and Repairing of Churches and Chapels. The site of the church was given by Robert Hanbury, a prominent landowner in Staffordshire and Warwickshire (Tamworth Herald, 1907 and 1941).
- 4.7 The church falls within a period whereby there was encouragement from the Church Commissioners of England for large-scale rebuilding, enlargement and construction of numerous new Anglican churches, in order to cater for the religious needs of burgeoning urban populations and within areas of under representation. As an initial chapel-of-ease for Polesworth, Holy Trinity provided a place of worship for those within the wider Parish. The use of a simple, but well-planned layout and efficient maximising of space at Holy Trinity suggests the necessity of speed to deliver a place of worship and reflects the financial limitations of a rural Parish.

4.8 Warton was created as a separate Ecclesiastical Parish in 1849, but the nomination of future incumbents of the Church of The Holy Trinity stayed with the Vicar of Polesworth showing the close historic association ties between these churches. Following the establishment of Holy Trinity, the religious needs of Parish of Polesworth was met by new churches at Dordon and Birchmoor and Mission Rooms at Birchmoor and Freasley (Tamworth Herald, 1897). Holy Trinity being the first of the offshoot churches from the mother church of Polesworth adds to the building's historic interest.

4.9 The Holy Trinity was described as requiring repair and restoration in 1879, but no specific details of this have been found. A new eastern window was created in 1901 (Tamworth Herald, 1901). At the time of the site visit (January 2025), unspecified repair works were being undertaken to the church.

Architectural Interest

4.10 The Listing entry of the church provides a detailed description of the building (reproduced in Appendix 2). Architecturally, it is a modest building which befits its initial role as a chapel-of-ease and then serving the relatively small population of Warton and the surrounding area (Plate 5).

4.11 The church comprises a shallow buttressed chancel, five-bay buttressed nave, western porch and northern vestry. The western end of the building has a small bellcote. The building is designed in a simple Gothic Revival style, popularised amongst many new churches from the 1830s to 1850s. This design is executed in a sandstone ashlar and has a plain tiled roof.

4.12 Although the Church Commissioners only gave a small grant towards its building, the simple but efficient use of space within the church, its relatively low-cost and the use of Gothic styling reflects the architectural style and character of 19th century churches built under the Commissioners' building programme.

4.13 The design of the church is attributed to Thomas Johnson (1794-1865), an architect of Lichfield. However, research revealed on the church's centenary in 1941 suggests that Johnson was also responsible for building of Holy Trinity. Johnson being both the designer and builder of the church is not unheard of during this period of church building (19th century) but is slightly less common and adds to the historic and architectural interest of the church.

4.14 Johnson was known to be a builder and architect during his early career, having partnered with his father-in-law James Trubshaw (1777-1853) but is remembered as an architect. Johnson has several building entries on the NHLE, mostly relating to churches and predominantly for those built for or during the period of the Church Commissioners churches. On his own account, and later with his son (as Johnson & Son) he is also known to have designed a variety of secular buildings in Lichfield and across the Midlands. His career works are not recognised for having contributed to architectural achievements or influences at a national level but they would likely be valued at regionally and local levels.

Summary of Significance

4.15 The Church of Holy Trinity is an example of a chapel-of-ease, cum church which reflects typical characteristics of 19th century church building, but which is now recognised as being of special interest, in illustrating how the Anglican church expanded and served the religious needs of a rural Parish. The church's use of primitive Gothic architecture contributes to a recognisable identity of this building type and the use of a simple but efficient design and plan underlines the pressures to meet a basic need of providing a place of worship. The significance of the Church of Holy Trinity therefore relates to both its historic and architectural interest.

Setting

4.16 Befitting the physical characteristics of Holy Trinity, the church is located on a small site, which including the 20th century enlargement of its burial ground (to the southwest), remains appreciated as modest churchyard for a small church. The immediate setting of the churchyard, therefore, contributes to understanding the historic interest and narrative of the building.

- 4.17 Topographically, the church is located on an area of flat ground, similar to the various houses on Church Road. The position of the building in relation to the settlement is not appreciated as having been a particularly important consideration in the design of the building but merely related to the circumstances of the gift of land. The church is set back from the street and lies off-centre, close to the eastern boundary of its small plot. This may have been deliberate, as it maximises the space at the entrance of the church, allowing for the gathering of the congregation before and after services. The church's entrance is slightly angled towards Church Road, but on the road approaches to the church, this does not form any meaningful terminus and visually; and the building is inconspicuous within the settlement. On entry to the village, from Church Road, the building is visible but not particularly prominent owing to the canopy cover of non-deciduous trees located within the confines of the churchyard and planted parallel to its boundary wall. On this approach, the burial plots of the enlarged burial ground are more prominent and alongside the visibility of housing to the rear of the church, gives a sense of the building's continued use.
- 4.18 Preceding the church is a small terrace of modest, 19th century houses (Nos.1-4 Church Row). These give an indication of the pre-20th century settlement limit. A mix of 20th century housing surrounds the church to the south and east and the position of village's recreational field following the burial ground extension means that the building is experienced within the boundaries of the modern settlement. This is neither a positive nor negative character within the setting of the building but merely imparts that the church remains an important asset within the community.

Contribution of Site

- 4.19 The physical and architectural character of Holy Trinity is an important part of its significance, but these attributes do not equate to the building commanding a great visual prominence from within its wider setting. From the south and west, this wider setting comprises several large fields (including the Site), separated by the village's recreational field.
- 4.20 Restricted views of the church are obtainable from the higher, western parts of the Site but from here the asset is inconspicuous within the mix of housing surrounding it to the west, north and east (Plates 1-3). In addition, given the setback position of the church and its alignment to Church Road, the Site does not enable or facilitate views of the building which can be attributed to understanding or appreciating the significance of this Listed Building.
- 4.21 Owing to the high-point of the western end of the Site, the churches of Holy Trinity and the Church of St Edith at Orton-on-the-Hill are also visible together (Plates 1 & 2). This collective view is not however, of importance in understanding the significance of Holy Trinity. The two places of worship are in different Parishes and Holy Trinity's historic association, as a chapel-of-ease, is with its mother church of Polesworth.
- 4.22 The Site is therefore, considered to form a neutral element within the wider setting of the church that makes no contribution to understanding or appreciating the significance of this Listed Building.

Impact of the Development on Church of Holy Trinity

- 4.23 The church will remain experienced as an important community asset regardless of the proposed development. Owing to the Site's existing detachment from the church by the recreational field, the proposed development will not introduce built form which will compete with or have an overbearing impact on how the church is presently experienced.
- 4.24 The proposed development has elected not to incorporate any formal sight lines within the development. Given the existing, restricted views of Holy Trinity, a direct view from the Site would not aid to better understanding or appreciating the significance of this building, and the Site itself does not contribute to this. A sight line encompassing both Holy Trinity and St Ediths (Orton-on-the-Hill) could be regarded as being negative to the setting of Holy Trinity, evoking an association which does not align with the narrative of the churches: Holy Trinity's being associated as a chapel-of-ease to the Parish Church of Polesworth, rather than St Ediths (Orton-on-the-Hill).

- 4.25 Consequently, the proposed development is considered to not cause harm to the significance of the Church of Holy Trinity. In the determination of the planning application, the testing of paragraphs 214 and 215 does not need to be engaged.



Plate 5: Church of Holy Trinity from the west.



Plate 6: Southwest of Holy Trinity looking in the direction of the Site.

Church of St Edith, The Green, Orton-on-the-Hill

Grade I Listed Building. NHLE: 1188352.

Historic Interest

- 4.26 No church is recorded at Orton-on-the-Hill within the 11th century Domesday Survey. Although some sources suggest the survival of 12th and 13th century fabric at St Edith's, accepted historic and architectural critiques of the building ascribe a date from the early 14th century, with 15th century additions, 18th century alterations and limited 19th century works. The interior also contains a number of decorative funeral monuments dating from the 14th, 16th and 18th centuries, notably a 14th century recumbent effigy of a Cistercian Abbot.
- 4.27 The avoidance of any intrusive 19th century restoration of the fabric has ensured that a higher proportion of earlier interior fabric has been preserved. The interior was reorganised in the 18th century with a new font, oak pew-boxes and a pulpit, through the benefactor of Samuel Steel Perkins, owner of the Orton Hall Estate (no longer extant). Perkins patronage also led to the demolition of the northern aisle and the construction of a family monument in the southern aisle. The survival of the medieval to 18th century is rare and contributes to the historic interest of the building and reflects the changes of worshiping practices, which were often lost during the widespread interventions of 19th century restorations.

Architectural Interest

- 4.28 The NHLE's Listing description for the Church of St Edith is reproduced in Appendix 2 and provides a detailed description of the building. The plan of the church comprises a tower with spire, a four bay nave with south aisle and porch, and a two bay chancel. The chancel was remodelled in the 15th century in a Perpendicular style, alongside the construction of the tower. The remainder of the building's architecture follows a Decorated style.
- 4.29 As discussed above the church mostly contains pre-19th century fabric, fittings and furnishings, but inevitably repairs and minor alterations have been made to several windows. In addition, during the mid-20th century, the late-18th century spire was reduced in height.
- 4.30 No architects, designers or artisan craftsmen have been identified for the design and alteration of the church, but the physical fabric of the church and the survival of several funerary monuments reflect a high level of skill in their execution, contributing to the architectural and artistic interest of the building.

Summary of Significance

- 4.31 The significance of the Church of St Edith is demonstrated by its Grade I designation and principally relates to the historic value of its fabric which dates from the 14th century onwards. The avoidance of any large-scale 19th century 'restoration' of the church, has allowed the preservation of a greater proportion of Medieval ecclesiastical architecture to survive. In addition, a well-preserved layout of 18th century pews and pulpit provides evidence of religious practice in this period and an interior which was often removed in 19th century reordering. The legibility of the fabric from the Medieval period and from the 18th century contribute to the buildings historic and architectural interest, in illustrating the changes of worshiping and practices. Additionally, the church is intertwined with Orton-on-the-Hill's historic narrative and embodies social and communal values as a place of worship for the Parish. Overall, the church has historic, architectural and artistic heritage values.

Setting

- 4.32 The Church of St Edith is positioned on a high area of ground (approximately 100m AOD), which falls in all directions than the northeast. The building is located outside of the main core of the village, and although not positioned on the highest point of the village, its topographical position raises the visibility of the building from within a wide area, beyond the Parish and County boundary of Leicestershire. It is conceivable that a highpoint was chosen for the building owing to spiritual and

the symbolic nature of Christianity and the authoritarian role that religion had within medieval communities. However, in the building's more recent historic narrative, the Church of St Edith high visibility contributes it to forming a landmark at the commencement of the County of Leicestershire.

- 4.33 Apart from the east, on approaches to the church from other directions, the church is visible from the various highways and public rights of way which surround the settlement. In addition, the church is more distantly visible from Orton Lane (which connects Little Orton, Orton-on-the-Hill and Warton), from the northwest on Warton Lane (from Austrey to Warton) and from the modern motorway of the M42. The steeple of St Ediths contributes to the building being a landmark within these views, but the historic and architectural interest of the building is not as readily appreciated at these distances.

Contribution of the Site

- 4.34 The steeple of the Church of St Edith is visible from the higher, western end of the Site. The Site also forms a small part of the foreground of the church's visibility in views obtainable from the footpath and highway of Orton Road, located a short distance to the west of the Site (Plates 7-8). Parts of the church, in particular its steeple are seen to rise above the intervening built-form of Warton's village.
- 4.35 The visibility of the Church of St Edith from the Site, and in limited views where the Site forms part of the intervening area is a product of the building's design and topographical placement but is more incidental in nature, than being an intended 'designed' view or vista. There are clearer and more dramatic approach views to the church (e.g. from the south and northwest). Additionally, its visibility lies outside of the various ecclesiastical parishes and administrative areas of jurisdictions of Warton, and therefore, St Edith's historic associations are not closely intertwined with those of the Warton's historic narrative. The ability to see the St Ediths from the Site is not of intrinsic importance to understanding or appreciating the significance of the Listed Building. The Site does form part of the wider setting of the church, but proportionately is a very small part of this, and is a neutral element that does not contribute to the building's significance.

Impact of the Development on St Ediths

- 4.36 Historic England Good Practice Advice Note 3 – The Setting of Heritage Assets advises that *“Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such an impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view.”*
- 4.37 The proposed development of the Site falls within the wider setting of the church and is not of height which would compete with or impact on how this element of the building is experienced from with the surrounding area. The proposals would be experienced as an extension of the existing settlement found to the east, and as with the nearby Cornfield's development, the church would remain visible, rising above the existing built-form. The Cornfield development also does not highlight the visibility of St Ediths through a dedicated sight line or other layout consideration.
- 4.38 The view of St Ediths from the Site is distant and does not relate to a designed view or as part of any associative view but is incidental and commonly found. The potential for changes of the visibility of the church from near the Site, on Orton Road are considered to be incremental, having no material effect on how the building is appreciated, in part to the preservation of a generous area of public open space being situated at the western-end, and highest part of the Site and the development's southern edge being offset from Orton Road.
- 4.39 The changes within the wide setting of the Church of St Edith will have no impact on how the significance of this Listed Building is understood or appreciated on the approach to the settlement of Orton-on-the-Hill.

- 4.40 The proposed development will, therefore, cause no harm to this Listed Building's significance. In the determination of the planning application, the NPPF tests of paragraphs 214 and 215 need not be engaged.



Plate 7: Visibility of Church of St Edith from the junction of Orton Road with Church Road.



Plate 8: Visibility of Church of St Edith from northern side of Orton Road (west of Site).



Plate 9: Church of St Edith not visible from southern side of Orton Road.

5 CONCLUSION

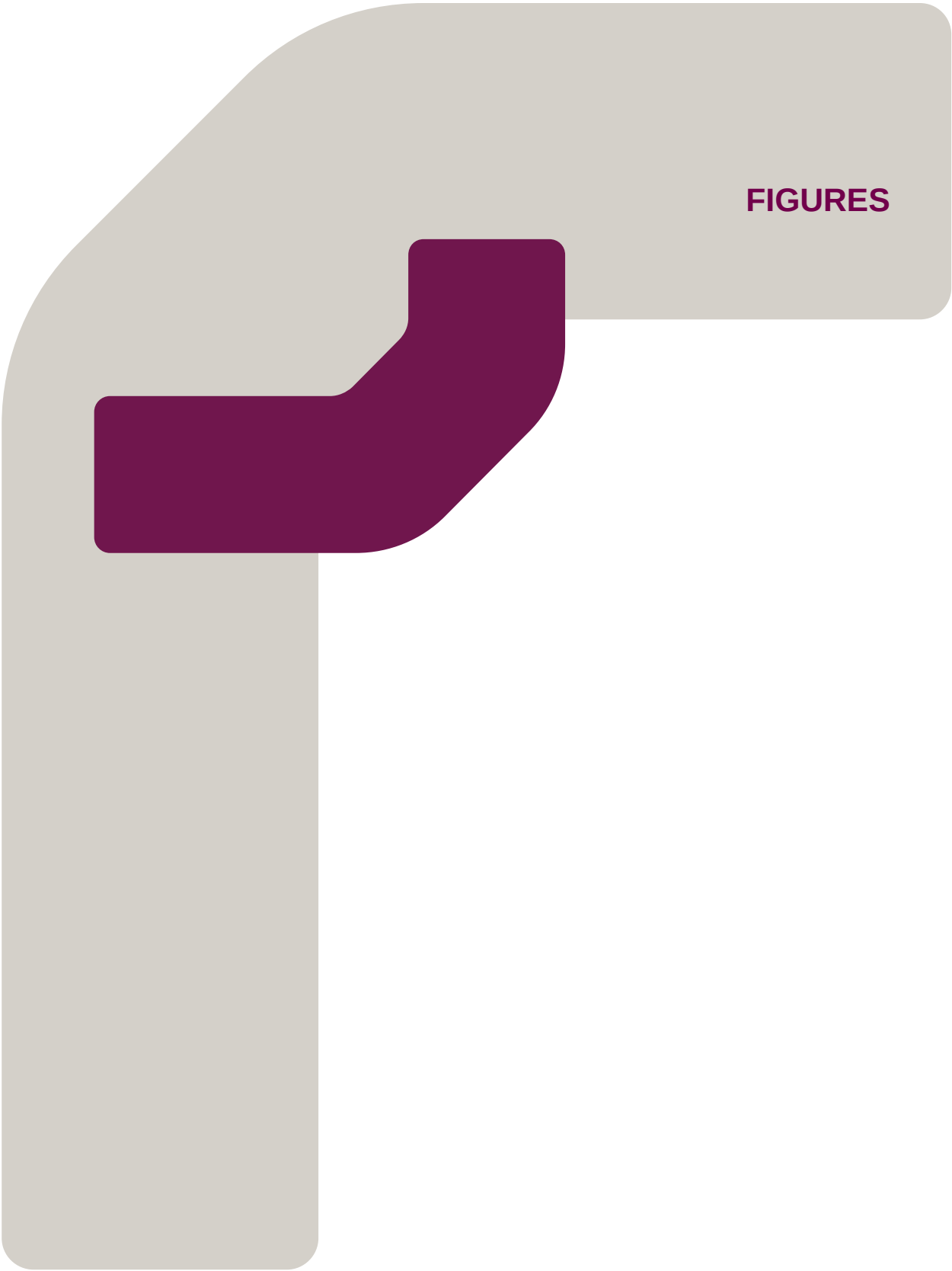
- 5.1 This Built Heritage Statement provides an assessment of the built heritage assets potentially affected through the development of the Site for residential development; and addresses the information requirements of Government's National Planning Policy Framework and the Council's Local Plan in relation to built heritage.
- 5.2 Archaeological heritage assets have been considered separately in the accompanying Archaeological Desk Based Assessment (RPS, 2025, ref: 794-PLN-HER-01291).
- 5.3 The Statement has established that there are no designated or non-designated built heritage assets located within the Site.
- 5.4 A total of two Listed Buildings and twenty-one non-designated built heritage assets have been identified located within a 1km search radius around the Site. The report has also considered a Grade I Listed Building located outside of the search area.
- 5.5 This Statement has established that only the Church of The Holy Trinity, Warton (Warwickshire) and the Church of St Edith, Orton-on-the-Hill (Leicestershire) have the potential for their significance to be affected by the Site's development, through changes within their settings.
- 5.6 The assessment concludes that the Site comprises a neutral element within the settings of both these designated heritage assets whereby it makes no contribution to their significance. The development will result in small visual change within their settings, which will have no effect on how their significance is appreciated or understood.
- 5.7 The proposed development will therefore not cause harm to the significance of these designated and non-designated heritage assets. In the determination of the planning application, the National Planning Policy Framework (NPPF) testing of paragraphs 214, 215 and 216 need not be engaged.

REFERENCES

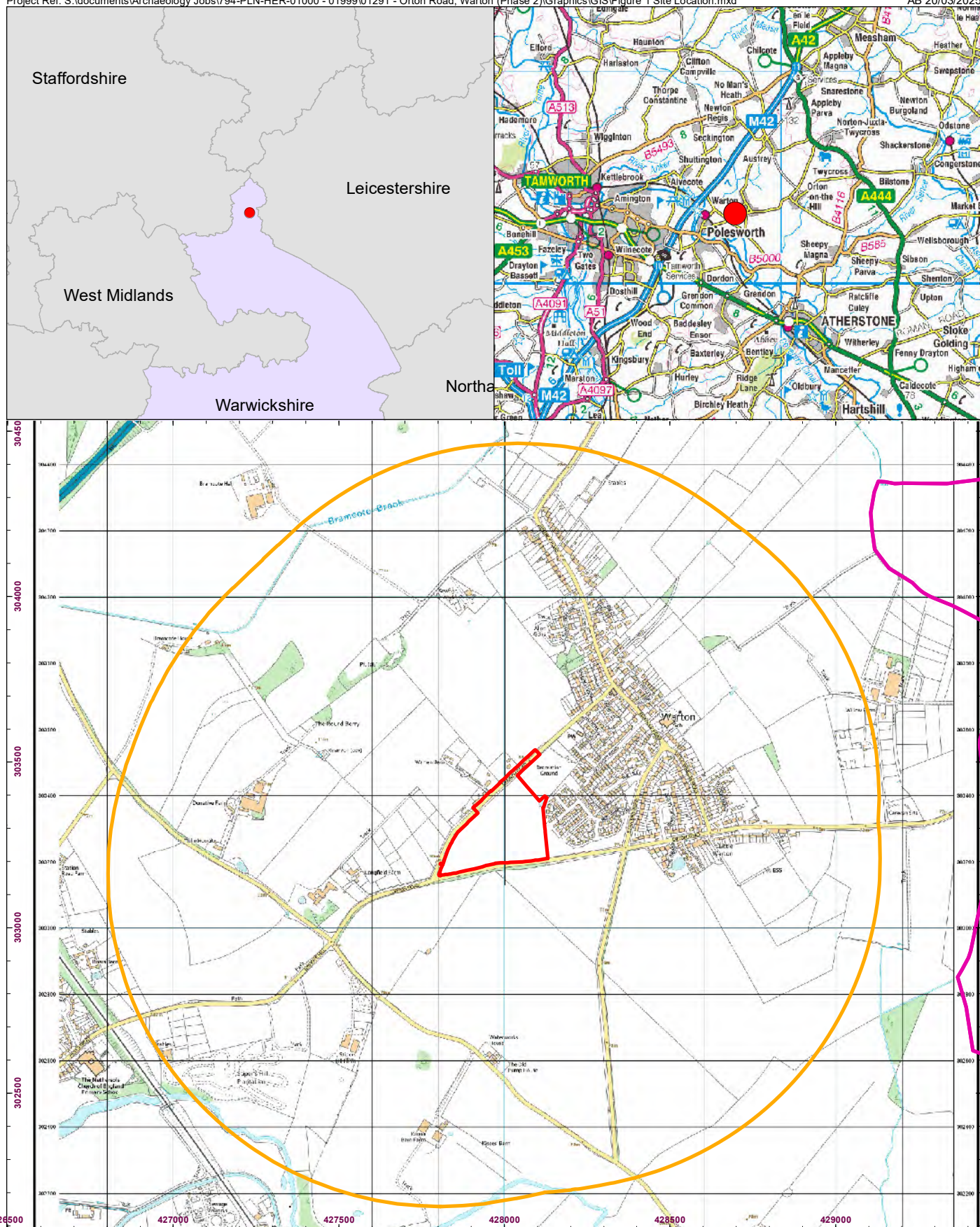
- Coventry Standard, 1841. *The will of the late Rev. William Palmer...* Coventry Standard Friday 5th March 1841, p.4.
- Historic England, 2017. *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*. March 2015. December 2017.
- Historic England, 2024. *National Heritage List for England*.
- Ministry of Housing, Communities & Local Government, 2019. *National Planning Practice Guidance (NPPG)*.
- Ministry of Housing, Communities and Local Government December 2024, *National Planning Policy Framework (NPPF)*.
- Nichols, J., 1811. *The History and Antiquities of the County of Leicester*. Volume 4, Part 2. Sparkenhoe, Orton on the Hill p.847. GoogleBooks
- The British Magazine, 1840. *The British Magazine and Monthly Register of Religious and Ecclesiastical Information...* Volume. XLIII. J. F. G. & J. Rivington. Google Books.
- The Genealogist, 2024. www.thegenealogist.com
- The Tamworth Herald, 1897. *Warton. Restoration of Holy Trinity...* The Tamworth Herald, Saturday 6th April 1901, p.5.
- The Tamworth Herald, 1901. *Warton. Holy Trinity Church...* The Tamworth Herald, Saturday 25th September 1897, p.5.
- The Tamworth Herald, 1907. *Warton. The Church...* The Tamworth Herald, Saturday 2nd November 1907, p.3.
- The Tamworth Herald, 1938. *Erection of the Church...* The Tamworth Herald, Saturday 2nd July 1938, p.10.
- The Tamworth Herald, 1941. *Warton Church Centenary...* The Tamworth Herald, Saturday 7th June 1941, p.6.
- Warwickshire County Council, 2025. *Warwickshire Historic Environment Record*.

Cartographic

- 1815-1817 Ordnance Survey Drawings
- 1835 1-inch Old Series Ordnance Survey
- 1849 Warton Tithe Map
- Ordnance Survey (1:1,250 and 1:2,500) 1886, 1903, 1924, 1939, 1956-1957, 1959-1972, 1972, 1975, 1988, 1994 and 1995.
- Ordnance Survey (1:10,560/1:10,000): 1885, 1904, 1924-1925, 1955, 1966, 1976, 1990, 1999, 2006 and 2024.
- GoogleEarth: 1999-2024.



FIGURES



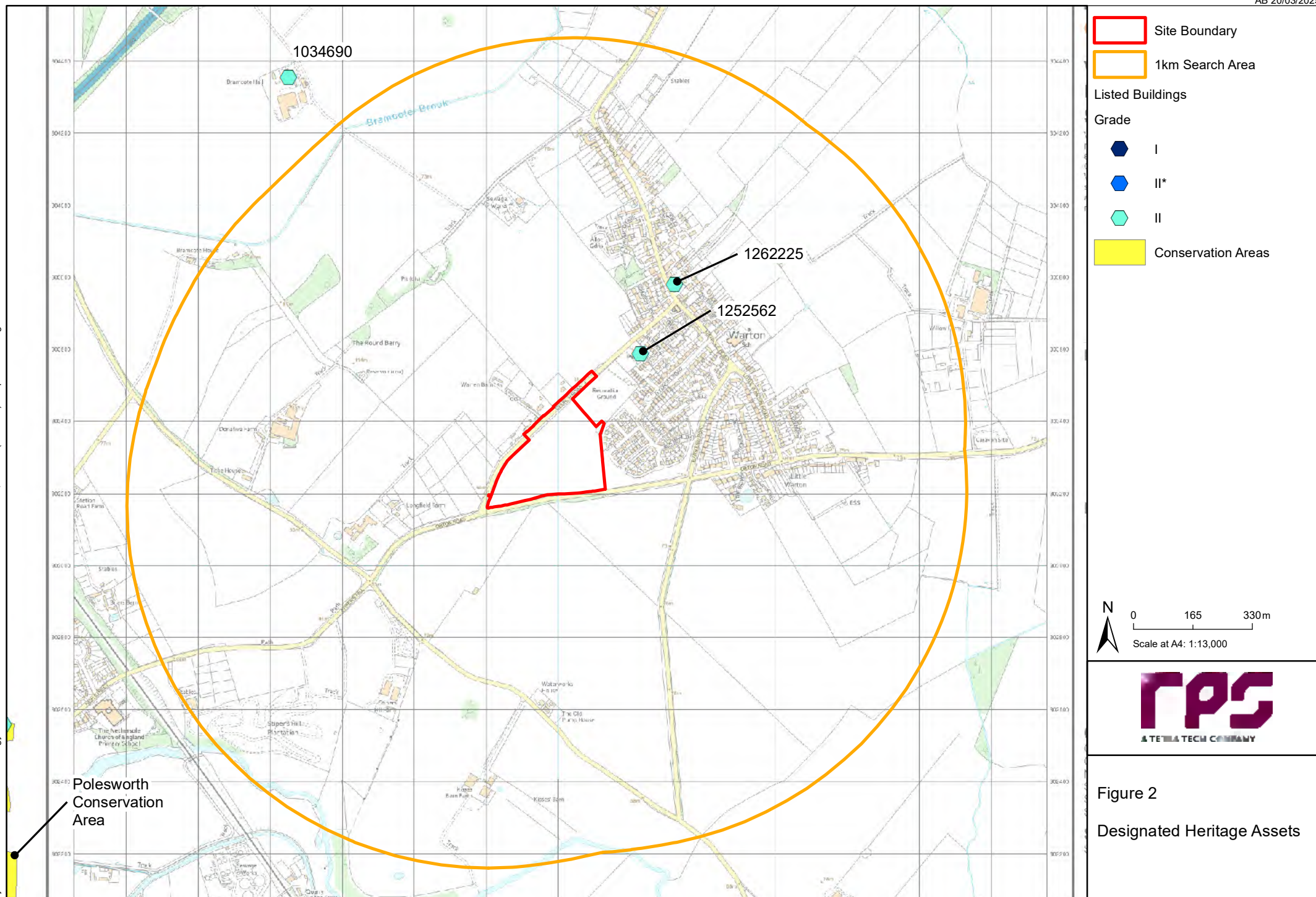
- Site Boundary
- 1km Search Area
- County Boundary



0 160 320 480m
Scale at A4: 1:16,000



Figure 1
Site Location



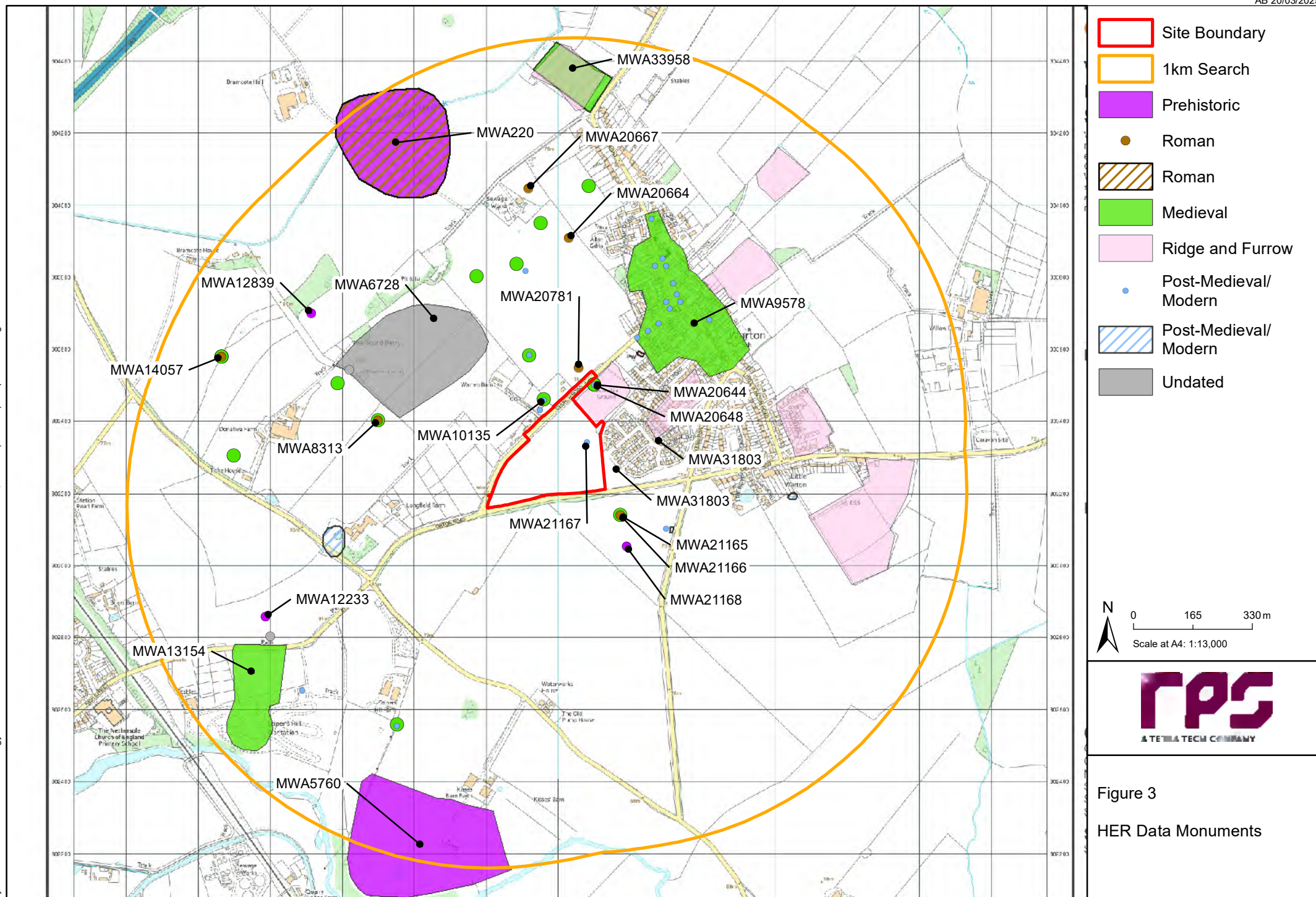
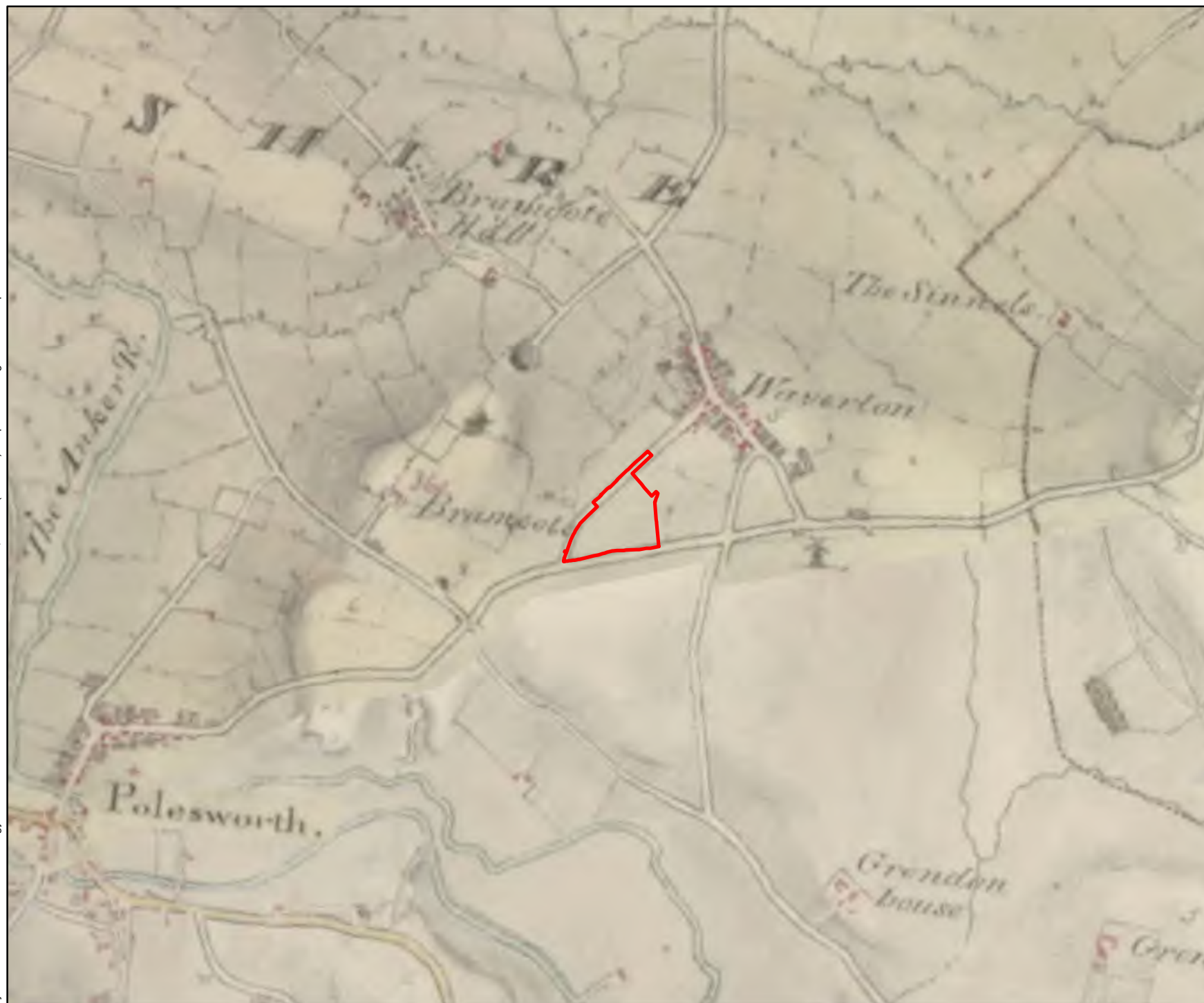


Figure 3
HER Data Monuments



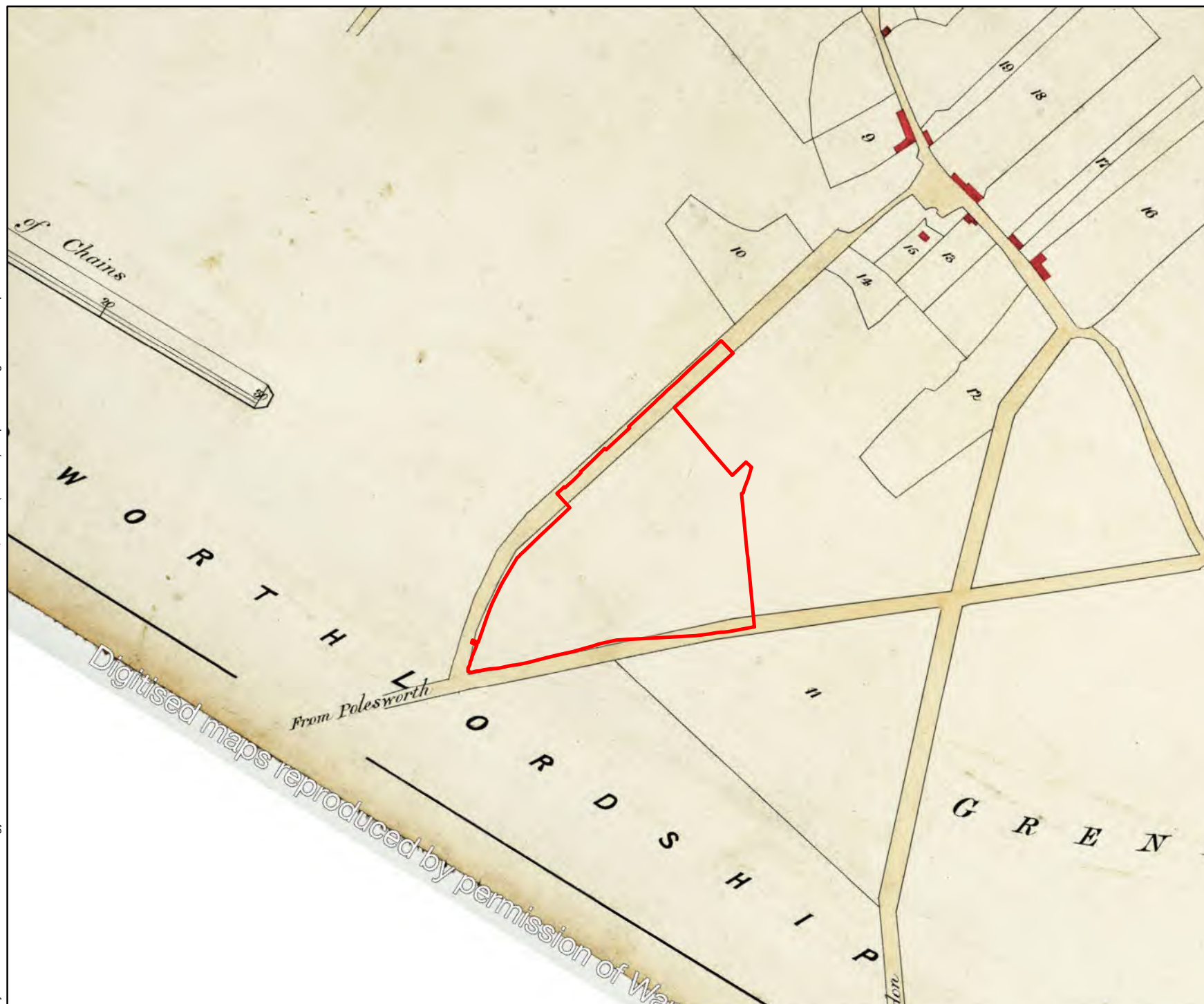
 Site Boundary

N
0 230 460m
Scale at A4: 1:18,000



Figure 4

Ordnance Survey Drawings
1815 (Lichfield Sheet) and
1817 (Sutton Coldfield Sheet)

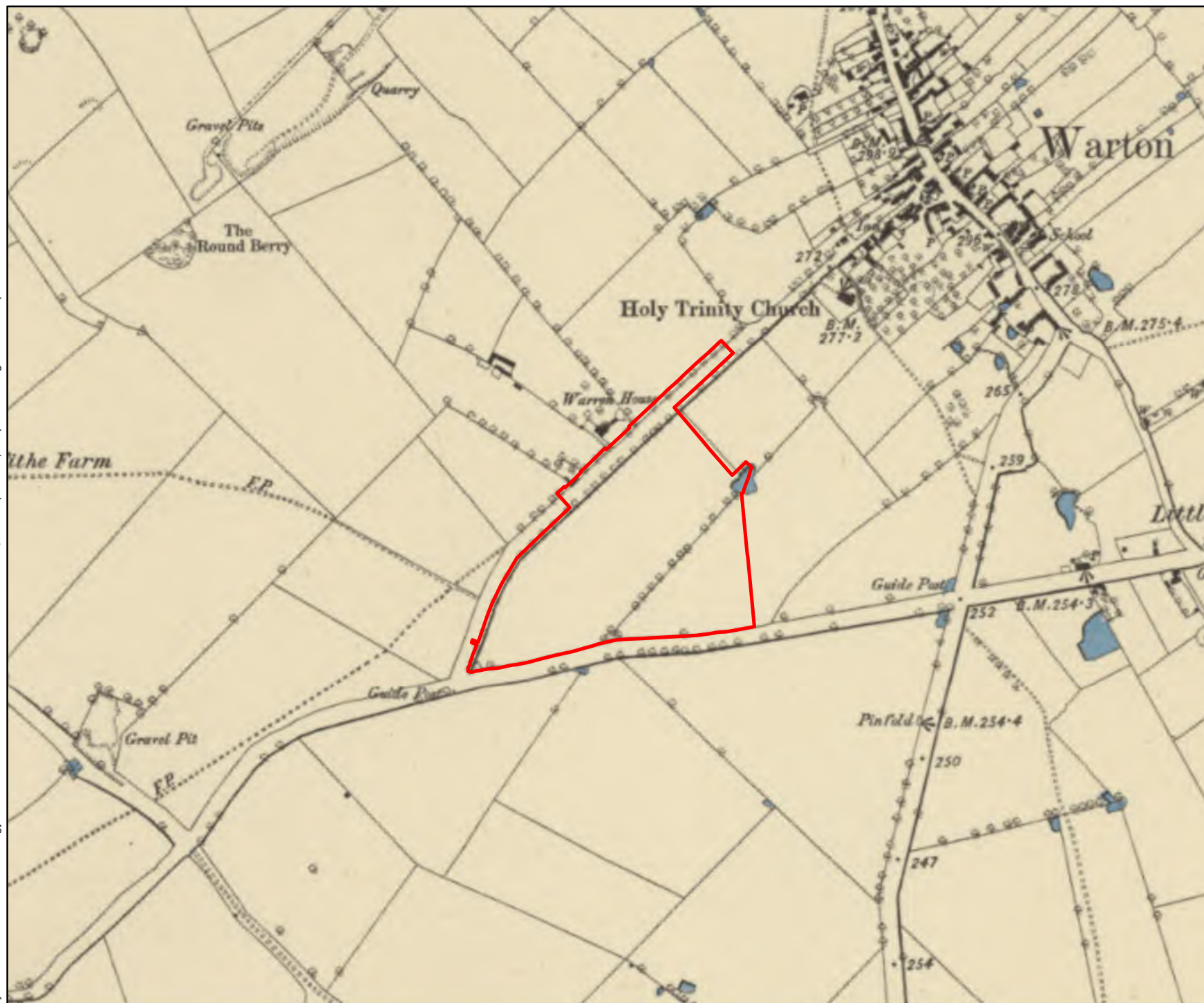


Site Boundary

0 75 150m
Scale at A4: 1:6,000

rps
A TETRA TECH COMPANY

Figure 5
Warton Tithe Map 1849



 Site Boundary

N
0 75 150m
Scale at A4: 1:6,000

rps
A TECH COMPANY

Figure 6

1st edition Ordnance Survey
Map 1840s-1880s

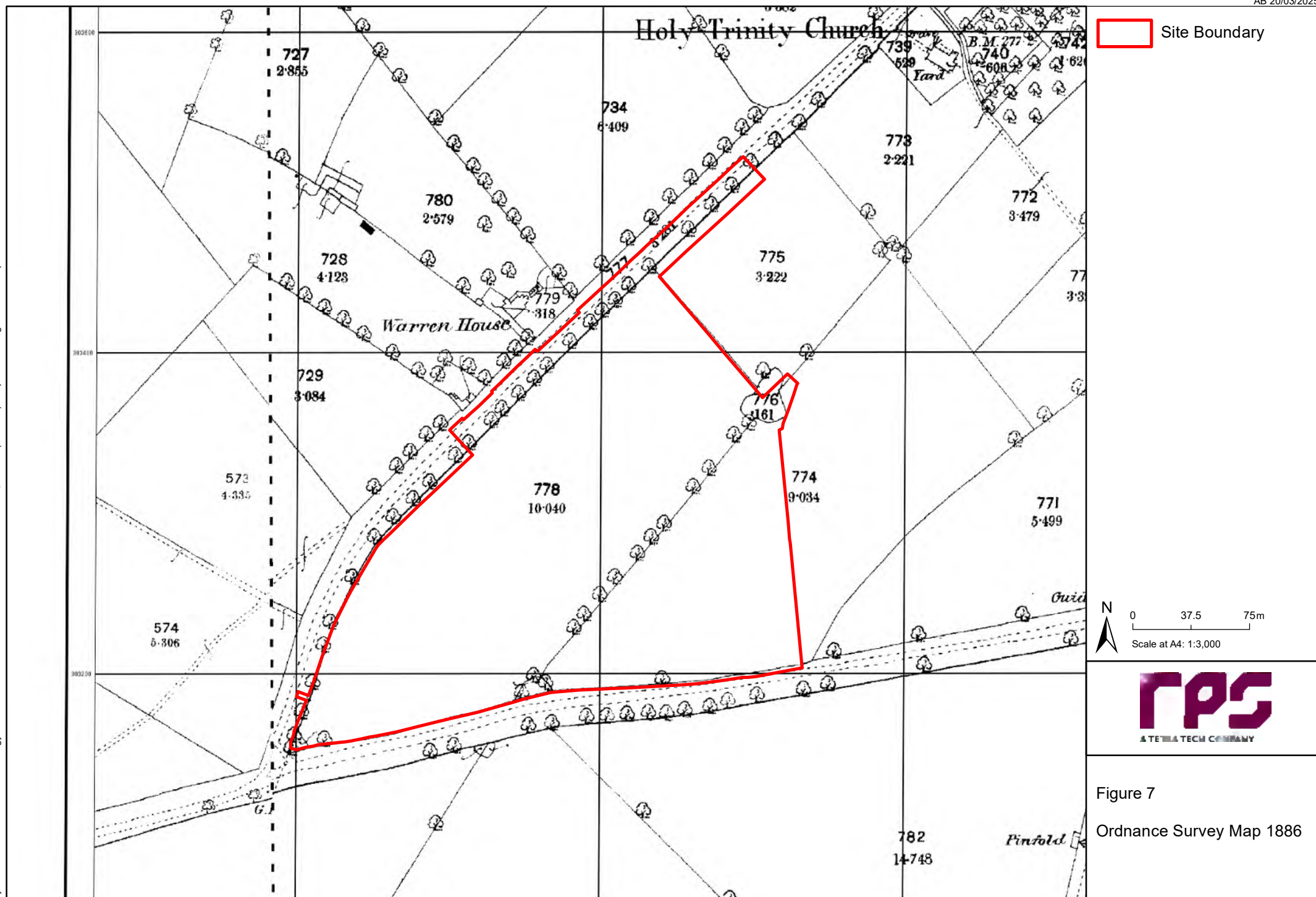


Figure 7

Ordnance Survey Map 1886

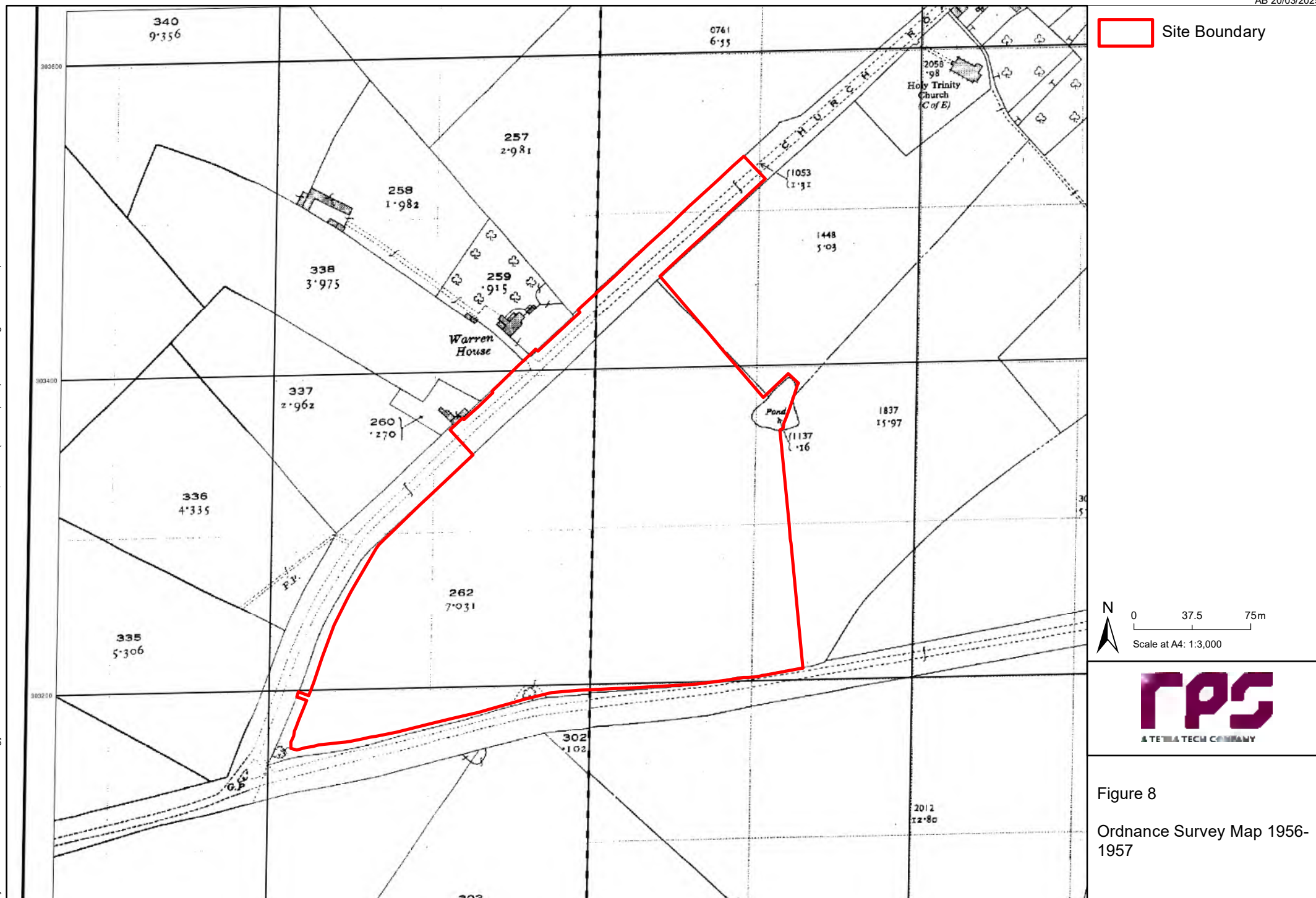


Figure 8

Ordnance Survey Map 1956-1957



- Site Boundary
- Important Hedgerows

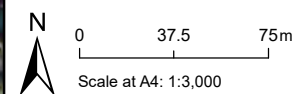
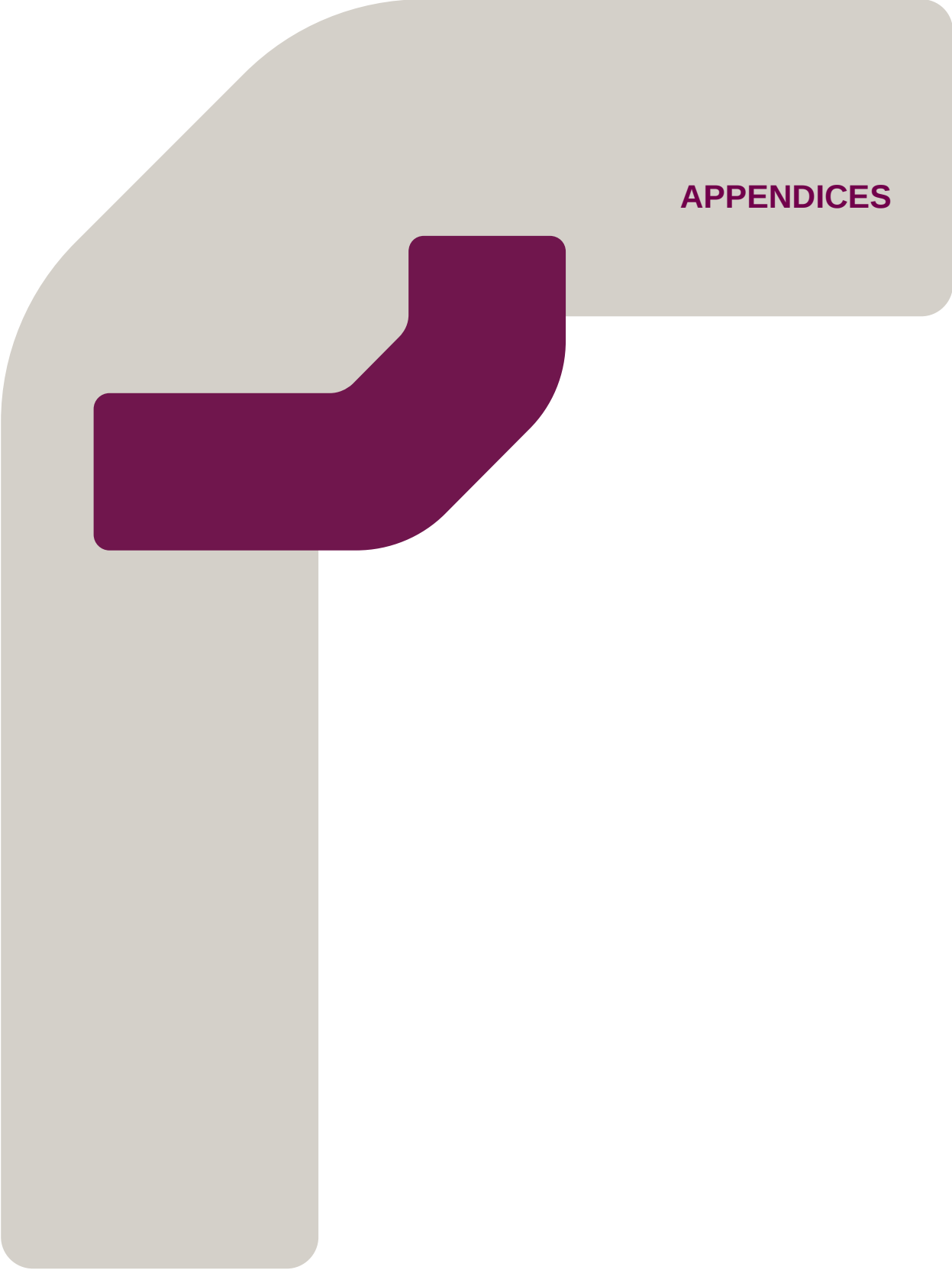


Figure 9

Google Earth Imagery 2022



APPENDICES

Appendix 1

Gazetteer of Warwickshire Historic Environment Record (HER) – centred within a 1km radius surrounding the site.

HER No.	Name	Location	Date
Extant (non-designated buildings recorded on HER)			
MWA2490	Stiper's Hill Farm, Stiper's Hill, Polesworth	SK 2729 0265	Imperial
MWA2491	Warren House, Church Road, Warton	SK 2795 0343	Imperial
MWA2492	19th century house to N of Church, Warton	SK 2822 0363	Imperial
MWA2493	Hatters Arms, Church Road, Warton	SK 2825 0365	Imperial
MWA2494	Fox Inn, Church Road, Warton	SK 2828 0367	Imperial
MWA2495	19th century house, Austrey Road, Warton	SK 2827 0383	Imperial
MWA2496	'Farriers Cottage', Austrey Road, Warton	SK 2829 0385	Imperial
MWA2497	Storehouse, Curlew Close, Warton	SK 2826 0396	Imperial
MWA2499	House/Shop, Church Road, Warton	SK 2830 0373	Post-medieval to Modern
MWA2800	Shop/house, Church Road, Warton	SK 2831 0371	Imperial
MWA2801	18th Century house, Austrey Road, Warton	SK 2832 0378	Imperial
MWA2802	'Sunnyside', shop/house, Maypole Road, Warton	SK 2833 0375	Imperial
MWA2803	Post Medieval Timber house, Warton, Polesworth	SK 2834 0373	Post-medieval
MWA2804	Social Club, Austrey Road, Warton	SK 2830 0382	Imperial
MWA2805	Hillcrest Farm, Maypole Road, Warton	SK 2842 0368	Imperial
Other HER Monument			
MWA220	Site of Possible Roman Settlement 200m southeast of Bramcote Hall	SK 2754 0417	Late Bronze Age to Romano-British
MWA222	Site of Warton Mill	SK 2864 0319	Imperial
MWA229	Holy Trinity Church, Warton, Polesworth	SK 2822 0358	Imperial
MWA2498	Pound SW of Little Warton	SK 2830 0310	Imperial
MWA5760	Mesolithic to Iron Age features, Kisses' Barn Polesworth	SK 2762 0225	Early Mesolithic to Late Iron Age
MWA6542	Site of Gravel Pit at Linden Lodge	SK 2737 0306	Imperial
MWA6728	Possible Cropmark Complex 400m NW Warren House, Warton	SK 2758 0356	Unknown
MWA8313	Findspot - Roman silver coin	SK 2750 0340	Romano-British
MWA8314	Findspot - Medieval coin	SK 2750 0340	Medieval
MWA9421	Medieval finds from Donnative Farm, Polesworth.	SK 27387 03504	Medieval
MWA9578	Warton Medieval Settlement	SK 28359 03755	Medieval
MWA9961	Silver Pin from Medieval Brooch	SK 27099 03302	Medieval
MWA10135	Find of a medieval coin in the Warton area of Polesworth	SK 27961 03458	Medieval
MWA10136	Find of post medieval items in the Warton area of Polesworth	SK 27960 03456	Post-medieval
MWA10138	Find of medieval coins in Polesworth	SK 27552 02555	Medieval
MWA10139	Find of a post medieval coin in Polesworth	SK 27552 02552	Post-medieval
MWA12233	Find of a scraper, Polesworth	SK 27187 02856	Early Lower Palaeolithic to Late Iron Age
MWA12839	Palaeolithic core from Warton Hill	SK 2731 0369	Early Lower Palaeolithic to Upper Palaeolithic

LAND NORTH OF ORTON ROAD, WARTON, WARWICKSHIRE: BUILT HERITAGE STATEMENT

MWA13154	Site of Stiper's Hill Castle, Polesworth	SK 2712 0269	Medieval
MWA14034	POLESWORTH (Field 652/3) Mediaeval finds	SK 270 035	Medieval
MWA14057	WARWICKSHIRE POLESWORTH (known as)	SK 27 03	Romano-British
MWA20642	Polesworth (Post Mediaeval) Field 775	SK 28100 03500	Post-medieval
MWA20644	Polesworth (Mediaeval) Field 775	SK 28100 03500	Medieval
MWA20648	Polesworth (Early Mediaeval) Field 775	SK 28100 03500	Early medieval to Medieval
MWA20664	Polesworth (Romano-British) Field 531	SK 28030 03907	Romano-British
MWA20665	Polesworth (Post Mediaeval) Field 547	SK 27910 03815	Post-medieval
MWA20667	Polesworth (Romano-British) Field 530	SK 27918 04045	Romano-British
MWA20668	Polesworth (Early Mediaeval/Mediaeval) Field 548	SK 27773 03802	Early medieval to Medieval
MWA20707	Polesworth (Mediaeval) Field 529	SK 28085 04051	Medieval
MWA20708	Polesworth (Mediaeval) Field 547	SK 27885 03834	Medieval
MWA20710	Polesworth (Mediaeval) Field 531	SK 27952 03948	Medieval
MWA20778	Polesworth (Mediaeval) Fields 733 & 734	SK 27920 03581	Medieval to Post-medieval
MWA20781	Polesworth (Romano-British) Field 734	SK 28057 03546	Romano-British
MWA21165	Polesworth (Romano-British) Field 782	SK 28173 03137	Romano-British
MWA21166	Polesworth (Mediaeval - Post Mediaeval) Field 782	SK 28173 03137	Medieval to Post-medieval
MWA21167	Polesworth (Post Mediaeval) Field 774	SK 28080 03340	Post-medieval
MWA21168	Polesworth (Early Bronze Age) Field 782	SK 28190 03050	Early Bronze Age
MWA21259	Polesworth (Post Mediaeval) Field 562	SK 27065 03577	Post-medieval
MWA21319	Polesworth (Early Mediaeval to Mediaeval) Field 562	SK 27065 03577	Early medieval to Medieval
MWA29775	19th century "Pinfold" c.400m south of Warton Village.	SK 2831 0309	Post-medieval to Imperial
MWA30718	Polesworth (Mediaeval) Field 645	SK 2720 0280	Unknown
MWA31260	Round Berry Trig Point, Polesworth	SK 2742 0354	Unknown
MWA31803	Late Bronze Age/Early Iron Age Settlement Activity, Warton, Polesworth, North Warwickshire	SK 2821 0331	Late Bronze Age to Early Iron Age
MWA31803	Late Bronze Age/Early Iron Age Settlement Activity, Warton, Polesworth, North Warwickshire	SK 2821 0331	Late Bronze Age to Early Iron Age
MWA31914	Site of a Primitive Methodist Chapel, 42 Austrey Road, Warton	SK 2826 0390	Imperial to Modern
MWA32467	19th century outbuilding at land at Farriers Cottage, Tanworth	SK 2830 0386	Imperial to Modern
MWA33958	Ridge and furrow, 210m SW of Bentley Farm, Polesworth	SK 2803 0435	Medieval to Post-medieval
Listed Buildings			
435560	14, AUSTREY ROAD	SK 2832 203781	II
435563	CHURCH OF THE HOLY TRINITY	SK 28228 03587	II
Events			
EWA847	Evaluation at Kisses' Barn Farm, Polesworth	SK 2785 0228	
EWA1184	Site visit to Warton Mill, Warton, Polesworth	SK 2864 0319	
EWA7234		SK 274 350	
EWA7486	Metal Detecting at Polesworth, Warwick	SK 27102 03343	
EWA10871	Evaluation at Nos 1-6 Copeland Close, Warton	SK 2831 0341	
EWA11315	Archaeological Field Evaluation at Land to the rear of Trinity Close, Warton	SK 2828 0359	
EWA11350	An Archaeological Evaluation at Land at Barn End Road, Warton, Polesworth, Warwickshire	SK 2826 0333	

EWA11647	Strip, Map & Sample Excavation at Barn End Road, Warton, Polesworth	SK 2821 0331	
EWA11684	Evaluation on land off Orton Road, Warton, Poleworth	SK 2879 0343	
EWA12096	Level One Building recording at Land at 28/30 Farriers Cottage, Austrey Road, Tamworth	SK 2830 0387	

Polesworth Draft Neighbourhood Plan – Non-Designated Heritage Assets

Polesworth Draft Neighbourhood Plan – Non-Designated Heritage Assets in Warton p.41.	
Entry No.	Location
27	27 Primitive Methodist Chapel, Austrey Road
28	28 Parish Room, Maypole Lane
29	29 War Memorial, on the wall of the Parish Room
30	30 Cruck Beam House, Church Road/Austrey Road.
31	31 Warton Old Nethersole School, Maypole Road
32	32 School House, Maypole Road

APPENDIX 2

NATIONAL HERITAGE LIST FOR ENGLAND – LISTING ENTRY FOR ASSESSED HERITAGE ASSETS

Church of the Holy Trinity, Church Road, Warton. Grade II Listed Building. NHLE: 1252562. Listed: May-1988.

POLESWORTH CHURCH ROAD SK20SE (South-east side)

Warton 5/82 Church of the Holy Trinity - II

Church. c.1830. Sandstone ashlar. Plain-tile roof has coped gable parapets with kneelers. Chancel, nave and west porch, and north vestry. Simple Gothic Revival lancet style. I-bay chancel, 5-bay nave. Splay plinth and cornice, and buttresses of offsets. Very shallow chancel has diagonal buttresses. 3 stepped lancets. openings have hood moulds throughout, Nave has angle and side buttresses. Porch has chamfered doorway and double-leaf doors. Trefoil windows to north and south. West front has 2 small lancets and rebuilt bellcote. Vestry has 4-centred arched north doorway. Straight-headed west window, Interior is plastered. Plaster chancel arch of one continuous chamfered order, Nave has chamfered queen post roof. Fittings: reredos has Creed scroll, an open book, and double round-arched Commandments board. Arcaded altar rails and blind arcaded pulpit. (VCH: Warwickshire: Vol IV, pl86)

Listing NGR: SK2822803587

Church of St Edith, The Green, Orton-on-the-Hill. Grade I Listed Building. NHLE: 1188352. Listed: Nov-1966.

Parish church. Early C14 with later alterations and additions. Ashlar, with lead covered roofs of low pitch. West tower, 4-bay nave with south aisle and porch, 2-bay chancel. 3 stage west tower with diagonal buttresses and crenellated with moulded coping stones to merlons and embrasures. Recessed spire rebuilt in 1797 and partly taken down in 1950: Octagonal with 2 tiers of lucarnes. Square-headed west door and lancet window above with trefoiled head; the second stage has a square-headed loop to each side and the belfry openings have Y-tracery with trefoil-headed lights. The south aisle has buttresses at the bay divisions and angle buttresses to each end, a plain parapet with moulded coping and string course and a C19 gabled porch with pointed arch opening. Inside the porch is a C14 doorway with 2 orders of colonettes and much weathered foliated capitals; the inner roll moulding of the arch is keeled and the outer filleted, and there is an ogee-shaped hood mould terminating in heads (c.f. north door of Church of All Saints, Ratcliffe Culey, Witherley C.P.). The westernmost of the windows is of 2 lights and has reticulated tracery beneath a square head, and a wave-moulded surround. In the north wall is a similar but taller window with truncated tracery. The other two south windows are pointed, each having 2 cinquefoil-headed lights with Decorated tracery, wave-moulded surrounds and returned hood moulds. In the east wall of the aisle is a tall C16 window with 3 trefoil-headed lights beneath a segmental pointed arch with returned hood. A clerestorey was raised in the C15; it has square-headed windows of 2 trefoiled, ogee-headed lights on the north side, and simple 2-light mullioned windows on the south side. The north aisle, except for the east bay, was demolished in the mid-C18 and this side of the nave refaced and windows inserted with segmental pointed heads and Y-tracery. The east bay was rendered and given round-headed windows to the east and west; a window in the north wall of 2 pointed lights was blocked. To the west of this window, at roof level, is a figure carved drainage spout. Chancel: C15/C16 east window with 3 tiers of 4 cinquefoil-headed lights and nominal Perpendicular tracery beneath a depressed 4-centred arch and concave quarter-round moulded surround. The side windows are mainly C14, the eastern ones each having 2 trefoiled ogee-headed lights and a single reticulation beneath a 2-centred arch. Both western windows have square heads; the northern one is C14, the southern one C15/C16. Interior: 4-bay south arcade with double chamfered pointed arches and continuous hood mould on octagonal columns with moulded capitals. Similar north arcade, now blocked, except the easternmost bay which contains the tomb of the Perkins family, the former occupants of Orton Hall (demolished). Pointed and double chamfered tower arch springing directly from the side walls. Wide and lofty double chamfered chancel arch on engaged semi-octagonal columns with moulded capitals. C15/C16 nave roof on undecorated cambered tie beams; the steeply pitched C14 roof line

is visible high up on the west wall; immediately below it is a pair of moulded corbels which supported some part of the former roof structure. The aisle has a ceiling carried on chamfered tie beams. C19 low pitched chancel roof with braced tie beams, the braces springing from corbels. Fixtures and fittings: Full set of C18 box pews in the nave incorporating a pulpit with a canopy; there is a second C18 pulpit at the east end of the nave. In the south aisle is a baluster-font inscribed 'S.S. PERKINS ESQ. 1764' and along the south wall is a stone bench, formed partly of a coffin lid carved with a cross and chalice. On the south side of the south arcade wall paintings have been revealed by the removal of some of the limewash; scrolls and chevron patterns. Towards the east end of the aisle is a tomb recess with segmental pointed arch and roll and fillet-moulded surround, and next to it a trefoiled ogee-headed piscina indicating that there was a chapel here, probably a chantry. Between this chapel and the chancel there is a squint, and in the chancel itself an ogee-headed piscina. Monuments: Plain tombstone in the south aisle with a carving at the head end of a man on a horse, and on the foot end of a cross. Next to it is an early C16 incised slab depicting a man and a woman with children below. The eastern bay of the north aisle contains the C14 recumbant effigy of a Cistercian Abbot beneath a crocketed ogee canopy. Tablets around the walls include one to Samuel Steele, died 1731, the inscription flanked by curtains and surmounted at the corners by urns spouting flame and in the centre by a trumpeting angel and a representation of the Holy Spirit. B.O.E. p.342.

Listing NGR: SK3042303931

Contact

Sherwood House, Sherwood Avenue
Newark, Nottinghamshire NG24 1QQ