

Technical Note

Site 316 – Land at Long Lawford – Transport Review

Rugby Borough Council - Local Plan Review – Preferred Options

Project/File: 3326 12673

Date: 13th May, 2025

Prepared By:

1 Introduction

- 1.1 Stantec UK Limited (Stantec) has been appointed by Davidsons Developments Ltd to provide a Technical Note on transport and accessibility matters to support representations for Site 316 through the Rugby Borough Council Local Plan Review for an allocation.
- 1.2 As Rugby Borough Council's current Local Plan 2011 2031 was adopted in June 2019, a Local Plan Review is required. The new Local Plan is being prepared, looking forward by 15 years.
- 1.3 Site 316 relates to an allocation being sought within the new Local Plan for residential development of around 400 dwellings and ancillary development on land south of the A428 Coventry Road.
- 1.4 This Technical Note considers the following:
 - Development and Site Access Opportunities;
 - Local Context;
 - Public Transport Accessibility and Connectivity Opportunities;
 - Site Access Proposals
 - Highways Context;
 - Alignment with the National Planning Policy Framework
 - Rugby Borough Council's Local Plan Evidence Base; and
 - Summary and Conclusions.
- 1.5 The evidence presented in this Note supports that this site is well-located for development, and that in accordance with the position set out in Paragraph 116 of the NPPF, that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network ... would be severe' there are no transport grounds why Site 316 should not be allocated.

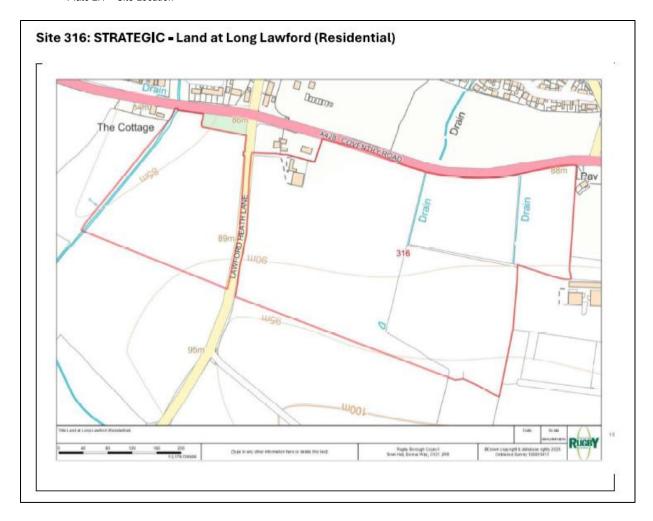


Project Number: 332612673

2 Development and Site Access Opportunities

2.1 The Site comprises 19.75ha of agricultural land south of the A428 Coventry Road, located immediately south of the village of Long Lawford, 3km west of Rugby Town Centre. The Site is bisected into two areas by Lawford Heath Lane, with the larger area being to the east. This is shown in **Plate 2.1**.

Plate 2.1 - Site Location



2.2 Davidsons Developments Ltd is seeking to secure an allocation for this site for residential development. Whilst it is envisaged that the development would be circa 400 dwellings, Davidsons would work with local stakeholders to understand the need for the site to accommodate a GP surgery, and small-scale convenience retail as well to enhance the local offer set out in **Section 3**.



3 Local Context

- 3.1 The Site benefits from being located within a short distance of a wide range of existing amenities, such as education, retail, leisure, and community facilities.
- 3.2 To assess the potential for sustainable transport modes to replace short car trips from the Site to local facilities within the vicinity of the Site, the accessibility of the Site to key amenities on **Plate 3.1** has been assessed in **Table 3.1**:
 - to assess this accessibility by walking and cycling, reference has been made to the Institution of Highways and Transportation's 'Guidelines for Providing Journeys on Foot' (2000) that suggests that an average walking speed of 1.4m/s can be assumed, and Local Transport Note 1/86 that suggests an equivalent speed of 4.5m/s for cyclists;
 - in addition to providing walking and cycling times, the bus journey time to existing local facilities for walking journey time longer than 30 minutes has been provided the Site being well-located to access public transport, with the majority of the site within 400m of existing and proposed bus stops along the A428 Coventry Road. These bus stops are served by Stagecoach Service 86. In the instance that the facility does not have a bus stop within the immediate vicinity, the cumulative journey via bus to the nearest stop and the walk to the facility has been provided; and
 - the distance has been measured from the centre of the Site, based on actual walking and cycling distances from the site access to the A428 Coventry Road.

Plate 3.1 – Local Facilities within the Vicinity of the Site





Table 3.1 - Local Amenities within the Vicinity of the Site

Plan Ref.	Facility	Distance from Centre of Site (km)	Walking Time (minutes)	Cycle Time (minutes)	Bus Time
1	The Lawford Arms	0.6	7.1	2.2	-
2	Long Lawford Memorial Hall (Village Hall)	0.6	7.1	2.2	1
3	Long Lawford Methodist Church	0.8	9.5	3.0	-
4	The Co-operative Food - Long Lawford	0.9	10.7	3.3	~
5	St John's Church	1	11.9	3.7	
6	Long Lawford Primary School	1.2	14.3	4.4	-
7	CEMEX Rugby Cement Plant	1.4	16.7	5.2	120
8	Henry Hinde Junior School	1.6	19.0	5.9	¥
9	CrossFit Volentia	1.6	19.0	5.9	
10	Xtreme Fitness Rugby	1.7	20.2	6.3	,-s
11	The Co-operative Food - Lawford Road	2.2	26.2	8.1	-
12	St Oswald's C o E Academy	2.2	26.2	8.1	-
13	Bilton Secondary School	2.2	26.2	8.1	Έ
14	Lidl - Bilton Road	2.8	n=	10.4	10 minutes on Bus 86 + 10 minute walk
15	Central Surgery	3	H	11.1	11 minutes on Bus 86 + 7 minute walk
16	Westside Medical Centre	3.2	1.5	11.9	12 minutes on Bus 86 + 5 minute walk
17	Asda	3.2	2540	11.9	14 minutes on Bus 86 + 5 minute walk
18	Newbold Avon Post Office	3.2		11.9	
19	Avon Valley School and Performing Arts College	3.3	154	12.2	8 minutes on Bus 86 + 18 minute walk
20	Rugby School	3.3	(VE)	12.2	14 minutes on Bus 86 + 5 minute walk
21	JD Gyms, Rugby	3.7		13.7	12 minutes on Bus 86 + 9 minute walk
22	Rugby Post Office	3.7	I.E.	13.7	14 minutes on Bus 86 + 1 minute walk
23	Hospital of St Cross	4	¥	14.8	14 minutes on Bus 86 + 15 minute walk or 22 minutes on Bus 86 and Bus 8 (change in Rugby Town Centre) + 3 minute walk
24	The Queen's Diamond Jubilee Leisure Centre	4	1	14.8	14 minutes on Bus 86 + 15 minute walk or

Plan Ref.	Facility	Distance from Centre of Site (km)	Walking Time (minutes)	Cycle Time (minutes)	Bus Time
					22 minutes on Bus 86 and Bus 8 (change in Rugby Town Centre) + 3 minute walk
25	Market Quarter Medical Practice	4.1	11.75	15.2	14 minutes on Bus 86 + 8 minute walk
26	Elliott's Fields Retail Park	4.2	1 -	15.6	30 minutes via Bus 86 and Bus X84 (change in Rugby Town Centre) + 1 minute walk
27	Tesco Superstore	4.2	19-	15.6	30 minutes via Bus 86 and Bus X84 (change in Rugby Town Centre) + 1 minute walk
28	Rugby Railway Station	4.5	1.5	16.7	16 minutes on Bus 86 + 12 minute walk

3.3 **Table 3.1** demonstrates that all the necessary facilities for every-day living – retail, education, leisure and employment - are within a 30-minute journey via a combination of walking, cycling and public transport.

4 Public Transport Accessibility and Connectivity Opportunities

4.1 As set out in Section 3, the Site is already well-located in terms of accessibility, with the village of Long Lawford located approximately 700m north of the Site and Rugby town centre being approximately 3km east. Coventry city centre is further afield, being approximately 13km west. This Section reviews the connectivity opportunities for the scheme for destinations further afield by public transport.

Bus Opportunities

- 4.2 The Site benefits from being located within the vicinity of the existing bus network, with the majority of the site within 400m of existing and proposed bus stops along the A428 Coventry Road equipped with:
 - westbound stop (towards Coventry) a bus shelter, flag posts and service information, with a bus layby; and
 - eastbound stop (towards Rugby) has limited infrastructure with flag posts and service information, marked with a box in yellow road markings.
- 4.3 The existing bus services and frequencies are summarised in **Table 4.1** below.

Table 4.1 - Local Bus Services and Frequencies

Service	Operator	Route	Mon – Sat Frequency	Sun Frequency
86	Stagecoach	Rugby – Long Lawford – Wolston – Binley Woods - Coventry	Mon - Fri Hourly service between 05:15 and 19:15 Sat Hourly service between 06:15 and 19:15	Sun Bihourly service between 08:10 and 18:00
209	Coventry Minibuses	Long Lawford – Rugby Town Centre – Elliotts Fields Retail Park	Wednesday Service Only 1 outbound journey from Long Lawford at 11:00, returning at 14:20	No Service

- 4.4 These existing stops on the A426 Coventry Road are served by the Stagecoach Service 86 only, which offers good public transport accessibility from the Site in both directions to a range of destinations between Rugby and Coventry. It has an hourly service on Monday to Saturday, and a bi-hourly services on Sundays.
- 4.5 There are other very limited services, such as the 209, which are served by bus stops on Chapel Street, north of Coventry Road. Discussions would be required for this service to stop on A426 Coventry Road.
- 4.6 The delivery of this Site and its additional patronage would help support the long-term viability of these services.



Rail Opportunities

- 4.7 In addition to the bus services detailed above, the Rugby Rail Station is reasonably accessible as well, being located approximately 4.5km east of the centre of the Site, and as shown in **Table 3.1** is also accessible within a 30 minute linked trip bus-walk journey.
- 4.8 As Rugby Rail Station is on the West Coast Main Line, it offers connections to major destinations. It is managed by Avanti West Coast, and the typical range of off-peak hourly service provided includes:

Intercity Services (operated by Avanti and West Midlands Railway):

- regular southbound trains to London Euston (approximately 4 trains per hour); and
- regular northbound services to Birmingham New Street, with some continuing to Wolverhampton, Edinburgh, Glasgow Central, and Blackpool North.

Local Services (operated by Avanti and West Midlands Railway):

- four trains per hour to Milton Keynes;
- four trains per hour to Coventry;
- two trains per hour to Nuneaton; and
- two trains per hour to Northampton.
- 4.9 The Avanti West Coast service between Rugby and London Euston is direct, with a fast service running approximately every 30 minutes, with an average journey time of 50 minutes. A further slower service also runs every 30 minutes with a longer journey time reflecting the additional stops it makes. The first train leaves as early as 05:31, the last train at 23:30.
- 4.10 The following facilities are available at Rugby Station:
 - ticketing with a manned ticket office, and self-service ticket machines;
 - accessibility step-free access to all platforms and assistance for passengers with reduced mobility; and
 - transport Links bus stops, on-station bicycle parking (194 spaces), taxi rank and car park for short- and long-term parking.

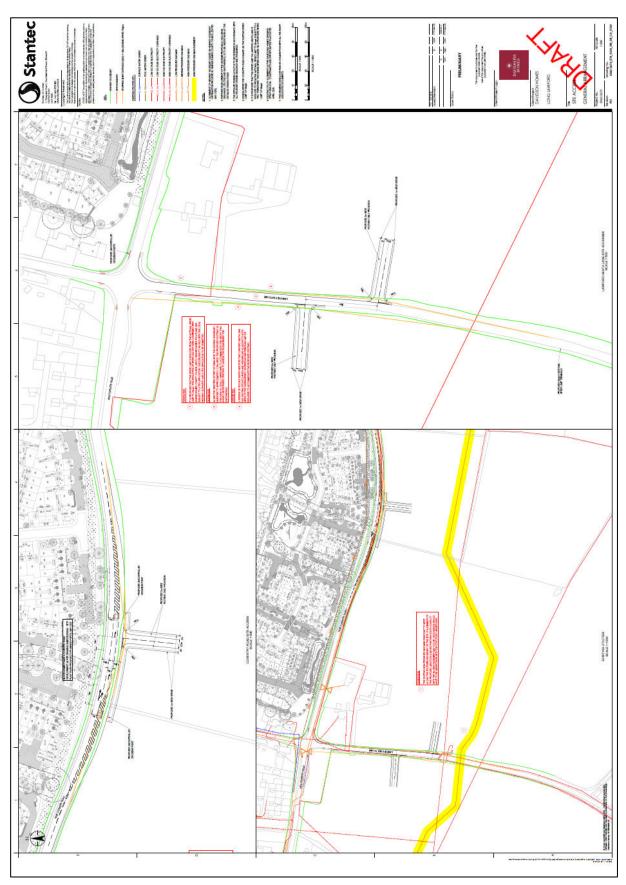


5 Site Access Proposals

- 5.1 The Site would be designed to be fully permeable for pedestrian and cycling users to enhance the active travel credentials of the area:
 - a controlled crossing facility of the A428 Coventry Road could be provided, to integrate with the active travel facilities aligning with the north-south pedestrian route promoted by The Brambles Development to the north of the A426 Coventry Road. This would in combination provide an extension of the quality north-south route to Back Lane and Long Lawford; and
 - connections would be formed eastwards through the development to connect to the existing footpath towards the Bilton area of Rugby; and
 - further footway / cycleways would be provided along Lawford Heath Lane to connect to the A428 Coventry Road.
- 5.2 As the Site has two separated areas, the vehicle access strategy is as follows:
 - reflecting Warwickshire County Council's access requirements for development of more than 200 units, the larger eastern area would be provided with two vehicular accesses. The primary access would be a ghost island priority junction on the northern boundary to the A426 Coventry Road, the secondary access would be a simple priority junction on the western boundary to Lawford Heath Lane;
 - the A428 Coventry Road currently is subject to a 40mph speed limit. Whist benefit would be provided to the area by Davidsons Developments Ltd working with Warwickshire County Council to promote a reduced speed limit to 30mph, the indicative site access shown in Plate 5.1 can accommodate the existing speed limit;
 - the smaller western area, being no greater than 150 units, would be served by a single simple priority junction onto Lawford Heath Lane; and
 - Lawford Heath Lane is subject to the national speed limit of 60mph, albeit that it is considered that such speeds would not materialise due to the relatively tortuous alignment and width of the link. As per A426 Coventry Road, whilst a 30mph or 40mph speed reduction would provide a better environment for the increased levels of walking and cycling along this route, and would reduce the environmental impact of providing appropriate visibility splays, the scheme shown in Plate 5.1 can accommodate what is perceived to be the existing observed speed.
- 5.3 Plans showing the indicative site access junction proposals are contained in **Appendix 1**, and are shown in **Plate 5.1**. These show that suitable site access junctions may be provided independently on both the A426 Coventry Road and on Lawford Heath Lane.



Plate 5.1 – Indicative Site Access Location



6 Highways Context

Vehicle Trip Generation

- 6.2 An initial assessment is made of the expected development vehicle trip generation, assuming the proposed allocation of approximately 400 dwellings.
- 6.3 The estimated trip generation was calculated using the approved trip rates as stated in the Transport Assessment Addendum (dated August 2019) supporting the Bloor Homes' Land North of Coventry Road Development (The Brambles R17/1089). As this site is situated just north of the allocation, these rates provide a reasonable starting point albeit that these vehicle trip rates are higher than the current TRICS vehicle trip rates, and as such would provide a worst-case scenario assessment. These vehicle trip rates and associated vehicle trip generation for 400 dwellings are provided in **Table 6.1**:

Table 6.1 – The Brambles Development (Ref R17/1089) Agreed Trip Rates and Proposed Allocation Worst-Case Vehicle Trips for 400 Dwellings

	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arr.	Dep.	Total	Arr.	Dep.	Total
TRICS Trip Rate (per dwelling)	0.179	0.554	0.733	0.380	0.199	0.579
Proposed Development Trips (400 dwellings)	72	222	293	152	80	232

Vehicle Trip Distribution

6.4 The vehicle trip distribution for The Brambles Development was based on the Census 2011 Rugby 007 Middle Super Output Area (MSOA). These vehicle trip distributions are provided in **Table 6.2**:

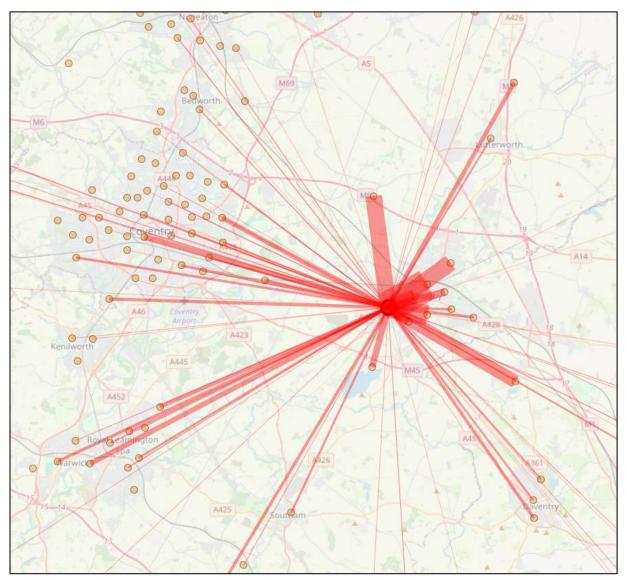
Table 6.2 - The Brambles Development (Ref R17/1089) Agreed Trip Distribution

Route	Route Name	Distribution
Α	A428 Coventry Road (W)	24.7%
В	A428 Lawford Road (E)	42.0%
С	Bilton Lane (N)	26.2%
D	Lawford Heath Lane (S)	7.1%
	100%	

An extract of the Datashine 'Journey to Work' distribution from the Census 2011 is shown below in **Plate 6.1** for the Rugby 007 MSOA which includes Long Lawford, repeating this evidence, that the majority of trips are made to and from the east (a combination of Rugby town centre, employment near the M6, and DIRFT).



Plate 6.1 - Datashine 'Journey to Work' Distribution - MSOA Rugby 007



Junction capacity assessment

- An initial assessment is made of the junction capacity of the proposed ghost island priority, using the 2026 future year flows reported in The Brambles Transport Assessment, as shown in **Appendix 2**, and the development flows summarised in **Table 6.1**.
- 6.7 The junction capacity of the proposed ghost island priority junction scheme shown in **Appendix**1 was assessed using the TRL Junctions 11 programme. The results are summarised in **Table**6.3:

Table 6.3 - Summary of Junctions 11 Results - A428 Coventry Road / Proposed Access - Initial Assessment - 2026 Future Year

	2026 Year				
Arm / Stream	AM	Peak	PM Peak		
	RFC	Queue	RFC	Queue	
Proposed Access (S) to A428 Coventry Road (E) and (W)	0.56	1	0.17	0	
A428 Coventry Road (W) to Coventry Road (E) and Proposed Access (S)	0.04	0	0.11	0	
Junction Delay (s)	3.	.42	1.	00	

6.8 Whilst the details of the transport assessment would be scoped and agreed with the Highway Authorities as work progresses, and a later future year likely to be agreed, as this initial assessment based on readily available data shows that the proposed junction arrangement would operate well within capacity in 2026, it would also operate within capacity in an agreed later future year.

7 Alignment with the National Planning Policy Framework (December 2024)

- 7.1 The National Planning Policy Framework (NPPF) sets out HM Government's planning policies for England, and how these should be applied. The NPPF was most recently updated in December 2024. Stantec has reviewed the current NPPF to identify how the potential transport attributes of Site 316 would align with policy regarding sustainable development.
- 7.2 Paragraph 110 of the NPPF states:
 - "Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making."
- 7.3 This Technical Note shows that the Proposed Allocation is in a sustainable location due its accessibility to the existing public transport network meaning that there are a wide range of key facilities within the hourly bus journey and 30 minutes walking and cycling from the Site.
- 7.4 Paragraph 115 of the NPPF states that:
 - "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:
 - a) sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location;
 - b) safe and suitable access to the site can be achieved for all users....."
- 7.5 The Site proposals would respond positively to these requirements, in combination with the existing context of the Proposed Allocation, so that the Site would encourage the use of sustainable transport modes.
- 7.6 Further, the proposed main access to the Site is via a ghost island priority junction on the A428 Coventry Road, and an initial design has been prepared using the latest standards. Alongside this access, two further priority junctions will be access from Lawford Heath Lane. This ensures a safe and suitable access is achieved.
- 7.7 Paragraph 117 of the NPPF states:
 - "Within this context, applications for development should:
 - a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second so far as possible to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus and other public transport services, and appropriate facilities that encourage public transport use...."
- 7.8 This Technical Note has identified that the Proposed Allocation is adjacent an existing public transport network. As well, the Site has the opportunity to work together with the operator to upgrade this existing provision, to encourage new residents at the Site and existing residents of Long Lawford village alike to increase their use of public transport.
- 7.9 As such, this Site responds well to the transport requirements of the NPPF.



8 Rugby Borough Council's Local Plan Evidence Base

- 8.1 Rugby Borough Council had commissioned SLR Consulting Ltd to prepare their evidence base for assessing and evaluating the various sites within the Draft Local Plan for potential residential development. The assessment undertook an initial appraisal of the proposed site locations to aid RBC in identifying any sites proposed to date which may be constrained by existing transport choice and highway capacity issues prior to them being considered for allocation within the Plan. This has been completed by comparing:
 - existing levels of accessibility to Rugby town centre and the surrounding areas, using different transport modes from across the study area - based on existing travel demands;
 - how this existing accessibility may be improved by the measures WCC has identified through their Bus Service Improvement Plan (BSIP); and
 - local road network capacity, by considering congestion hot spots on the existing highway network alongside the proposed areas for development.
- 8.2 Reflecting the coarseness of initial appraisals, the assessment within the evidence base has several inherent biases that impact negatively on edge-of-town developments such as Site 316:
 - the assessment is predicated on Rugby town centre being the key destination for the new residents – despite the Census work locations (shown in Plate 6.1) showing that this forms a small percentage of total movements;
 - SLR acknowledge that their calculations only consider the benefits from WCC's modest BSIP proposals – and the site-specific benefits that any bus service enhancements provided by developers is not considered;
 - this considers coarsely only existing travel demand, without reference to the future requirements; and
 - no reference is made the benefit of the travel demand strategies to be prepared by each development as required by policy.
- 8.3 Notwithstanding these structural biases, Site 316 is ranked at 70th place overall in this assessment, out of the total 124 sites under consideration. Unsurprisingly, the sites located centrally to Rugby town centre have generally performed better.
- 8.4 With targeted investments and enhancements, Site 316 can become a highly sustainable location for residential development, promoting active travel, reducing car dependency, and improving overall accessibility.



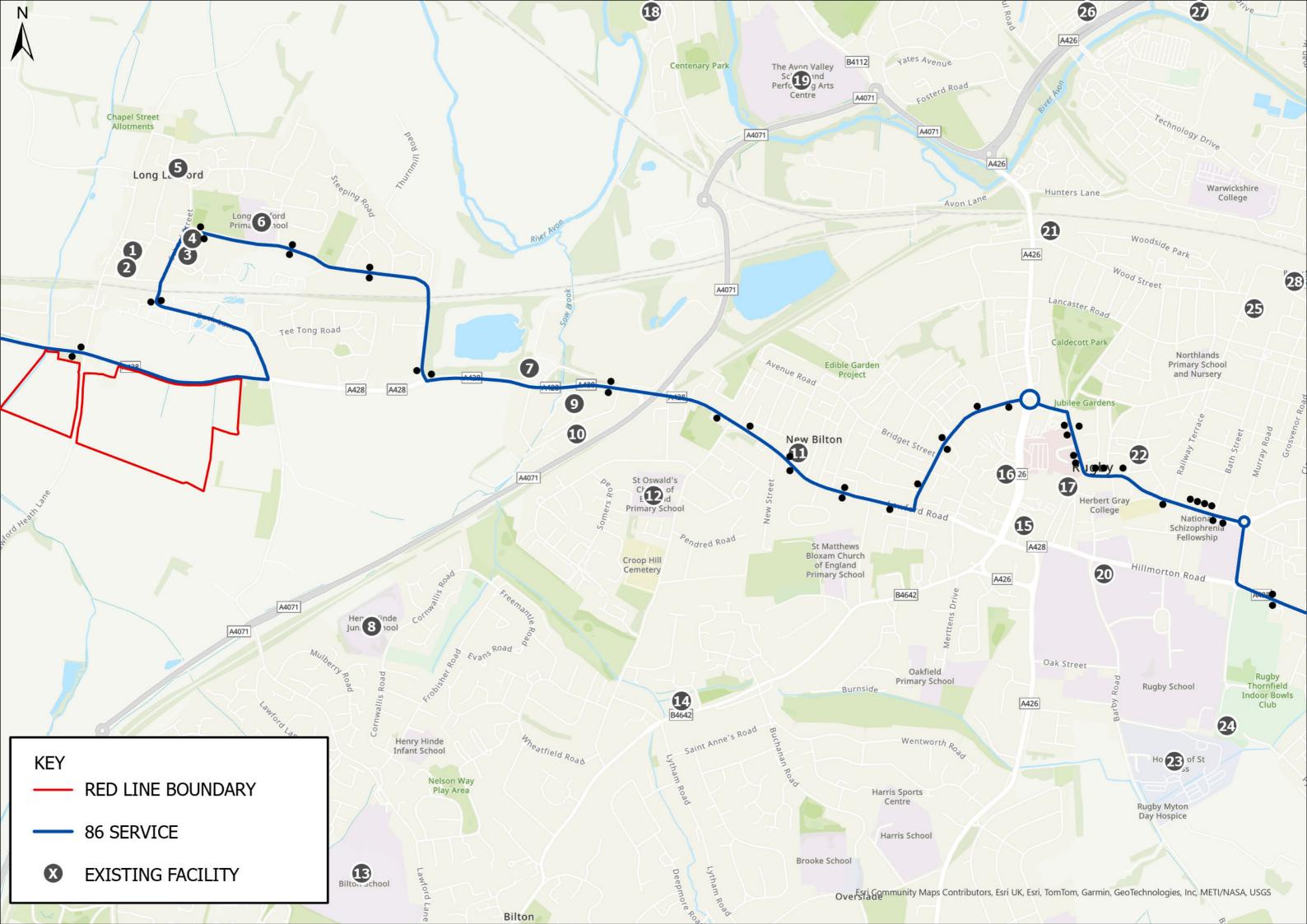
9 Summary and Conclusions

- 9.1 Stantec UK Limited has been appointed by Davidsons Developments Ltd to review transport and accessibility matters to support representations for Site 316 through the Rugby Borough Council Local Plan Review for an allocation.
- 9.2 Site 316 comprises 19.75ha of agricultural land south of the A428 Coventry Road, located immediately south of the village of Long Lawford, 3km west of Rugby Town Centre. An allocation is sought for a residential development of around 400 dwellings and ancillary development. Davidsons would work with local stakeholders to understand the need for the site to accommodate a GP surgery, and small-scale convenience retail as well to enhance the local offer.
- 9.3 All the necessary facilities for every-day living retail, education, leisure and employment are within a 30-minute journey via a combination of walking, cycling and public transport.
- 9.4 The existing bus stops on the A426 Coventry Road are served by the Stagecoach Service 86, which offers good public transport accessibility from the Site in both directions to a range of destinations between Rugby and Coventry. It has an hourly Monday and Saturday service, and a bi-hourly services on Sundays. The delivery of this Site and its additional patronage would help support the long-term viability of these services.
- 9.5 In addition to these bus services, the Rugby Rail Station is reasonably accessible, being located within a 30 minute linked trip bus-walk journey.
- 9.6 Plans showing the indicative site access junction proposals have been prepared, and show that suitable site access junctions may be provided independently on both the A426 Coventry Road and on Lawford Heath Lane.
- 9.7 An initial policy review demonstrates that this Site responds well to the transport requirements of the NPPF.
- 9.8 Notwithstanding the structural biases of the Rugby Borough Council Evidence base, Site 316 still performs reasonably well, being ranked at 70th place overall in this assessment, out of the total 124 sites under consideration. With targeted investments and enhancements, Site 316 can become a highly sustainable location for residential development, promoting active travel, reducing car dependency, and improving overall accessibility.
- 9.9 The evidence presented in this Note supports that this site is well-located for development, and that in accordance with the position set out in Paragraph 116 of the NPPF, that 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network ... would be severe' there are no transport grounds why Site 316 should not be allocated.



Figure 2.2 – Existing Local Facilities

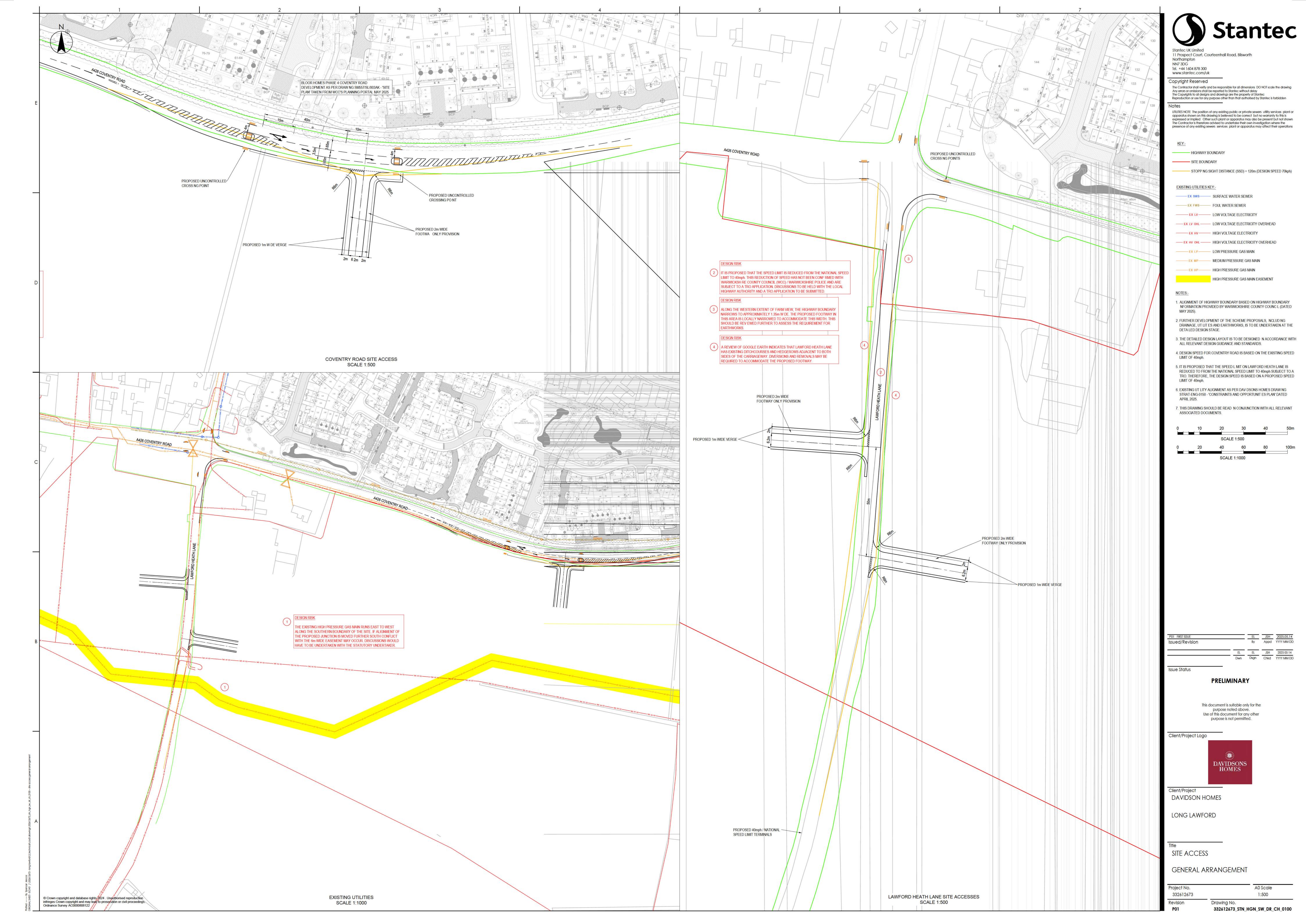


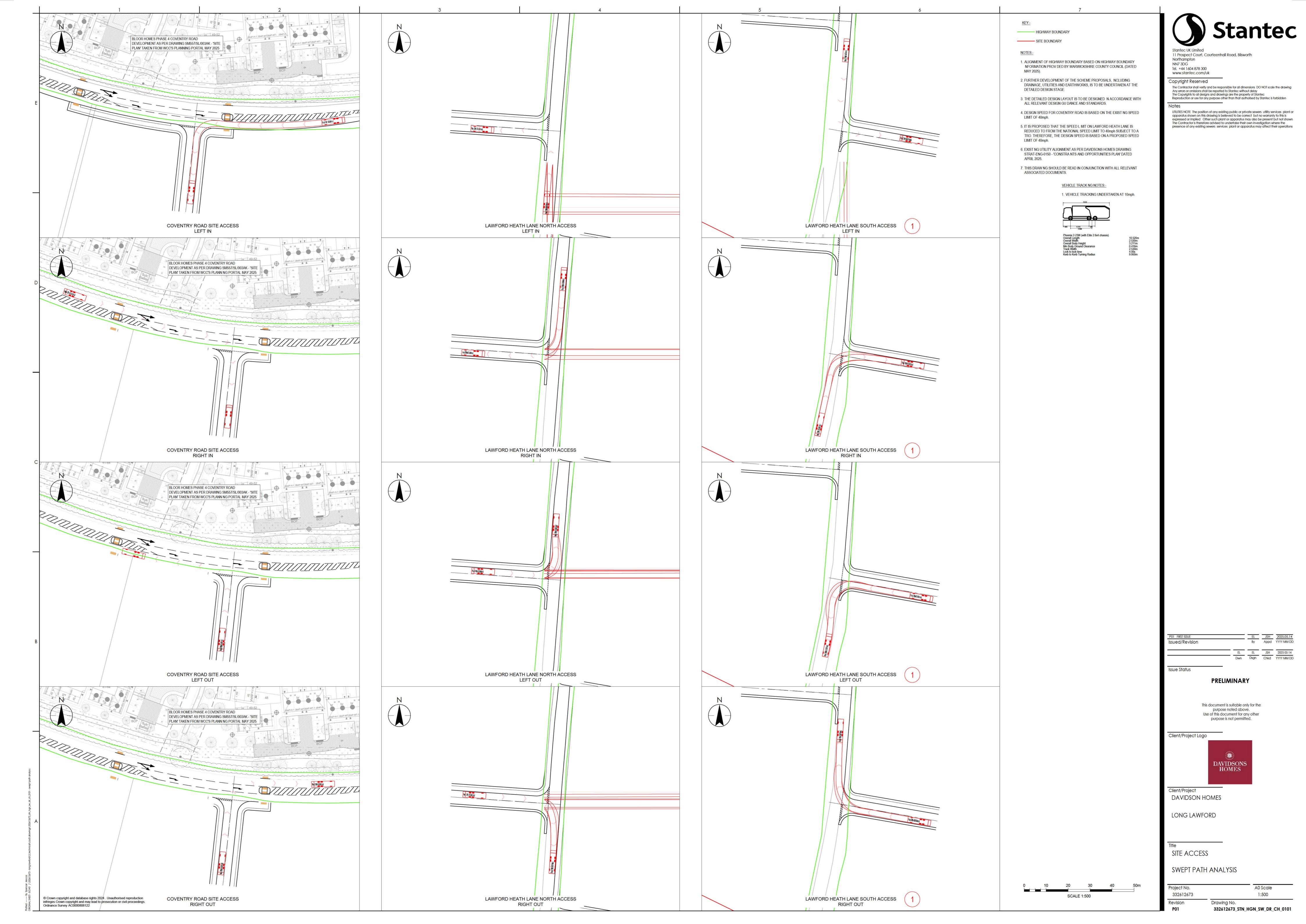


Appendix 1 – Site Access Plans:

332612673/STN/HGN/SW/DR/CH/0100 - 'Site Access General Arrangement'; 332612673/STN/HGN/SW/DR/CH/0101 - 'Swept Path Analysis';

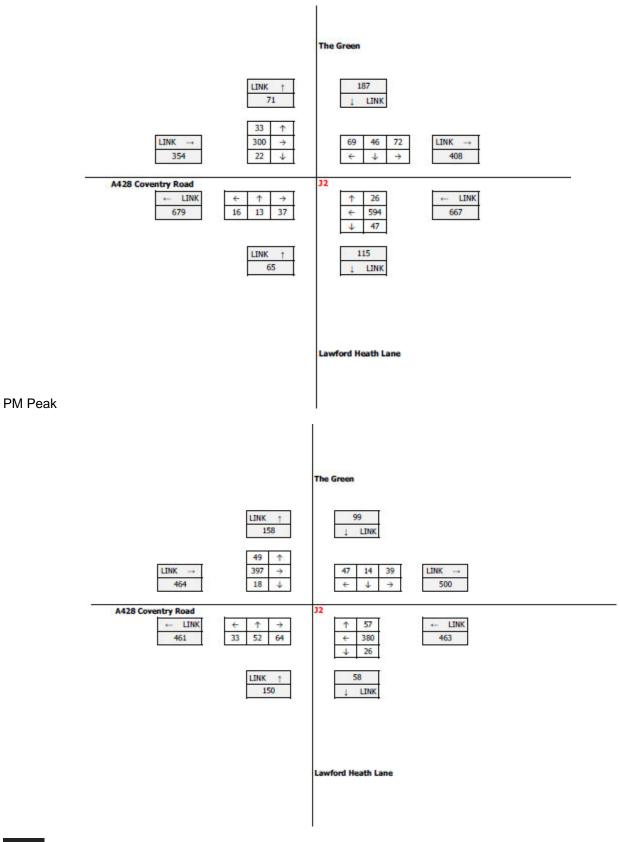




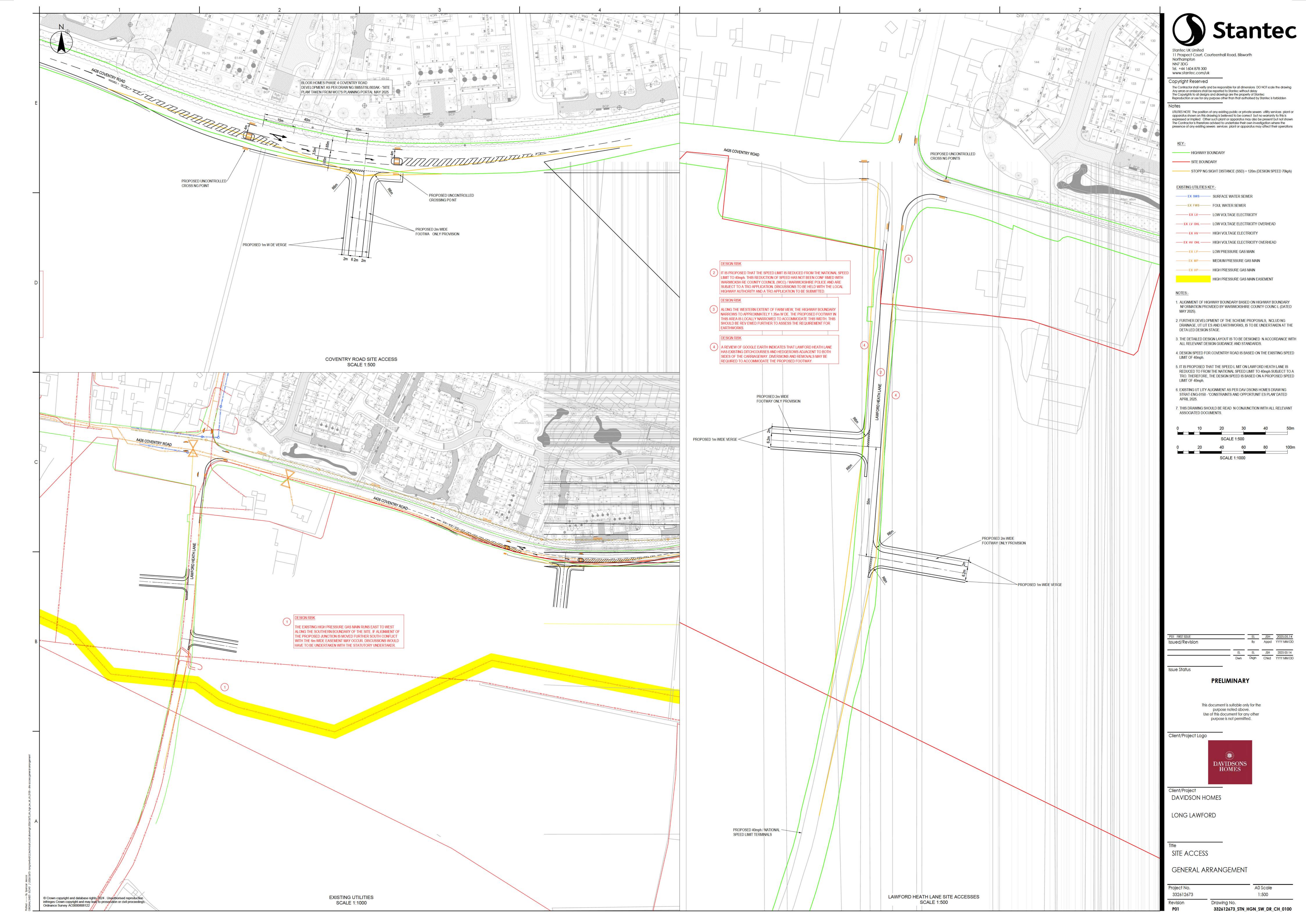


Appendix 2 - 2026 Future Year Flows (from The Brambles TA):

AM Peak











Land South of Coventry Road, Long Lawford

Landscape Summary Note

Client: Davidsons Developments Limited

Date: May 2025

GL Reference: GL2490

Issue: 1



Note Issue 1: 15/05/2025 Status: Final Author: Jonathan Golby CMLI

Golby + Luck Ltd Wilson House 207 Leicester Road Ibstock Leicestershire LE67 6HP

t: 01530 265688

e: info@golbyandluck.co.ukw: www.golbyandluck.co.uk









CONTENTS

1	INTRODUCTION	1
2	SITE CONTEXT AND LOCATION	2
3	LANDSCAPE BASELINE	4
4	VISUAL BASELINE	6
5	LANDSCAPE STRATEGY	7
6	GREEN BELT	8

FIGURES

GL2490 F1 - Site Location

GL2490 F2 - Policy & Designation

GL2490 F3 - Topography

GL2490 F4 - Landscape Character

GL2490 F5 - Photographic Views 1 & 2

GL2490 F6 - Photographic Views 3 & 4

GL2490 F7 - Photographic Views 5 & 6

GL2490 F8 - Photographic Views 7 & 8

GL2490 F9 - Photographic Views 9 & 10

GL2490 F10 - Photographic View 11

REF: GL2490 DATE: MAY 2025



1 INTRODUCTION

- 1.1 The following landscape summary note has been prepared in support of the promotion of the land to the south of Coventry Road, Long Lawford. This note sets out a summary of the landscape and visual baseline setting of the Site, the relevant landscape constraints and opportunities, and local setting of the Site relevant to the Green Belt and its associated purposes.
- 1.2 In the preparation of this summary report the following publication and resources have been referenced:
 - Ministry of Housing Communities & Local Government National Planning Policy Framework 2024 (the NPPF);
 - Rugby Borough Council Rugby Borough Local Plan 2011 20131, adopted in June
 2019 (the Local Plan);
 - Rugby Borough Council Rugby Borough Local Plan Preferred Options Consultation Document, March 2025 (the POCD);
 - Lepus Consulting on behalf of Rugby Borough Council Landscape Character Assessment Rugby Borough Council, January 2025 (the LCA);
 - Lepus Consulting on behalf of Rugby Borough Council Landscape Sensitivity
 Assessment of Strategic Option Sites Rugby Borough Council, March 2025 (the LSA);
 - LUC Joint Green Belt Study Stage 1 Final Report for Coventry City Council, Nuneaton and Bedworth Borough Council, Rugby Borough Council and Warwick District Council, June 2015 (the GBS);
 - Landscape Institute and Institute of Environmental Management and Assessment

 Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (the GLVIA);
 - Landscape Institute Technical Guidance Note 02/21 Assessing landscape value outside national designations 2021 (the TGN 02/21);
 - British Listed Buildings online resource (http://www.britishlistedbuildings.co.uk/map);
 - DEFRA MAGIC online environmental database (http://magic.defra.gov.uk/MagicMap.aspx);



- Historic England The National Heritage List for England (http://list.historicengland.org.uk/mapsearch.aspx);
- Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
- Google Earth aerial photography; and
- Promap aerial mapping information.

2 SITE CONTEXT AND LOCATION

- 2.1 The Site is located at the southern edge of Long Lawford, comprising a collection of mixed arable and pastoral field extending to approximately 17.66 hectares.
- 2.2 The Site is bound to the north by Coventry Road (the A428) with the wider settlement beyond. To the east the Site is bound by a combination of Oakfield Cricket Club, Holmefield Farm with associated farmhouse and outbuildings, allotments, and Bilton Lane. To the west the Site is bound by a field boundary hedgerow with associated watercourse and tree cover. To the south the Site is bound in part by existing field boundary hedgerows, with section of the boundary currently undefined. The landscape beyond the Site to the south, east and west comprises an area of open farmland that extends to the south and east up to the A4071 and western settlement edge of Rugby.
- 2.3 In terms of settlement and infrastructure, Long Lawford is located approximately 0.5km to the west of Rugby comprising a medium sized settlement extending along the Rugby to Birmingham branch of the West Coat Railway. The historic core of the settlement comprises a smaller linear form of settlement extending north to south along Main Street and Chapel Street to the north of the railway. The wider settlement to the south and east comprises the modern settlement that has expanded following the historic pattern of farmland. The settlement extends north to the boundary of the parkland setting to Hoolbrook Grange with pasture characterised by extensive ridge and furrow, east to the western boundary of the Rugby Cement Plan, and south to Coventry Road. To the west the historic core of the settlement at Chapel Street marks to the boundary of the settlement with a small extension to the south between the railway line and Coventry Road.
- 2.4 Rugy has developed from an historic settlement centred around the Market Place to the south of the River Swift to a large town with major infrastructure that includes significant rail infrastructure and highway infrastructure connecting to the M1 motorway to the east, the



M6 motorway to the north, and M45 to the south. The settlement has expanded to include the once separate settlements of Cawston, Bilton, Overslade, Hillmorton and Brownsover, with significant industrial expansion around the railway network and River Avon corridor, east of Brownsover and around Junction 1 of the M6 motorway. Relevant to the local setting of the Site is the Rugby Cement Plant with prominent structures.

- 2.5 In terms of land use and vegetation cover, the Site comprises an area of mixed arable and pastoral farmland. The majority of the site comprises large arable field with low clipped hedgerows and evidence of tree and hedgerow loss through agricultural intensification. At the eastern boundary of the Site there are a number of smaller pastoral fields with boundary hedgerows and tree cover.
- 2.6 To the east of the Site there is a cricket club, farmyard with associated buildings, and allotments. Beyond the immediate setting of the Site the landscape is defined by a rolling setting of arable farmland, punctuated by pockets of pasture with increased tree cover often associated with farmsteads, individual properties, and small hamlets.
- 2.7 To the north of Long Lawford is the remnant parkland setting of Holbrook Grange, defined by grazed pasture with extensive ridge and furrow, parkland trees, and tree belts at the boundary of the former parkland.
- 2.8 Tree species include mainly Oak and Ash in the wider setting of farmland with Hawthorn dominated hedgerows. Tree and hedgerow species become more diverse and ornamental in character in and around the main settlement and alongside major transport routes. Buffer planting has been used extensively at the boundaries of the Rugby Cement Plant, the A4071, and railway corridors.
- 2.9 In terms of landform and water features, the Site extends from approximately 85m above ordnance datum (AOD) at the northern boundary to approximately 95m AOD at the southern boundary; see **GL2490 F3**. To the south the landform continues to rise onto the plateau above 100m AOD. To the north the landform falls into the valley setting of the River Avon at approximately 80m AOD, beyond which is rises towards Harborough Manga and the M1 motorway. The local landform is defined by its rolling topography created by a number of local watercourses that have cut into the valley side falling from the plateau towards the River Avon.
- 2.10 The Site does not contain any notable water features, beyond the open ditch course at the western boundary. To the east of Long Lawford there is a large settling pond associated with the Rugby Cement Plant.



- 2.11 In terms of access and recreation, the Site is maintained as private farmland and does not provide any access or recreational function. Beyond the Site there are a number of local public rights of way that provide access between the settlement and countryside; see **GL2490 F1**. To the east of the Site there is a cricket club and allotments.
- 2.12 In terms of designation, the Site is not covered by any landscape designation that would suggest an increased value or sensitivity to change. The closest heritage asset to the Site is the Grade II Listed Building Avon Lodge located at the northern boundary of the Site; see GL2490 F2.
- 2.13 The Site is located within the Green Belt that extends between Rugy and Coventry. This is a functional planning designation not primarily concerned with value or sensitivity of the landscapes that fall within it.

3 LANDSCAPE BASELINE

- 3.1 The Site is located at the southern edge of Long Lawford set within the Dunsmore Plateau Fringe landscape character type characterised by its gently undulating topography and meandering valleys of the River Avon and Leam; see GL2490 F4. The Dunsmore Plateau Fringe is defined by large arable fields with fragmented and lost field boundaries, and contrasting smaller pocket of pasture with a generally intact hedgerow pattern. Settlement beyond the main urban area of Rugby is characterised by nucleated villages and smaller hamlets and farmsteads. The landscape guidelines for the Dunsmore Plateau Fringe seek the reversal of the declining condition and structure of the landscapes associated with the plateau through the planting of hedgerows, tree cover, and woodland.
- 3.2 The Landscape Sensitivity Assessment of Strategic Site Options (LSA) that assessed Site 316 (that includes the Site) as being of Medium to Low landscape and visual value, and in overall terms Medium to Low landscape sensitivity; see **GL2490 F4**. The LSA confirms that the sensitivity of Site 316 is transitional, being less sensitivity towards the northern boundary at Coventry Road, and increasing in sensitivity towards the southern boundary at bridleway 216/R128/2. The Site comprises land located within the northern half of Site 316 confirmed as being the least sensitive in landscape and visual terms
- 3.3 The following paragraphs consider the Site and its local setting more specifically in relation to the landscape value assessment criteria set out under Table 1 of TGN 02/21.



Natural Heritage

3.4 The Site does not present clear evidence of ecological, geological or geomorphological interest. Given the intensive farmland land use of the Site there is limited presence of wildlife habitats, semi-natural habitats that are representative of the landscape type, or presence of geological or geomorphological features. The Site does have a number of mature trees that combined with the existing network of native field boundary hedgerows that are considered its most valued assets natural heritage assets extending to local value.

Cultural Heritage

- 3.5 The site does not contain any designated heritage assets. The most notable local asset is the Grade II Avon Lodge located at the northern boundary of the Site. The property comprises a late 18th century whitewashed farmhouse with its principle façade facing north towards Coventry Road with yard and barns to the rear. The farmhouse is set within a mature framework of tree cover.
- 3.6 Given the intensive farmland management of the Sire and absence of mature tree cover there is a limited sense of time-depth. Towards the eastern part of the Site time-depth does increase in the context of the smaller scale pastoral setting with mature trees. This is most apparent at Coventry Road lined by mature Ash trees.

Landscape Condition

3.7 The majority of the Site comprises intensively managed arable farmland that has resulted in the loss of features including hedgerows that can be identified through a review of historic maps. The condition of the landscape improves toward the eastern boundary of the Site in the context of the pastoral setting.

Associations

3.8 There are no identified associations between the site and works of art, literature or notable people/events. There are no identified cultural associations between the site and settlement such as annual events or festivals.

Distinctiveness

3.9 The landscape setting of the Site is representative of the farmland setting of the settlement but does not present a strong sense of place with distinctive features. The attributes of the Site are both common and widespread in the local landscape setting and are not considered rare or unusual.

Recreational

3.10 The Site is maintained as private farmland that does not provide any access or recreation function.



Perceptual (Scenic)

3.11 The landscape of the Site is typical of the rolling farmland setting of the Dunsmore Plateau Fringe that is considered to be attractive but interwoven with detracting elements such as the local highway infrastructure and the cement works that is prominent on the horizon to the east.

Perceptual (Wilderness and Tranquillity)

- 3.12 The site is does not possess any wilderness value, and its tranquillity is tempered by the close association with settlement and local highways.
- 3.13 In summary, the Site is considered to display qualities that are considered to be of medium landscape value. Given the landscape associated with the Site already shares and immediate relationship with the modern settlement, its development for housing would not introduce a new or discordant characteristics into the local landscape setting, but would result in an alteration of existing features. This in turn indicates a landscape of medium to low susceptibility to the proposed change. In conclusion, the findings of the LSA appear correct in the assessment of Site 316 being of medium to low landscape sensitivity.

4 VISUAL BASELINE

- 4.1 The Site is relatively well contained buy the immediate setting of settlement to the north and wider setting of landform to the south. Local visual receptor groups can be summarised as:
 - Private receptor groups associated with the properties at the boundary of the settlement that are generally considered to be of medium to high susceptibility;
 - Users of the local highway that include Coventry Road, Lawford Heath Lane, and Bilton Lane that are generally considered to be of medium to low landscape susceptibility;
 - Users of the local network of public rights of way that include footpath 216/R125/2
 to the east of the Site and bridleway 216/R128/1 and 216/R128/1 to the south of
 the Site that are generally considered to be of high susceptibility; and
 - Visitors to the Oakfield Cricket Club and users of the allotments to the east of the
 Site that are generally considered to be of medium to low susceptibility.
- 4.2 The following paragraphs consider a series or representative views taken from the local highway, rights of way and publicly accessible land in the local setting of the Site; see GL2490 F5 to F10. View locations are illustrated in the Site Location plan; see GL2490 F1.



- 4.3 Views 1 and 2 are taken from Coventry Road at the northern boundary of the Site looking south. From this location there is an open appreciation of the arable farmland setting rising to the local ridge to the south beyond which there is not appreciation of the wider landscape. There is a view to the west of the Grade II listed Avon Lodge, and to the east of the treed setting of pasture that defines the eastern extent of the Site.
- 4.4 View 3 is taken from Coventry Road looking south across the open setting of pasture within the eastern extent of the Site. From this location there is an appreciation of the treed setting of Coventry Road and more structured landscape setting associated with the eastern extent of the Site, Oakfield Cricket Club and Holmefield Farm.
- 4.5 View 4 is taken from the northern access track off Bilton Lane leading into the allotment site. From this location there is an appreciation of the more elevated setting of farmland associated with the ridge. There are views looking across the Site towards Long Lawford and the modern housing to the north of Coventry Road.
- 4.6 Views 5, 6, 7 and 8 are taken from the ridge and present a sequence of views from Bilton Lane, bridleway 216/R128/1 and Lawford Heath Labe respectively. From these locations there is an open appreciation of the farmland setting extending across the valley slopes towards the settlement of Long Lawford. Form the ridge there are views of the modern housing development at the southern edge of the settlement, and views of the cement works.
- 4.7 Views 9, 10 and 11 are taken from Lawford Heath Lane and present a sequence of views traveling north along the highway towards the settlement. From each location there is an open appreciation of the farmland setting either side of the lane. When looking south there is an appreciation of the farmland setting extending to the ridgeline but not beyond.
- In summary, the value attributed to these views would range between medium to low value. The Site is open to view and comprises a reasonably attractive farmland setting. The visual setting becomes more attractive when seen from the ridgeline to the south, but these views include the modern settlement and the cement works. In overall terms the Site is considered to be of medium visual value, that is entirely consistent with the findings of the LSA.

5 LANDSCAPE STRATEGY

- 5.1 The landscape strategy for the Site can be summarised as:
 - Reinstate the historic field pattern to secure a defined and enduring southern boundary to development. This in turn will also secure the reinforcement of the



local landscape setting in a manner consistent with the guidelines for the Dunsmore Plateau Fringe LCT;

- Retain and safeguard the tree and hedgerow setting of the Site. Secure succession planting measures to safeguard and reinforce the tree coverage of the Site. Notably replacement planting should be secured for the Ash tree that align Coventry Road and are susceptible to dieback;
- Secure a robust network of greenspace, notably along the southern boundary of the Site with space to accommodate meaningful areas of structural planting capable of assimilating the proposed housing into the local landscape setting. This space should be design as an accessible green space providing circular walks with leisure and recreation opportunities for the local community. In terms of scale and design it should be robust and ensuring to secure an appropriate new boundary to the Green Belt; and
- The greenspace network should be capable of securing a 10% net gain in biodiversity that will be safeguarded and maintained in accordance with a Habitat Management and Monitoring Plan (HMMP).

6 GREEN BELT

- 6.1 The Site was previously assessed as part of Land Parcel R4 in the Joint Green Belt Study (JGBS). Land Parcel R4 was assessed as a higher performing Green Belt parcel but this included an extensive tract of land extending across the western boundary of Rugy. Land Parcel R4 was assessed with a score of 16 out of 20 sitting in the mid to upper range with low scores in relation to Purposes 1, 3 and 4 of the Green Belt, and higher scores in relation to Purpose 2 that relates to the merging of Towns, and Purpose 5 that relates to the recycling derelict land. In regard to Purposed 5, all greenfield field sites received this score. In regard to Purpose 2, this score was based on the very narrow gap between Rugby and Long Lawford measuring roughly 350m along the A428.
- In contrast, the development of the Site would result in the expansion of Long Lawford to the south of the A428, not east where the gap is at its narrowest, retaining a gap of at least 590m between the settlements. In addition, the southern expansion of Long Lawford would to some degree be contained within the rising landform to the south that helps to reinforce the perception of separation between these settlements.
- 6.3 If assessed on its own, it is likely that the Site would not be considered as a higher performing Green Belt parcel and would more likely be a medium performing Green Belt

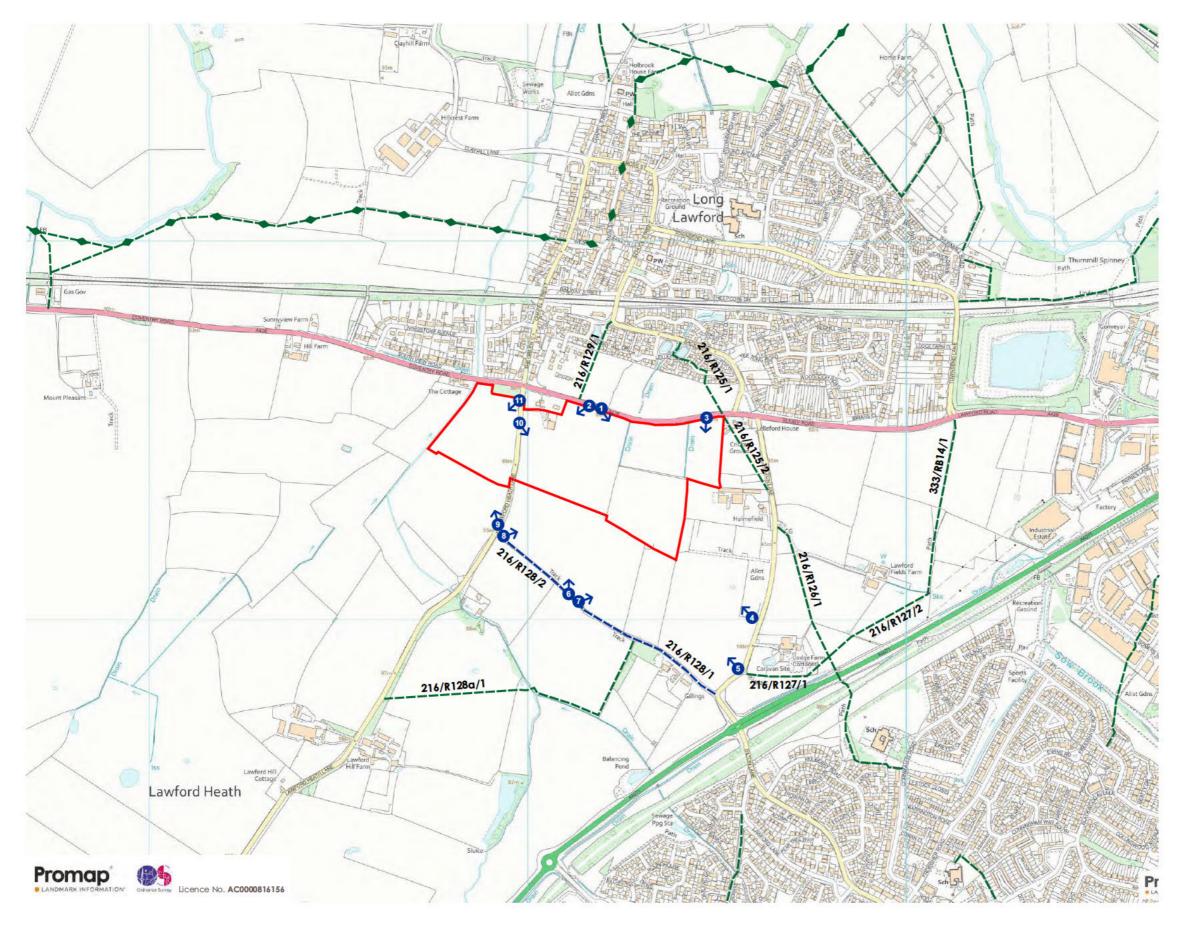


parcel, reducing to medium to low through the adoption of the prescribed landscape mitigation measures as detailed above.

- 6.4 The prescribed landscape strategy seeks to deliver a robust and enduring boundary to the settlement, capable of successfully assimilating development into the local landscape setting.
- 6.5 When judged against the purposes of the Green Belt (excluding purpose (e)) the development would:
 - Not result in unrestricted sprawl of a large built-up area. The development would be restricted and guided by the defined, robust and enduring boundaries, secured as publicly accessible greenspace with associated ecological and biodiversity enhancement;
 - Not result in the merging of towns. In strict interpretation this Green Belt purpose would not apply given Long Lawford is not a town. However, the landscape strategy has considered the settlement of Rugby and Long Lawford and their separate character and identities that would not be compromised;
 - Result in the encroachment of the settlement into the countryside, but this would occur in a landscape setting that is not assessed as being of high value and sensitivity, and the effect of which would be contained to a relatively small geographic area; and
 - Not affect the character of an historic town.
- 6.6 In conclusion, the removal of the Site from the Green Belt would result in very limited harm to the over purpose and function of this policy when considered as a whole.



FIGURES



north

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

This drawing has been produced by GOLBY AND LUCK LTD @ all rights reserved. Ordnance Survey Licence No, 100053702 registered with ProMAP Office: 207 Leicester Road, Ibst ock, Leicestershire LE67 6HP

Key



Site boundary



Photographic view locations



Public footpath (ID number shown on path local to site)



Public bridleway (ID number shown on path local to site)



Recreation route (Shakespeare's Avon Way)

Number/Figure
GL2490 F1
Scale

1:10000@A3 Date

11/05/2025 Checked AL Project

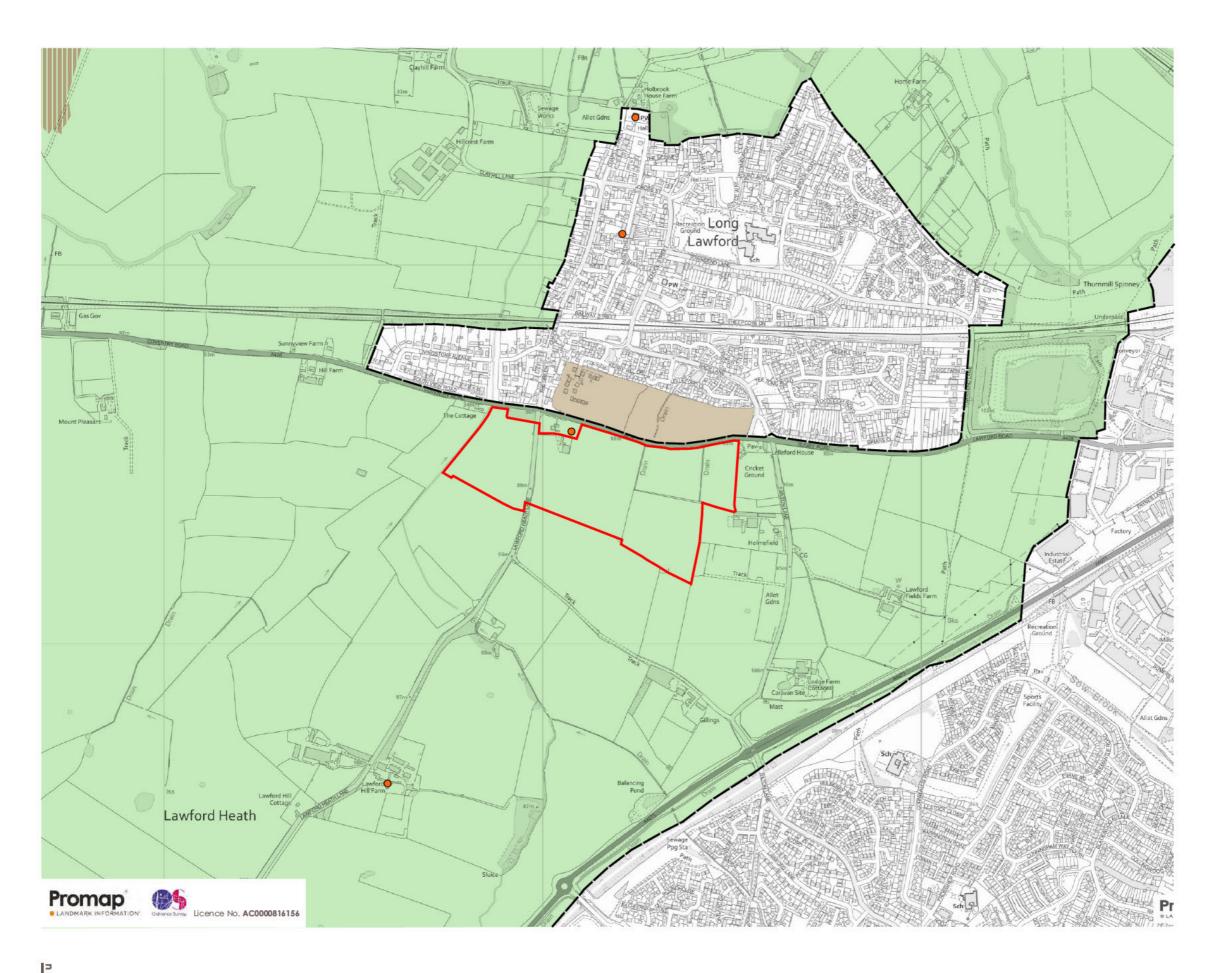
Land South of Coventry Road Long Lawford

Drawing title

Site Location

Client





Key

Site boundary



Settlement Boundary



Green Belt



Allocated Site



Grade II Listed Building



Scheduled Ancient Monument

Number/Figure GL2490 F2

Scale 1:10000@A3

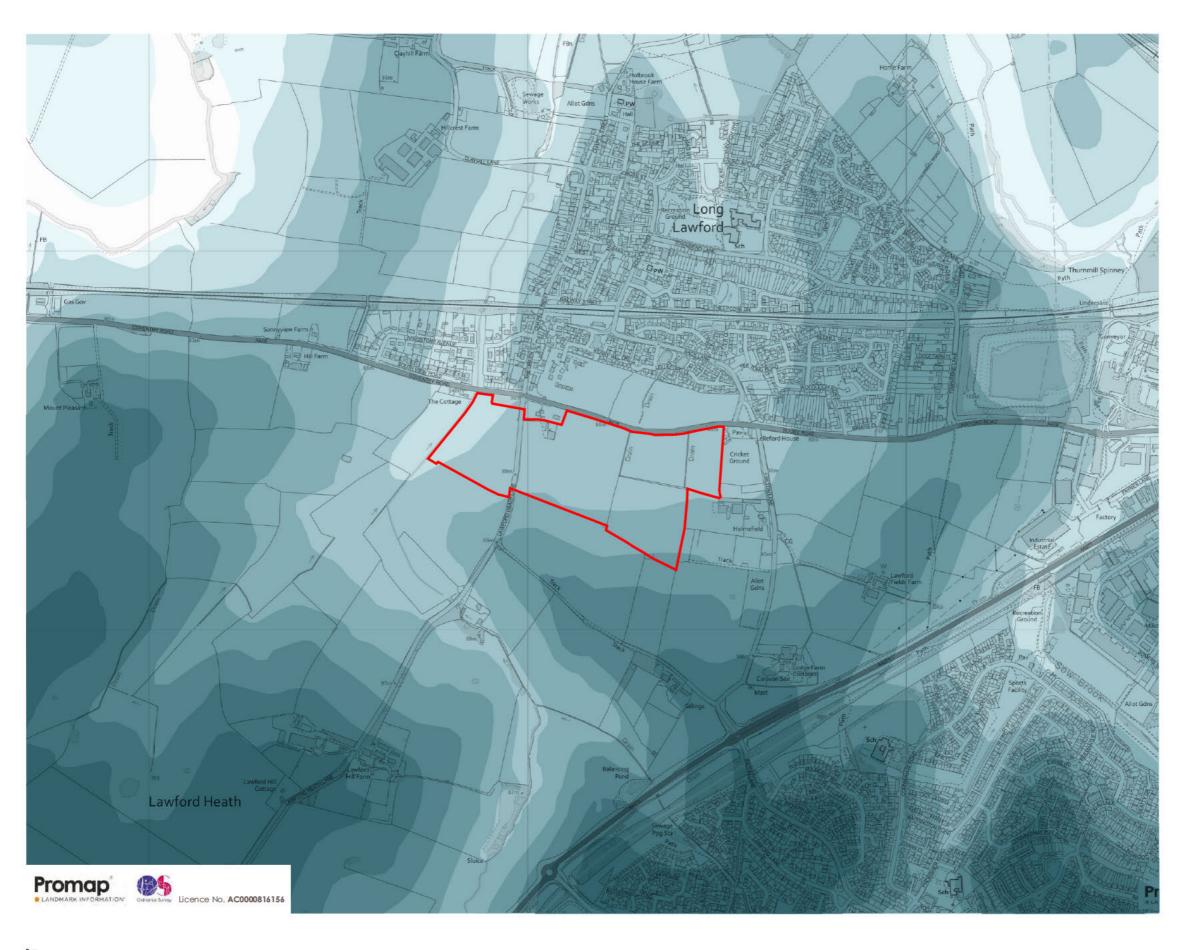
11/05/2025 Checked AL Project
Land South of Coventry Road
Long Lawford

Drawing title

Policy & Designation

Client





Key Site boundary 70m to 75m AOD 75m to 80m AOD 80m to 85m AOD 85m to 90m AOD 90m to 95m AOD 95m to 100m AOD 100m to 105m AOD 105m to 110m AOD

110m to 115m AOD

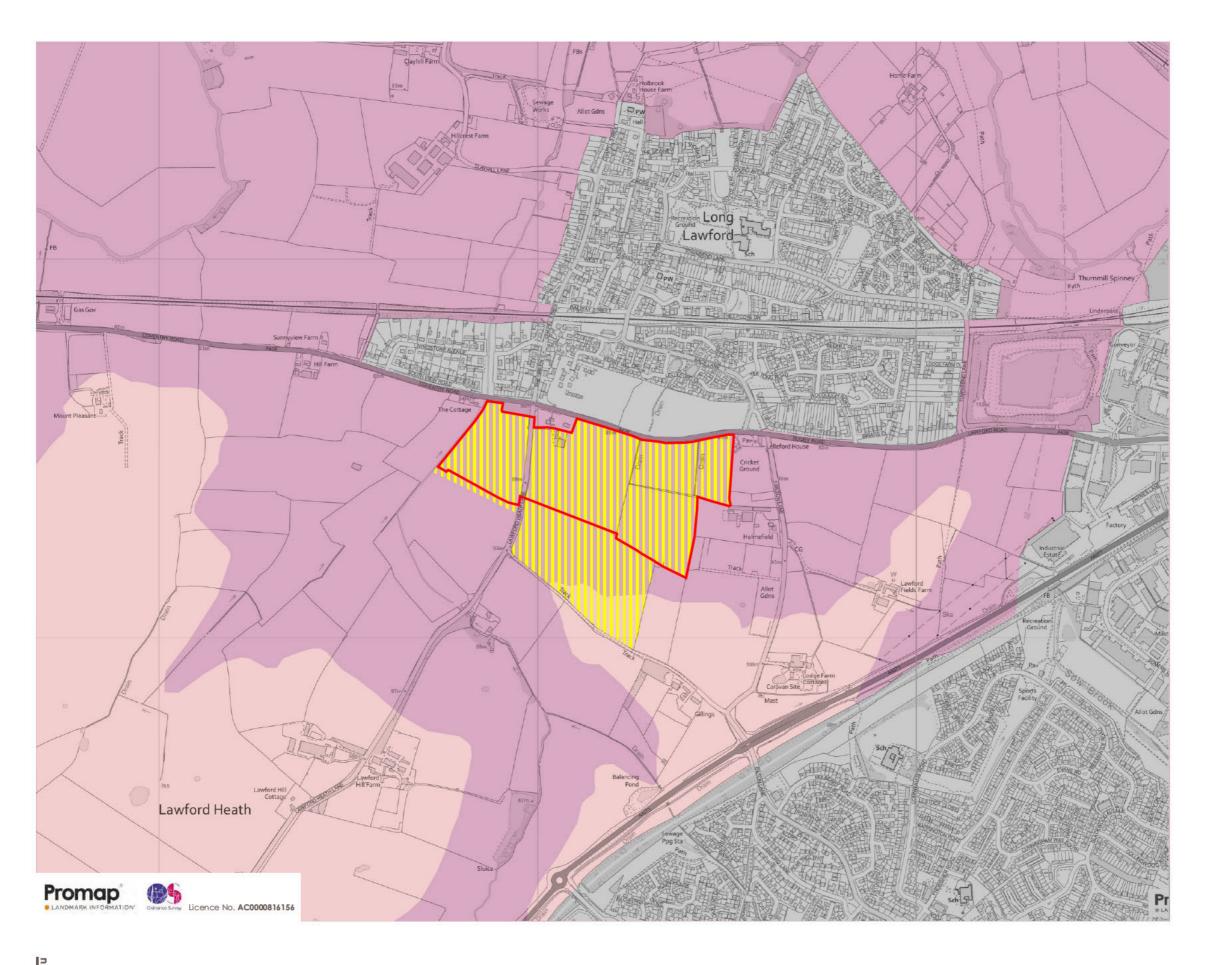
Number/Figure GL2490 F3 1:10000@A3 11/05/2025

Checked AL

Land South of Coventry Road Long Lawford Drawing title

Topography





Key Site boundary Urban Dunsmore Plateau Fringe Dunsmore Plateau Farmlands

> Medium to Low Landscape Sensitivity

Number/Figure GL2490 F3 1:10000@A3

AL

11/05/2025 Checked

Land South of Coventry Road Long Lawford

Topography





View 1 - From Coventry Road (A428) approximately 10m from the site looking south-east



View 2 - From Coventry Road (A428) approximately 10m from the site looking south-west

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk This drawing has been produced by GOLBY AND LUCK LTD @ all rights reserved. Ordnance Survey Licence No, 100053702 registered with ProMAP Office: 207 Leicester Road, Ibstock, Leicestershire LE67 6HP Number/Figure GL2490 F5

NTS@A3

11/05/2025 Checked AL

Land South of Coventry Road Long Lawford

Photographic Views 1 & 2





View 3 - From Coventry Road (A428) approximately 10m from the site looking south



View 4 - From Bilton Lane at the access to the allotments approximately 265m from the site looking north-west

NTS@A3

Date
11/05/2025
Checked
AL

GL2490 F6

Land South of Coventry Road Long Lawford

Drawing fi

Photographic Views 3 & 4





View 5 - From Bilton Lane approximately 340m from the site looking north-west



View 6 - From public bridleway 216/R128/2 approximately 235m from the site looking north-west

11/05/2025 Checked AL

GL2490 F7 Land South of Coventry Road Long Lawford NTS@A3 Photographic Views 5 & 6 Davidsons Developments Limited





View 7 - From public bridleway 216/R128/2 approximately 235m from the site looking north-east



View 8 - From Lawford Heath Lane approximately 120m from the site looking north-east

north

tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

Number/Figure
GL2490 F8
Scale

NTS@A3

Date
11/05/2025

11/05/202 Checked AL Project
Land South of Coventry Road

Long Lawford

Photographic Views

7 & 8





View 9 - From Lawford Heath Lane approximately 120m from the site looking north-west



View 10 - From Lawford Heath Lane approximately 5m from the site looking south-east

north

NTS@A3

Date
11/05/2025

Checked
AL

Number/Figure

GL2490 F9

Project
Land South of Coventry Road
Long Lawford

Drawing title

Photographic Views 9 & 10





View 11 - From Lawford Heath Lane at the north-west boundary of the site looking south-west

GL2490 F10

Scale NTS@A3

Date 11/05/2025

Checked

Project

Land South of Coventry Road

Long Lawford

Drawing title

Photographic View

11





Tel: 01530 265688 Web: www.golbyandluck.co.uk

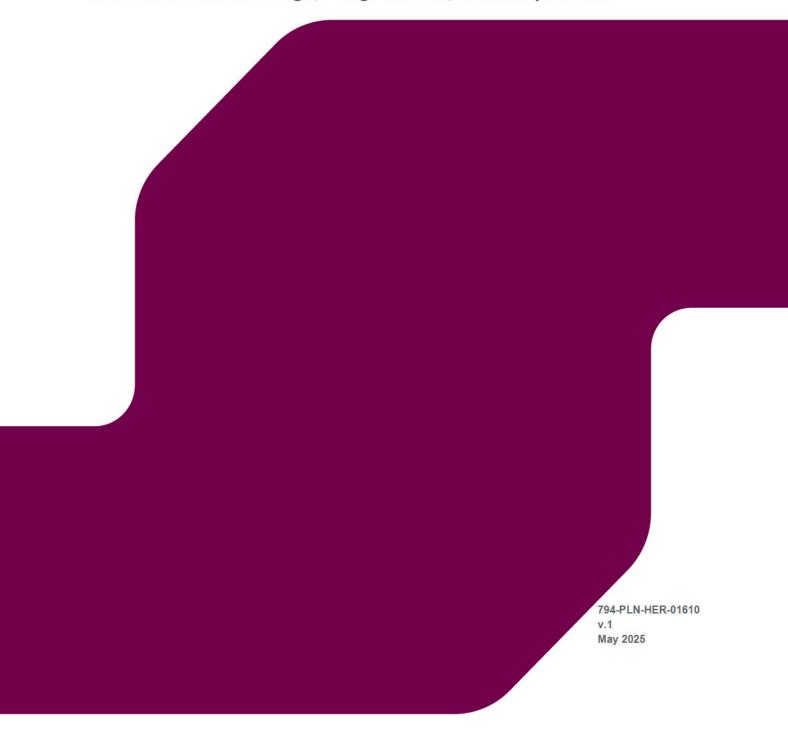
Email: info@golbyandluck.co.uk

Office: 20/ Leicester Road, Ibstock, Leicestershire, LE6/ 6HP Golby and Luck LTD (Company No. 9037776) Registered in England and Wales



BUILT HERITAGE STATEMENT

Land south of Avon Lodge, Long Lawford, Northamptonshire



LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTOSHIRE: BUILT HERITAGE STATEMENT

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
1	Client issue	TR	JD	JD	15/05//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:	Prepared for:
RPS	Davidsons Homes

EXECUTIVE SUMMARY

This Built Heritage Statement has been prepared for Davidsons Homes. It relates to a proposed residential development of a site is located to the south of the Coventry Road (A428) and the village of Long Lawford, Northamptonshire.

The site forms a draft housing allocation within Rugby Borough Council's (RBC) local plan review: identified as Long Lawford Site ID: 316 within their Local Plan Preferred Option Consultation Document (March 2025).

The site contains two agricultural buildings, a 19th century loose-box and a 20th century Dutch Barn; these are historically associated with Avon Lodge, a former farmhouse and Grade II Listed Building (National Heritage List for England entry: 1365094) located immediately to the north, outside of the Site.

The proposed development has been identified by RBC's local plan evidence base as having the potential to affect the significance of Avon Lodge and its 19th century farm building (loose-box) through changes within its setting.

To address this, and in accordance with paragraph 207 of the National Planning Policy Framework, this Statement provides an assessment of the significance of Avon Lodge (Listed Building) and the 19th century farm building (non-designated heritage asset), their settings and the contribution of the site to this significance, and the potential impact of the proposed development. The Dutch Barn is not of any significance, but forms part of the setting of these two heritage assets.

The Statement has also considered the potential sensitivity of a further six designated heritage assets and 12 non-designated heritage assets located within the surrounding area but has scoped these out from being affected by the proposed development.

The significance of Avon Lodge derives from its historic and architectural interest as an example of a modest, but improved, post-enclosure farmhouse. The site's farmland surrounding to the south of Avon Lodge has a generic rural character but in the hierarchy of the elements which contribute to understanding the Listed Building's significance, the contribution of this rural setting is of lower importance than the remaining farm buildings.

The loss of this rural setting will amount to a harmful impact on Avon Lodge's significance but given that this makes a lower contribution than its farm buildings, this harm is considered to be less-than-substantial harm and towards the lower end of the spectrum of harm. The proposed layout of the masterplan provides appropriate parameters for reducing this harmful impact at a future planning application stage. An impact of less than substantial harm towards Avon Lodge will remain and engage the NPPF's public benefit testing of paragraph 215.

The 19th century farm building is of low significance, reflecting a building type which survives in high numbers and which usage relates to basic livestock rearing. The building does not functionally relate to the large arable fields of the site which surrounds the farmstead. Beyond a generic rural setting, the majority of the Site does not strongly contribute to understanding the limited significance of the loose-box, which is foremost understood in relation to its position with Avon Lodge, the Dutch Barn and the courtyard, as part of a small and much altered farmstead. The proposed preservation of the 19th century farm building, potentially as part of the development, will require careful consideration but is achievable. Its preservation has the potential to be positive and beneficial towards understanding the significance of Avon Lodge and to the low significance of the building itself.

rpsgroup.com

Contents

1	INTRODUCTION	4
2	LEGISLATIVE AND PLANNING POLICY FRAMEWORK	5
	Legislation	
	National Planning Policy	5
	National Guidance	
	Local Planning Policy	
3	HISTORIC BUILT ENVIRONMENT APPRAISAL	
•	Site Description	
	Historic Development	
	Identification of Heritage Assets	
	-	
4	ASSESSMENT OF SIGNIFICANCE	26
	Avon Lodge, Coventry Road	26
	Farm Building south of Avon Lodge (Farm View)	32
5	PROPOSED DEVELOPMENT AND IMPACT ON THE SIGNIFICANCE OF AVON LODGE	
	AND FARM BUILDING	35
	Proposals	
	Potential Impact on Avon Lodge (Grade II Listed Building) and 19 th Century Farm Building	
_		
6	CONCLUSION	38

LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTONSHIRE: BUILT HERITAGE STATEMENT

Plates

Plate 1: Western elevation of 19 th century farm building and behind the Dutch Barn	13
Plate 2: Interior courtyard elevations (east and south) of 19 th century farm building	
Plate 3: Western elevation of the 19 th century building's dogleg	
Plate 4: Southern elevation of 19 th century farm building	
Plate 5: Looking south towards the Dutch Barn.	
Plate 6: Looking north from the Dutch Barn into the courtyard and boundary fence of Avon Lodge	16
Plate 7: Looking west from the eastern boundary of the arable field surrounding Avon Lodge and the	
farm buildings	16
Plate 8: Looking north from the western boundary of arable field surrounding Avon Lodge and farm	
buildings	17
Plate 9: From the western boundary of the Site (west of Lawford Heath Lane) looking east towards the	
farm buildings.	17
Plate 10: From the eastern parts of the Site (pasture fields) looking west towards Avon Lodge	18
Plate 11: From the eastern parts of the Site (pasture fields) looking west towards Avon Lodge	
Plate 12: From the western boundary of the arable field (Lawford Heath Lane) looking east.	
Representative view of religious towers/spires visible from the Site.	24
Plate 13: Looking east from the Bridleway located to the south of the Site and showing the three	
towers/spires of religious buildings located in Rugby	25
Plate 14: Front of Avon Lodge from Coventry Road.	
Plate 15: Rear elevation of Avon Lodge from the Site, showing extensions and formal boundary	
Plate 16: From the Coventry Road and to the east of Plate 12 looking towards garaging and Farm	
View	29
Plate 17: Representative of the visibility looking east across the Site from close to Avon Lodge canted	
bay window	31
Plate 18: From Lawford Heath Lane looking east towards grouping of Avon Lodge and farm buildings.	
Figures	
Figure 1: Site Location	41
Figure 2: Designated Heritage Assets	42
Figure 3: HER Monument Data	43
Figure 4: HER Events	44
Figure 5: LiDAR Data	45
Figure 6: Historic Landscape Character	46
Figure 7: 1793 Estate Map	47
Figure 8: 1813 Ordnance Survey Drawing	48
Figure 9: 1813-1814 Ordnance Survey Old Series 1-inch Mapping	49
Figure 10: Long Lawford 1845 Tithe Map	50
Figure 11: 1887 Ordnance Survey	
Figure 12: 1919 Ordnance Survey	
Figure 13: 1991 Ordnance Survey	53
Figure 14: 2006 Ordnance Survey	
Figure 15: 2023 Google Earth Imagery	55

Appendices

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

Appendix 2: National Heritage List for England Listing entry for Avon Lodge.

1 INTRODUCTION

- 1.1 This Built Heritage Statement has been prepared for RPS for Davidsons Homes. It relates to a proposed residential development of a site (hereafter the 'Site') located to the south of the Coventry Road (A428) and the village of Long Lawford, Northamptonshire. The Site is centred at Ordnance Survey National Grid Reference SP471754.
- 1.2 The Site forms a draft housing allocation within Rugby Borough Council's (RBC) local plan review: identified as Long Lawford Site ID: 316 within their Local Plan Preferred Option Consultation Document (March 2025).
- 1.3 The Site contains two agricultural buildings. Located within the northwestern corner of the Site is a 19th century, single-storey brick and tiled, L-shaped farm building and a post-1945 (and later) open-sided agricultural barn. These farm buildings were formerly associated with Avon Lodge, a farmhouse located to their north, outside of the Site and which fronts onto Coventry Road (A428).
- 1.4 Avon Lodge is a Grade II Listed Building (National Heritage List for England entry: 1365094). The proposed development has been identified by RBC's local plan evidence base as having the potential to affect the significance of Avon Lodge and its 19th century farm building through changes within its setting.
- 1.5 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.
- 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 (30th May 2025) 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), Rugby Borough Council datasets and Warwickshire's Historic Environment Record. The conclusions reached in this report are the result of online, inhouse and archival historic research, a historic mapping exercise, a site visit and the application of professional judgement.
- 1.7 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.

794-PLN-HER-01610 | Built Heritage Statement | v.1 | May 2025

rpsgroup.com

Page 5

-

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.

National Guidance

Planning Practice Guidance (DCLG)

- 2.15 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.
- 2.16 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.
- 2.17 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 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

2.18 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)

- 2.19 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)

- 2.20 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.
- 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.
- 2.22 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.
- 2.23 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.
- 2.24 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.
- 2.25 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)

- 2.26 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).
- 2.27 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.
- 2.28 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

- 2.29 In considering any planning application for development, the planning authority (Rugby 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.
- 2.30 Local Planning Policy for Rugby Borough Council is currently provided by the following documents:
 - Local Plan 2011-2031
 - 'Made Neighbourhood Plans'.
- 2.31 The Site is located within the Parish of Long Lawford, which does not have a Neighbourhood Plan.

- 2.32 Rugby Borough Council are currently preparing a review of the Local Plan and as part of this has drafted potential housing and employment allocations; this has identified the Site a draft housing allocation (ref: 316 Land at Long Lawford).
- 2.33 Planning policy pertinent to the historic environment is reproduced below:

Rugby Borough Council Local Plan 2011-2031 (June 2019)

Policy SDC3: Protecting and Enhancing the Historic Environment

Development will be supported that sustains and enhances the significance of the Borough's heritage assets including listed buildings, conservation areas, historic parks and gardens, archaeology, historic landscapes and townscapes.

Development affecting the significance of a designated or non-designated heritage asset and its setting will be expected to preserve or enhance its significance.

a) Understand the Asset

Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) of the impacts of the proposal on the significance of heritage assets and their setting.

The Warwickshire Historic Environment Record, the Borough's Conservation Area Character Appraisals and Management Plans, the Local List of non-designated heritage assets, the Warwickshire Historic Towns Study and Historic Landscape Characterisation Study are examples of sources of information that will be used to inform the consideration of future development including potential conservation and enhancement measures.

b) Conserve the Asset

Great weight will be given to the conservation of the Borough's designated heritage assets. Any harm to the significance of a designated heritage asset must be justified. Proposals causing substantial harm to designated heritage assets will need to demonstrate that the harm is necessary to achieve substantial public benefits sufficient to outweigh the harm or loss. Alternatively, it must be demonstrated that all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

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

In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the asset.

Non-designated archaeological sites of equivalent significance to scheduled monuments should be considered subject to the criteria for designated heritage assets.

Rugby Borough Local Plan Preferred Option Consultation Document (March 2025)

D4 Historic environment

- A. National policy and legislation will be applied in the consideration of development proposals which have the potential to affect the significance of a heritage asset.
- B. Development that sustains and enhances the significance of the borough's heritage assets will be supported.
- C. Applications with the potential to affect the significance of a heritage asset will be required to provide sufficient information and assessment (such as desk-based appraisals, field evaluation, and historic building reports) to allow an understanding of the impacts of the proposal on the significance of heritage assets and their setting.

Residential allocations – Long Lawford

Site ID: 316

Site Area: 19.75ha

Site Name: Land at Long Lawford

Allocation: circa 400

Development requirements:

- Frontages to face Coventry Road and Lawford Health Lane.
- Pedestrian crossing to be provided on Coventry Road to provide a direct connection to the northsouth pedestrian route through the Bloor Homes The Brambles development to linking to Back Lane and the village centre.
- Connections with off-site public rights of way to provide a link to Bilton.
- If advised to be required by the Integrated Care Board, provision of a GP surgery premises (currently absent in Long Lawford).
- Small-scale convenience retail to be provided on-site given the distance of the site from the existing Coop.

Emerging Local Plan Site Allocation Heritage Review

- 2.34 As part of RBC's evidence base for the emerging Local Plan, a Site Allocation Heritage Review has been produced by Node Urban Design Limited.
- 2.35 For the Site (ID 316: pp. 142-147) the Heritage Review considers that only the significance of Avon Lodge, the Grade II Listed Building (NHLE: 1365094), located to the north of the Site has the potential to be harmed through the development of the proposed allocation.
- 2.36 The Site assessment by Node Urban Design appears to have been informed by observations taken from the public boundaries (highways) surrounding the Site. It includes a number of assumptions on the farm buildings contained within the northern part of the Site, and which historically were associated with Avon Lodge. Their assessment does scope out there being any heritage interest in the 20th century Dutch Barn located within the Site and to the south of Avon Lodge.
- 2.37 Node's assessment notes the existing L-shaped farm building located within the northern part of the Site and poses the question on whether this forms part of the curtilage listing of Avon Lodge, but

LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTONSHIRE: BUILT HERITAGE STATEMENT

- makes no commitment to this, advising that "Further investigation would be required prior to, and to inform site redevelopment" (p.142).
- 2.38 Following Node Urban Design's assessment, there is no evidence within the public domain that RBC's Conservation Team has determined the curtilage extent of Avon Lodge. **RPS** does not advise on curtilage listing; a decision over the status of the farm buildings will be for the RBC's Conservation Officer to determine. For the purposes of this Built Heritage Statement, only the significance of the farm buildings and their contribution, as part of the setting of Avon Lodge has been assessed.
- 2.39 Apart from the question of curtilage, their assessment considers that a level of harm (RPS assumption, this being less than substantial harm) would potentially occur owing to the potential loss of the L-shaped farm building and the erosion of its rural setting. They suggest several mitigation measures relating to the possible retention of the L-shaped building should it have any heritage interest; preservation of the Listed Building's prominent frontage to Coventry Road; and the creation of buffer areas surrounding to the rear of the Listed Building, with improved public access.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Site Description

- 3.1 A site visit was carried out on 30th May 2025 (Plates 1-11). 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 to the south of the Coventry Road (A428) and the village of Long Lawford, Northamptonshire.
- Located within the northwestern part of the Site and close to the northern boundary is a 19th century L-shaped, single-storey, brick and tiled farm building (Plates 1-4) and a likely post-1945 (and later) open-sided Dutch Barn (Plate 5). These two buildings were formerly associated with Avon Lodge, a farmhouse located to their north and outside of the Site and which fronts onto Coventry Road (A428) (Plate 14). Avon Lodge is separated from the farm buildings by a modern fence (replaced in c.2018, RBC's planning ref: R18/0979) and there is a visual separation by tree canopies located within the domestic gardens of Avon Lodge (Plate 6).
- 3.4 Avon Lodge is a Grade II Listed Building (NHLE: 1365094. Listed: 25-Aug-1987). As discussed, RPS does not advise on the curtilage Listed status of the farm buildings. This will be a decision for RBC's Conservation Team. However, for the purposes of this assessment, the significance of the farm buildings will be assessed, and their contribution to the significance of Avon Lodge, as part of its setting.
- The farm buildings are accessed from a trackway located to their west and entered in from Lawford Heath Lane (Plate 18). This trackway also provides access (north) to Farm View, a dwelling initially converted from a stable block (stables erected in c.2005) and which was built anew in c.2015-2019 (RBC planning ref: R15/1331 and R18/1638). A cart-shed carport was also consented and erected (R19/1257).
- At the eastern end of the trackway, the farm buildings are accessed from a gate located between the fenced boundary of Avon Lodge's gardens and the northern end of the L-shaped farm building. This building forms the western side and part of the southern side of a regular shaped courtyard. The remainder of the southern side is bound by the Dutch Barn and to the east by an unidentified small brick structure (possible just a wall/pen) and boundary fencing. The courtyard is mostly of bare-earth and rough grass, but a concrete border surrounds the L-shaped building (Plate 2).
- 3.7 The L-shaped farm building appears to date from the 19th century. The building is built in brick, with its inner-courtyard elevations rendered in concrete. The pitched roofs include a variety of concrete tiles, clay tiles and ridge and hip cover tiles. The inner courtyard elevations incorporate bays of metal windows and doors (Plate 2). A modern window has been inserted into the southern gabled end of the building (Plate 4) and a brick chimney attached to the northern end of this block. There are some rudimentary roof-lights. The building is in a poor physical condition, with physical evidence of supporting brick buttresses added and material deterioration caused by vegetation growth, weathering and ad hoc-repairs.
- 3.8 The Dutch Barn (Plate 5) is a typical example of this building, partly open-sided and the remainder clad in a corrugated blackened metal, the floor surface is mostly concrete. Attached to the south of the Dutch Barn are a couple of later, open-sided sheds.
- 3.9 The remainder of the Site is split into two parcels of land located on either side of Lawford Heath Lane. The larger parcel is located on the eastern side and to the south of Coventry Road (A428).
- 3.10 The parcel to the west of Lawford Heath Lane comprises part of a larger field, which at the time of the site visit was under arable cultivation (Plate 9). This field is bound to the west by a Brook, separating it from continuing agricultural land. To the north it partly fronts Coventry Road but excludes an area of trees surrounding a bus-stop. The southern boundary of this part of the Site is

- undefined, continuing as part of the larger field. The topography of this part of the Site gradually rises to the southeast from c.86m Above Ordnance Datum (AOD) to c.90m AOD.
- 3.11 The parcel to the east of Lawford Heath Lane is split across four fields. Backing onto the farm buildings located within the Site, the Site extends south across part of a larger field, under arable cultivation (Plates 7 and 8). This larger field is bound to the south by a Public Bridleway. The topography of this field rises to the south, from c.86m AOD at the Coventry Road to c.93m AOD at the Site's southern boundary and continues to rise towards the Public Bridleway.
- 3.12 The remaining three fields of the Site (to the east) are accessed separately from Coventry Road. These comprise pasture fields bound by native hedgerows (Plates 10 and 11). A land drain separated the western boundaries of these fields with the Site's arable field to the west. The topography of the two northern fields sits at c.86m AOD. The topography of the southern field gradually rises to 90 and 95m AOD in the southwestern corner of the Site.
- 3.13 From the Site, the farm buildings located close to the northern boundary of the central part of the Site are visible to varying degrees: the Dutch Barn being the more prominent of the two (Plates 7-11). The visibility of Avon Lodge is mostly restricted to its eastern elevation owing to a reduction of domestic and boundary planting and there being no intervening development intervening on this aspect of the Listed Building (Plate 7). Given, the relatively isolation of Avon Lodge, the farm buildings are appreciated as associated with the Listed Building in views obtainable from across the Site and the wider area.
- 3.14 From the higher position of the southern end of the arable field backing on from the farm buildings, and from the western boundaries of the remaining fields, there are distant views of two spired churches and a pyramid roofed chapel relating to Listed Buildings located within the centre of Rugby. These are located at distances of between c.2.8-3.6km to the east of the Site (Plate 12). Their visibility is also possible from the Public Bridleway located to the south of the Site and likely from many other areas within the locality (Plate 13).



Plate 1: Western elevation of 19th century farm building and behind the Dutch Barn.



Plate 2: Interior courtyard elevations (east and south) of 19th century farm building.



Plate 3: Western elevation of the 19th century building's dogleg.

Page 14



Plate 4: Southern elevation of 19th century farm building.



Plate 5: Looking south towards the Dutch Barn.



Plate 6: Looking north from the Dutch Barn into the courtyard and boundary fence of Avon Lodge.



Plate 7: Looking west from the eastern boundary of the arable field surrounding Avon Lodge and the farm buildings.



Plate 8: Looking north from the western boundary of arable field surrounding Avon Lodge and farm buildings.



Plate 9: From the western boundary of the Site (west of Lawford Heath Lane) looking east towards the farm buildings.



Plate 10: From the eastern parts of the Site (pasture fields) looking west towards Avon Lodge.



Plate 11: From the eastern parts of the Site (pasture fields) looking west towards Avon Lodge.

Historic Development

- 3.15 The following section provides an overview of the historic development of the Site using a map regression and archival records.
- 3.16 The earliest map consulted which shows the Site is a 1793 plan of the 'Parishes of Monks Kirby and Withybrook, and the hamlets of Eastford and Long Lawford in the Parish of Newbold-on-Avon of estates belonging to the scholars and masters of Trinity College Cambridge' (Figure 7). The settlement of Long Lawford is shown separately on the plan.
- 3.17 An accompanying Apportionment Book describes that the hamlet of Long Lawford had an open field system until its part enclosure in 1663, with the predial tithes of corn and hay owned by the College. Two third parts of the small Tithes were owned by Sir Egerton Lee Bart and one third to the Vicar of Newbold on Avon. The remainder of the hamlet appears to have been gradually enclosed during the 18th century (c.1760s) and possibly later. The Apportionment Book does not clearly identify the area of the Site but describes an area of unspecified land located to the east of the hamlet and to the south of the Coventry Road as having been in the tenure of John Bagshaw's father, and which was owned by Sir Egerton Lee (alt. Leigh) Bart, an Anglo-American but this association cannot be substantiated.
- 3.18 The 1793 plan (Figure 7) shows the local road layout of Long Lawford and blocks of buildings along its main street and within the surrounding area. A building, generically labelled as a 'Farmhouse' is shown located to the southeast of the crossroads of Coventry Road (with Lawford Heath Lane and the Green not annotated). This demonstrates that a farmhouse, likely one and the same as Avon Lodge existed at this time. Apart from the highways and Brook (west) surrounding the Site, the land-usage or enclosure is not shown.
- 3.19 The Site is next shown on early 19th century Ordnance Survey mapping (Figures 8 and 9). The 1813 Ordnance Survey Drawing shows Avon Lodge and an outbuilding/s located to the east or southeast of the building (Figure 8): this would reflect the attached building range first shown on the Long Lawford 1845 Tithe Survey (Figure 10). The Site is shown as covering parts of six large enclosures, although the accuracy of this subdivision cannot be fully relied upon.
- 3.20 The 1813-1814 (revised 1830-1832) Ordnance Survey 1-inch Old Series mapping (Figure 9) shows a more definitive shaped building group (reverse L), likely to be the farmhouse and attached building range shown on the 1845 Tithe Survey (Figure 10). This map also shows a small grouping of enclosures and part-enclosures surrounding the buildings to the west and south and again these somewhat reflect those shown in more detail on the Tithe Survey.
- 3.21 The 1845 Long Lawford Tithe Survey (Figure 10) shows the Site covering 16 Tithable Plots, 11 covering full enclosures and the Site's southern boundary running across parts of five further enclosures. The accompanying Tithe Apportionment records 16 of the Plots² covered by the Site and their owners, tenants and descriptions/usage is tabulated below.
- 3.22 Most of the Site fell under the ownership of George Worth, as part of Avon Lodge (alt. Avon Farm) which was tenanted at this time to John Whiteman. The Tithe Apportionment suggests that the farm comprised a mixed use and totalled 113 acres. This acreage broadly aligns with those recorded on England Census records and newspaper articles relating to the farm.

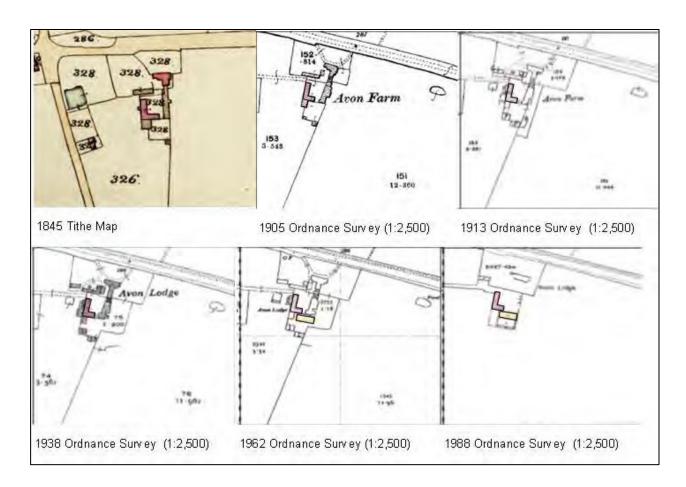
Long Lawford Tithe Apportionment					
Plot Owner		Occupier	Descriptions		
314	William Matthews	Himself	Garden		
315	Georges Colledge	Himself	Garden		

² Plot 328 (Avon Lodge) is duplicated as covering several enclosures.

316	Georges Colledge	Himself	Pinfold	
320	George Worth	John Whiteman	Crofts Tree	Pasture
321	George Worth	John Whiteman	First Piece	Arable
323	George Worth	John Whiteman	Meadow	Meadow
326	George Worth	John Whiteman	Homestead	Homeclose
327	George Worth	John Whiteman	Cottage & Garden	
328	George Worth	John Whiteman	House, outbuildings, yard, gardens	
			and orchard.	
329	George Worth	John Whiteman	Barn Close	Pasture
330	George Worth	John Whiteman	Third Piece	Arable
331	George Worth	John Whiteman	Fourth Piece	Arable
332	George Worth	John Whiteman	Shatford Hill	Pasture
333	Hannah Ruffhead	John Ruffhead	Hovel and Yard	,
334	Hannah Ruffhead	John Ruffhead	Wood Lands	Arable
335	Hannah Ruffhead	John Ruffhead	Woodland Meadow	Meadow
336	Hannah Ruffhead	John Ruffhead	Four Acres	Arable
346	William Elkington	Himself		Arable

- 3.23 The Tithe map is the first to show the farm buildings of Avon Lodge's farmstead in any detail. This shows the building range attached to the southeastern corner of the farmhouse and extending into the Site to form the eastern side of a regular shaped courtyard. The southern and western sides of the farmstead are defined by the extant farm building. A building is also shown along the northern side, to the west of the farmhouse; this may relate to the extant shed located within Avon Lodge's garden. An additional enclosure and buildings are shown attached to the south of the first courtyard. The Tithe map also shows a cottage located to the west of the farmstead, off Lawford Heath Lane as under the ownership of Avon Lodge.
- 3.24 A building located within the southeast corner of the Site, described as a 'Hovel' was not part of Avon Lodge, falling under the second largest owner of the Site (Hannah Ruffhead). The Ruffhead's owned and tenanted four enclosures to the east and south of the Site. The Apportionment shows that the Ruffheads as only small landowners with no other property than the described Hovel. Within the northeastern part of the Site, the Tithe map and Apportionment records two gardens and a pinfold (livestock pen) adjacent to the Coventry Road.
- 3.25 Shown at the end of the map regression (p.21), extracts of the 1845 Tithe map and Ordnance Surveys (1:2,500) show the changes to the farm buildings and layout of Avon Lodge's farmstead during the 19th and 20th centuries.
- 3.26 The 1887 Ordnance Survey (Figure 11 1:10,560) shows no fundamental changes to the field boundaries of the Site from the 1845 Tithe map (Figure 10).
- 3.27 The 1919 Ordnance Survey (Figure 12 1:10,560) shows no changes to the main field boundaries of the Site. Aside from changes to the farmstead of Avon Lodge (as shown below), the gardens and pinfold shown on the Tithe map as located within the northwest part of the Site and the cottage and surrounding enclosure to the east of Lawford Heath Lane had all been cleared by the 1919 map.
- 3.28 In 1935 the freehold of Avon Lodge (farm) was sold and its 113 acres split amongst three new owners (Coventry Herald, 1935). Following this sale, Avon Lodge was left with approximately 36 acres but this change in ownership does not appear to have led to any important changes to the main field boundaries. The arrangement of the these on the 1919 Ordnance Survey (Figure 12) remaining materially unchanged on Ordnance Surveys (1:10,560 and 1:10,000) during most of the 20th century (e.g. 1926, 1938, 1955 and 1965-1967 none reproduced).

- 3.29 At an undetermined time during the second half of the 20th century, the 'Hovel' located within the southeastern part of the Site was demolished. It is last shown on the 1955 Ordnance Survey (not reproduced).
- 3.30 There is no Ordnance Survey coverage of the Site during the 1970s, at which time the farmstead of Avon Lodge was majority lost. The location of the extant 19th century farm building and 20th century Dutch Barn have been superimposed on the extract mapping below (pink and orange shading) to illustrate how more than 75% of the original farmstead has been lost. The exact dates of the demolition of the buildings are not clear but Ordnance Survey mapping suggest that this occurred during the 1970s, at which time the farmhouse has been described as in a state of disrepair.
- 3.31 The 1984 and 1991 Ordnance Surveys (Figure 13 1991) shows the removal in 1984 of the southern field boundaries of the Site's field located to the west of Lawford Heath Lane and in 1991 the internal (north-south) subdivision of the existing arable field located directly to the south of Avon Lodge's farmstead. The removal of these field boundaries helped to create larger fields, which likely relates to the intensification of farming practices in the second half of the 20th century.
- 3.32 By 2006 (Figure 14), the remaining southern field boundaries of the existing arable field, located directly to the south of Avon Lodge's farmstead has been removed to enlarge its size. The remainder of the Site remained unchanged.
- 3.33 The present condition of the Site, unchanged from the 2006 mapping is shown on 2023 aerial imagery (Figure 15), and the site visit photographs (Plates 1-12).



Identification of Heritage Assets

Heritage Assets Within the Site

- 3.34 Data obtained from Historic England and the Local Authority confirms that there are no designated or non-designated heritage assets located within the Site.
- 3.35 In respect of non-designated heritage assets, there requires a consideration of the two farm buildings located within the Site.

Nineteenth Century Farm Building

3.36 The 19th century, L-shaped farm building appears to date from before 1845, and although it has undergone changes and alterations, it represents amongst the last remnants of Avon Lodge's farmstead. This building has already been established as requiring consideration as a non-designated heritage asset and its assessment is advanced in Chapter 4 of this report.

Dutch Barn

- 3.37 Located to the south of the 19th century farm building is a Dutch Barn. Available cartographic information suggests that the Dutch Barn was erected between the 1938-1939 and 1962 Ordnance Surveys. Given World War II, it is more likely to have been erected post-1945.
- 3.38 Dutch Barns were built in large number because as building types they provided an affordable structure and flexibility in their use for storing hay or straw, other materials and equipment and with temporary fencing also livestock (Historic England, 2014). Owing to these advantages, large numbers of these building types survive nationally, and this example is of a late date and not a rare building.
- 3.39 These building types are recognised as having a distinctive character owing to their size, barrelled-shaped roofs and use of corrugated cladding (Historic England, 2014). Their construction is usually in iron, and they have an effective but simple structural arrangement of posts, beams and struts. Occasionally, they bear a manufacturers name plate or relief moulding.
- 3.40 The Dutch Barn at Avon Lodge conforms to the typical characteristics of this building type with an iron structure, black coloured corrugated cladding to the barrel shaped roof and eastern and western sides. There does appear to be a name plate located on the upper side of the eastern side, although it could not be clearly deciphered and may in fact be blank. The Dutch Barn has been extended to the south by later, lean-tos of a similar construction and which are open-sided to the north and south.
- 3.41 Consequently, the Dutch Barn at Avon Lodge is of a late date and reflects a farm building type which survives nationally in large numbers. Its appearance is easily recognisable because of its distinctive character but it is not considered to have sufficient historic or architect merit as to be considered a non-designated under the definition of the planning guidance of the NPPF. This reflects the opinion of the RBC's Heritage Review which attaches no significance to this building. The Dutch Barn requires no individual assessment but may be referred to within the setting assessments of Avon Lodge and the 19th century farm building.

Heritage Assets Outside of the Site

- 3.42 Apart from the three Listed religious buildings (described above in Site Description, paragraph 3.14 and discussed below from paragraph 3.48), 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.
- 3.43 Searches of the NHLE and North Warwickshire Borough Council's datasets identifies four designated heritage assets (Grade II Listed Buildings) located within the 1km search area.

LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTONSHIRE: BUILT HERITAGE STATEMENT

- Avon Lodge, Coventry Road, Grade II, NHLE: 1365094;
- The Den, Grade II, NHLE: 1034909;
- Church of St John, Grade II, NHLE: 1299647; and
- Lawford Hill Farmhouse, Grade II, NHLE: 1299648.
- 3.44 There are no Conservation Areas, Scheduled Monuments, Registered Park & Gardens or Registered Battlefields located within this search area.
- 3.45 The significance of Avon Lodge has already been identified within RBC's Site Allocation Heritage Review as potentially affected by the development of the Site; and this has been confirmed by our site inspection and pre-assessment work. A more detailed assessment of the significance of this Listed Building and its setting is provided in Chapter 4 of this report, and the potential impact of the proposed development is discussed in Chapter 5.
- 3.46 The Site visit has confirmed that there is no intervisibility between the Site and the remaining three Listed Buildings. There is also no evidence of any historic functional association between them. The significance of these three Listed Buildings cannot be experienced, articulated or understood in association with the Site. Their significance will remain unaffected by the development of the Site, and they require no further consideration within this report.
- 3.47 Rugby Borough Council do not appear to have a draft or adopted register of local heritage assets (non-designated heritage assets). Additionally, Long Lawford is not covered by a Neighbourhood Plan. Therefore, the identification of non-designated heritage assets has relied upon a search (1km) of the Warwickshire Historic Environment Record.
- 3.48 The HER records 68 monument entries within the Site's search area (shown on Figure 3 and listed within the Gazetteer of Appendix 1). Excluding entries relating to designated heritage assets (Listed Buildings), the entries record 12 entries relating to extant buildings and structures and one landscape. Eight of these entries relate to bridges, mostly railway bridges of the London-Birmingham Railway and Former London North Western Railway Rugby to Leamington Branch. None of the buildings, structures and landscape have any intervisibility with the Site and there is no evidence of any historic functional association. The significance of these buildings, structures and landscape (if any) will not be affected the development of the Site.

Outside of the Search Area

- 3.49 From the higher end of the southern boundary and from the western boundaries of the Site, the towers and spires of two churches and a chapel, located within the centre of Rugby and at distances of between 2.8-3.6km to the east of the Site are possible. The Listed Buildings include:
 - Church of St Andrews. Grade II* Listed Building. NHLE: 1183695 (3.9-3.6km, red arrow on Plates 12 and 13);
 - Chapel at Rugby School. Grade I Listed Building. NHLE: 1183714 (2.7-3.4km, blue arrow on Plate 13); and
 - Catholic Church of St Marie. Grade II* Listed Building. NHLE: 1365006 (2.8-3.6km, green arrow on Plates 12 and 13).
- 3.50 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."

These Listed Buildings are not referred to within RBC's Site Allocation Heritage Review. Although these Listed Buildings could be considered to have a very wide setting, the proposed development is not considered to be a height which would compete with or impact on how these elements of the Listed Buildings are experienced from with the surrounding area. The view of these Listed Buildings from the Site are distant and do not relate to a designed view or as part of any associative view but are incidental and commonly found. Clearer views of these Listed Buildings, in unison, are possible from the Bridleway located to the south of the Site (on a roughly east-west alignment) and this relates to a route which has stronger historic context, as a Bridleway. Development of the Site would not affect how these Listed Buildings are experienced from the existing Bridleway. The proposed development would, however, provide an opportunity to create new public rights of way and public open space and the continued incidental visibility of these Listed Buildings would be positive in respect of placemaking value. However, their significance will not be materially affected by the development of the Site, and they require no further assessment within this Statement.



Plate 12: From the western boundary of the arable field (Lawford Heath Lane) looking east.

Representative view of religious towers/spires visible from the Site.



Plate 13: Looking east from the Bridleway located to the south of the Site and showing the three towers/spires of religious buildings located in Rugby.³

³ Plate taken from approximately OS NGR SP 47105 75076

4 ASSESSMENT OF SIGNIFICANCE

- 4.1 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.
- 4.2 This Heritage Statement has identified that the development of the Site has the potential to affect significance of the designated heritage asset of the <u>Avon Lodge</u>, (Grade II Listed Building. NHLE: 1365094). Additionally, the development has the potential to affect the significance of the former 19th century farm building of Avon Lodge, which will be assessed within this chapter as non-designated heritage asset.
- 4.3 A proportionate assessment of the significance of these heritage assets, their settings and the contribution of the Site to this follows. An assessment of the nature of the impact from the proposed development and any recommendations follows in Chapter 5.

Avon Lodge, Coventry Road

Grade II Listed Building. NHLE: 1365094

Historic Interest

- The NHLE listing (reproduced in Appendix 2) describes the Listed Building as a late 18th century farmhouse. This is confirmed from available cartographic information; a building, labelled as a farmhouse is shown on a 1793 estate map of the Fellows and Scholars of Trinity College, Cambridge (Figure 7).
- 4.5 Apart from the farmhouse's close proximity to the Coventry-to-London road, the 1793 estate map shows it being located in isolation and therefore, illustrates the farmhouse being built following the enclosure of Long Lawford's open field system which was undertaken piecemeal in the late-17th century, mid-18th century and possibly later too.
- The 1845 Tithe Survey (Figure 10) shows the farmhouse was owned at this time by George Worth (d.1864) of nearby King's Newnham. Worth was a grazier and local, small landowner of the period and tenanted Avon Lodge to John Whiteman. The accompanying Tithe Apportionment records Whiteman as farming 113 acres, which closely tallies with the 120 acres recorded on the 1851 Census. The Tithe Apportionment describes a mix of pasture, meadow and arable suggesting that Avon Lodge comprised a mix-farming concern.
- 4.7 Census records do not specifically refer to the property by name however, the Clarke family farmed from Avon Lodge from the mid-1880s until 1910⁴, fattening livestock and keeping sheep, with some pigs and poultry (Rugby Advertiser, 1903). Thereafter, the farm was taken on by Edgar Ingham Appleby, who in 1911, relinquished Avon Lodge's dairying heard and instead pursued a stud for shire horses which was continued from 1916 by Joseph Charles Dunn (Rugby Advertiser, 1911 and 1964).
- A freehold sale of Avon Farm with 113 acres was undertaken in 1935 (Rugby Advertiser, 1935). It failed to sell as a whole, and was split up and sold in eight lots, which were purchased separately by Mr D. Mitchell, Mr Adcock and Mr J. L. Sidwell. Sidwell purchased the farmhouse, extensive outbuildings and 36 acres of arable land (Coventry Herald, 1935). Another report of this sale describes the land purchased by Sidwell as comprising a slightly different mix of accommodation

794-PLN-HER-01610 | Built Heritage Statement | v.1 | May 2025

rpsgroup.com

Page 26

.

⁴ A photograph of the Clarke family in c.1910 and with Avon Lodge shown in the background is available at www.ourwarwickshire.org.uk

- pasture, accommodation and building land (Rugby Advertiser, May 1935). However, this demonstrates that the farm holdings of Avon Lodge were split at the sale, and it became a much smaller farming concern.
- 4.9 The narrative of Avon Lodge from 1935 until the end of the 20th century is less clear, but cartographic sources suggest that the majority loss of the farm buildings occurred during the 1970s, at which time the farmhouse has been described as in a state of disrepair.⁵ The date at which the farmhouse was legally separated from the remaining farm buildings is unclear.

Architectural Interest

- 4.10 Avon Lodge is an example of a modest-sized farmhouse, which has subsequently been altered and extended to create larger domestic living spaces.
- 4.11 The main part of the farmhouse is of three-bays and two-storeys (plus attics) (Plate 14). It is built in red brick, which the Listing entry describes as colour-washed, but which may be painted. The brickwork includes a plain, brick platband/string-course which continues on the side elevations and has been recreated on the various extensions to the east and south. The north-facing principal elevation reflects a good example Georgian architecture, with a symmetrical arrangement of a central doorcase and sash windows, the latter which differ slightly in style. The doorcase has a six-panelled door and moulded wood doorcase with pilaster strips and pediment hood on shaped brackets. The ground floor windows have triplicate sashes dating from the 19th century and the first floor windows are 16-pane sashes and a 12-pane sash over the entrance. All the windows are inset in brick segmental arches. The farmhouse has a pitched 20th century covered roof of plain tiles, stone coping to the gables and end stacks.
- 4.12 The farmhouse has been historically extended to the east, likely in the 19th century by an additional two-storey bay. Apart from the continuation of the platband and surface finishing, the northern elevation is blank. However, a late-19th to early-20th century, two-storey canted bay window projects from the eastern face of this extension. Additionally, a two-storey, gabled extension dating to the late-20th century projects to the south of this 19th century extension⁶. The design of this modern extension is sympathetic to the original, in materials, the continuation of the platband and use of segmental arches for sash and casement windows (Plate 15).
- 4.13 The western side return of the farmhouse includes several modern sash windows, which replaced modern casements in c.2011. A large part of the southern elevation of the main house appears to have been slightly extended: this is visible by the pitch of the roof and a change in brick colour. Many of the windows have also been replaced, under the 2011 consent and a new rear entrance inserted. A conservatory was added to the southern elevation in 1995 (Plate 15).

Summary of Significance

4.14 The farmhouse's age is an important part of its significance, and this is understood from its fabric, and its architectural appearance. The subsequent phases of alterations and extensions contribute to illustrating changes to domestic living and aesthetic design over time but somewhat disrupts understanding its modest historic size. The farmhouse has some gentrified cosmetic additions (e.g. doorcase) which reflects the status of farming as an occupation in the 18th and 19th century and broadly follows the national architectural fashions of its build period. Consequently, Avon Lodge's significance derives from its historic and architectural interest as an example of a modest, but improved, post-enclosure farmhouse.

794-PLN-HER-01610 | Built Heritage Statement | v.1 | May 2025

⁵ Described within a 2011 Listed Building Application to change 1970s windows (planning reference number: R11/2192).

⁶ An infill addition located in between the late 20th century two-storey extension and conservatory was consented in 2023 but does not appear to have been started yet.



Plate 14: Front of Avon Lodge from Coventry Road.



Plate 15: Rear elevation of Avon Lodge from the Site, showing extensions and formal boundary.



Plate 16: From the Coventry Road and to the east of Plate 12 looking towards garaging and Farm View.

Setting

- 4.15 Avon Lodge is setback from the Coventry Road (A428) by a two entrance, semi-circular driveway and established front-garden, including many trees. Domestic boundary treatments (e.g. white painted timber fencing and gates) and garden planting gives the impression of a dwelling, rather than a farmhouse (Plate 14). Small areas of garden surround the dwelling and extend west to include a double garage and in the southwest corner, a long timber-clad and metal roofed shed. This shed appears to be a remnant of its former farmstead, but is not understood as this, merely as an outbuilding.
- 4.16 To the west of Avon Lodge, the neighbouring modern dwelling of Farm View is also not understood as an extension of Avon Lodge but merely resembles a traditional generic agricultural building (e.g. timber-clad) and being smaller in scale than the Listed Building is a neutral element within its setting. Filtered visibility of the house's garage, agricultural shed and the carport of the neighbouring Farm View are possible from the A428 but not to the extent that they are understood as part of a remanent farmstead or aid in understanding Avon Lodge as a farmhouse (Plate 16). Therefore, from Coventry Road, the Listed Building is understood purely as a domestic building.

Contribution of the Site

- 4.17 An understanding of Avon Lodge's historic use as part of a farmstead is instead, understood from its rear aspect and the building's relationship with the farm buildings located within and close to the northern boundary of the Site. These buildings are formally separated by a modern fence and garden planting, but given the modernity of this boundary treatment, this merely delineates separate ownership.
- 4.18 The farmhouse overlooks the Site to the east and south. Its visibility from the south is somewhat disrupted by the boundary fence and filtered by vegetation canopies (Plate 6).

- 4.19 The Site's visibility from the eastern elevation relates to the dwelling's two-storey, canted bay which is dated to the late-19th to early 20th century (Plate 7). Orientated to the east, these rooms would experience sunrise light and likely relate to their historic usages for this period of the day.⁷ The visual coverage afforded from this canted bay may give rise to their being a historic association between the property and this part of the Site however, from the view afforded from this part of the Site's boundary there is no clear and obvious focal point or area of interest which would be visible and therefore, other than for reasons of early-light, this alteration does not appear to be intrinsically associated with the design of the building or in understanding its architectural interest.
- 4.20 Experienced from the rear of the Avon Lodge and from the Site, the appearance of the 19th century L-shaped farm building and 20th century Dutch-Barn (extended) form the western and southern sides of a small farmstead, surrounding a courtyard. The farm buildings are accessed via a trackway to the west which also serves Farm View and connects with Lawford Heath Lane (Plate 18). This track slightly reinforces the detachment of Avon Lodge from the farm buildings but does relate to historic access route.
- 4.21 Notwithstanding the poor condition of the 19th century farm building and paraphernalia of building materials surrounding the building, the physical character of the farm building's courtyard interior elevation, those of the Dutch-barn and its extensions⁸ are understood as associated with livestock (Plate 2) which is not reflected in the arable usages of the closest fields surrounding them.
- 4.22 From a wider perspective, the farm buildings display a generic agricultural character which defines them as farming buildings and given their relative isolation, they are understood as relating to Avon Lodge (Plates 7-11). Given the losses of Avon Lodge's farmstead and the predominately domesticated character which the building displays, the existing 19th century farm building and 20th century Dutch-barn contribute to understanding the historic origins of the Listed Building and make a positive contribution to understanding the historic interest of its significance.
- As discussed, the arable fields immediately surrounding Avon Lodge do not contribute to the narrative of the surviving farm buildings. Their historic landscape character is described as very large post-war fields (as shown on Figure 6). These have been created by the removal of field boundaries during the second half of the 20th century when intensive farming practices to create larger yields and accommodate larger farm machinery. Beyond a generic agricultural character, these field types do not strongly relate to the period of Avon Lodge's construction or its operation as a farm.
- 4.24 The eastern part of the Site comprises three pasture fields which relate to a planned enclosure landscape and are in use for grazing (Plates 11-11). Whereas these fields better relate to the remaining farm buildings of Avon Lodge, the buildings are separated by the continuation of the large arable field. Additionally, by virtue of their closer proximity and accessibility from the Coventry Road, these pasture fields are experienced visually as being closer associated with Holme Field Farm, a 20th century farmstead located to the east of the Site off Bilton Lane. Owing to its late date, Holme Field Farm has no heritage interest.
- 4.25 The farmland to the south of Avon Lodge has a generic rural character but in the hierarchy of the elements which contribute to understanding the Listed Building's significance, the contribution of this rural setting is lower than the remaining farm buildings. The farmland of the Site, surrounding Avon Lodge does, therefore, help to interpret it as a farmhouse.

_

⁷ Sale particulars for the property suggests the ground floor of the canted bay is used as a dining room, which would be the most logical use of its original function.

⁸ The extension incorporates a feeding channel situated along its eastern part open-side.



Plate 17: Representative of the visibility looking east across the Site from close to Avon Lodge canted bay window.⁹

794-PLN-HER-01610 | Built Heritage Statement | v.1 | May 2025

⁹ Plate 15 not taken from in line with bay window, but from southeaster corner of Dutch Barn (looking east), OS NGR SP 47072 75505.



Plate 18: From Lawford Heath Lane looking east towards grouping of Avon Lodge and farm buildings.

Farm Building south of Avon Lodge (Farm View)

4.26 The farm building was not internally inspected, and therefore the following description relies upon some assumptions.

Historic Interest

- 4.27 From available cartographic sources, the existing farm building is first shown on the Long Lawford Tithe map of 1845 (Figure 10). However, at this time, the building is shown to have been extended to the south and marginally to the west. The Ordnance Survey (1:2,500) from 1912 shows that the building was extended with two blocks along the western elevation: one of these buildings was likely a pigsty. The southern block of the c.1912 western extension was demolished by 1945.10
- 4.28 The farming narrative of Avon Lodge (alternatively Avon Farm) suggests that it was likely a mixed arable and livestock farm. The livestock ranged from sheep, cows and as would be expected a few pigs and poultry. During the 19th / 20th century, the farm also appears to have diversified into a Stud farm for Shire Horses.
- 4.29 The appearance and characteristics of the remaining extant farm building, including its low and wide doors, metal-framed windows and rendering of its courtyard interior elevations suggests that it housed cows/cattle (Plate 2). Given the material of the windows, they likely date from a 20th century

¹⁰ Shown on Aerial Photo - raf_106g_uk_1539_rp_3165

- alteration however, agricultural theory for improving air and light for cattle accommodation was widely adopted towards the end of the 19th century (Brunskill, 1999: 67).
- 4.30 In all probability, the building probably functioned as a small loose-box, providing simple accommodation for cows which either required isolation, shelter in bad weather and allowed for additional provision to the cow houses and shelter-sheds. The simplicity of their plan and division provided versatility to the workings of the farmstead (Brunskill, 1999: 73-75). The building is likely to have been altered in the 20th century to align with more stringent hygiene regulations (e.g. the interior is likely to have a concrete floor). As a building type, loose-boxes are commonly found on 19th century farmsteads and have limited historic interest beyond identifying a type of farming undertaken on the farmstead.

Architectural Interest

- 4.31 As described above, the loose-box is a commonly found building, based on the premises of a simple plan, providing flexibility in accommodation. The architecture of the building aligns with this philosophy. The overall L-shaped layout of the building, as part of a larger farmstead, is not uncommon for the 19th century and this region (Historic England, 2020).
- 4.32 The building is built in red brick and has a surface finish of cement render on the interior courtyard elevations. Given the various building alterations, demonstrated by the historic mapping regression, and by the use of several different brick bonds. Additionally, there are a couple of small brick buttresses to the eastern elevation and southwestern corner of the north-south aligned block.
- 4.33 As described above, the arrangement of wide but low doors and windows found on the interior courtyard (eastern and southern) elevations reflect its use as a loose-box. Several original, solid panelled doors appear to have survived. The southern gabled end of the north-south block has a later, 20th century inserted timber window and a smaller, covered aperture on the western elevation. This suggests the later-reuse of the building, possibly in a non-agricultural capacity.
- 4.34 A chimney has been added to the northern gable-end of the building: it does not appear to be inbuilt into the original walls. The top of the stack obscures a small aperture inset within the apex of the gable. It is unclear on whether this chimney may have been used to heat part of the building (relating to its later reuse) or in the creation of swill for the pigsty which was likely attached to the western elevation of the building by the early 20th century.
- 4.35 The north-south block has a pitched roof covered in concrete tiles. The shorter, east-west dog-leg has a hipped roof with a mix of clay tiles and ridge tiles. There are several rudimentary sky-lights (the appearance of acrylic Perspex sheeting) inset into the roof. The interior of the building was not inspected but evidence of timber-roof battens and purlins suggests that a possible truss-based roof has survived but given the building-type, we would anticipate this to be a simple structure.
- 4.36 There is no evidence of any decoration to the brickwork of the building, and the materials of its construction align to regional trends for its period of its construction (Historic England, 2020).

Summary of Significance

4.37 The loose-box is of low significance, reflecting a building type which survives in high numbers and which usage relates to basic livestock rearing providing flexibility over any specific innovate plan or agricultural management practice. Beyond giving a rudimentary understanding of the agricultural narrative of the farm, the building has limited historic and architectural interest. This is attested by the building, and the wider farmstead not having been individually or group designated when the farmhouse was listed in the 1980s.

Setting and Contribution of the Site

4.38 The L-shaped 19th century building comprises the western and part of the southern side of the remaining and much changed farmstead surrounding Avon Lodge to the north. The Dutch Barn located slightly to the south of this building and possible a wall forms the southern and eastern sides

LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTONSHIRE: BUILT HERITAGE STATEMENT

- of a recognisable, small and regular shaped (Plate 6). The courtyard is partly concreted but mostly grassed and earth. The courtyard is entered in from the northwestern corner, from a trackway leading off Lawford Heath Lane.
- 4.39 The 19th century farm building relates to a loose-box, although this can only be appreciated from the interior of the courtyard. Historically, the land surrounding the farmstead was under pasture use (see Tithe Apportionment Table Plots 326 and 329) but their present arable use and the character derived from this does not relate to the farm building. Beyond a generic rural setting, the Site does not strongly contribute to understanding the limited significance of the loose-box, which is foremost understood in relation to its position with Avon Lodge, the Dutch Barn and the courtyard, as part of a small and much altered farmstead.

5 PROPOSED DEVELOPMENT AND IMPACT ON THE SIGNIFICANCE OF AVON LODGE AND FARM BUILDING

Proposals

- The Rugby Borough Local Plan Preferred Option Consultation Document (March 2025) proposes the residential allocation of the Site (ref: Long Lawford Site ID: 316) could achieve approximately 400 dwellings. At this stage, there are no current development requirements relating to the historic environment, although RBC's Heritage Review of the allocation sites identifies the potential sensitivity of the 19th century farm building located within the Site, and the potential impact on Avon Lodge (Grade II Listed Building).
- The development requirements of the latest Local Plan Preferred Option Consultation Document (March 2025) specify:
 - Frontages to face Coventry Road and Lawford Health Lane;
 - Pedestrian crossing to be provided on Coventry Road to provide a direct connection to the north-south pedestrian route through the Bloor Homes The Brambles development to linking to Back Lane and the village centre;
 - Connections with off-site public rights of way to provide a link to Bilton;
 - If advised to be required by the Integrated Care Board, provision of a GP surgery premises (currently absent in Long Lawford); and
 - Small-scale convenience retail to be provided on-site given the distance of the site from the existing Coop.
- 5.3 A masterplan of how the development could be advanced has been prepared for the applicant and has been reviewed for this Chapter and feeds into our recommendations and impact assessments.
- 5.4 The following assessment combines that of the potential impacts on Avon Lodge (Grade II Listed Building) and the 19th century farm building owing to their close interrelationship, crossover settings and how the wider development will potentially impact on their significance.

Potential Impact on Avon Lodge (Grade II Listed Building) and 19th Century Farm Building

- The development of the Site will effectively remove the rural setting surrounding the Listed Building. This does contribute to understanding elements of its historic interest but to a lower weighting that the contribution of the remaining farm buildings.
- 5.6 The masterplan shows the preservation and reuse of the 19th century farm building (loose-box), which is beneficial to understanding the significance of Avon Lodge. The conversion of the 19th century building will require sensitive consideration as to preserve its character and the interpretation of the building in itself and in relation to Avon Lodge, but also to deliver a workable and viable reuse.
- 5.7 Typically, loose-boxes have simple interior layouts for flexibility, and this may accommodate alterations in finding a new use for the building. However, the overall small footprint of the building and its physical dimensions (e.g. low entrance heights) are likely to be a limitation to this. Ideally, the arrangement of entrances and doors to the interior courtyard of the loose-box will need to be retained but could be fixed into position with alternative access provision provided.
- 5.8 The reuse of the loose-box, as part of a dwelling or other new building may be preferable but the new build elements would need not to be seen as overbearing to or as diluting the existing hierarchy and associated relationship between the loose-box and Avon Lodge. If the loose-box is to be

- incorporated into an additional building, then this would require consideration of its massing, storey height and placement, both in relation to Avon Lodge, the loose-box and the existing courtyard/access to the farm building.
- To achieve this more sensitive design, it might be possible to explore the option of promoting the reuse of this building as a self-build plot, with access and services connections from the main development. A self-build could allow for the delivery of a new build element which is more sympathetic to the architecture, materials and layout of Avon Lodge and the loose-box than could be achieved from the more conventional dwellings expected to deliver through the wider development proposals.
- 5.10 The preservation of the existing farm track serving the farm buildings and the courtyard also requires careful consideration within the more detailed design of the development, given that the original farmstead has been greatly reduced.
- 5.11 The existing farm track is anticipated to remain, as to serve Farm View, but its continuation to the 19th century farm building would be preferrable (potentially as part of an emergency access). The retention of the courtyard surrounding the 19th century building and how this is experienced in relation to Avon Lodge is also an important consideration and its retention is likely to be expected by the LPA. This, however, can likely be achieved through soft and hard landscaping and appropriate boundary treatments.
- 5.12 The proposed positioning of the local centre, to the south of Avon Lodge and the 19th century farm building (loose-box) is anticipated to include a proposed Local Equipment Area for Play (LEAP). The location of the local centre provides flexibility to design spaces which can provide buffering space surrounding Avon Lodge and the farm building, and opportunities for appropriate landscaping to soften the introduced urban character of the wider development.
- 5.13 The proposed local centre buildings could also adopt a design code which requires the resemblance of a contemporary agricultural building, possibly inspired by the cladding of the Dutch Barn. As assessed in Chapter 4, the Dutch Barn is itself not of significance but is of a distinctive appearance which contributes to understanding Avon Lodge as a farmhouse. The preservation and reuse of the Dutch Barn is, however, unrealistic. However, taking inspiration from its appearance for the local centre has the potential to positively respond, in a contemporary manner, to help retain a character that complements Avon Lodge as a former farm.
- The proposed preservation of the 19th century farm building (loose-box) poses challenges in its delivery, but the proposed placement of the local centre has the opportunity to retain the relationship between Avon Lodge and the farm building. Additionally, the local centre can potentially reduce the impact of the wider development through its more detailed design and hard and soft landscaping options. The proposed location of the local centre within this area is more preferable than its use for housing.
- As discussed, the development of the wider area of the Site will effectively remove the rural setting of Avon Lodge and the 19th century farm building. However, the masterplan proposes to preserve and reinstate a field boundary hedge (aligned north-south) of the existing arable field, located to the east of the Avon Lodge. A new pedestrian footpath from the Coventry Road and running alongside this field boundary will pass in the vicinity of Avon Lodge and the 19th century farm building, terminating at the Site's southern boundary where the continuation of the rural setting will be appreciable. The experience of this rural setting will be delayed by the development, but this new pedestrian route will allow for an overreaching appreciable of the Listed Building, and 19th century building having had a rural setting. There is the potential for the pedestrian path to reflect a 'green corridor' which subject to planting schemes and its interface with the development has the potential to soften the urbanising effect of the proposed development.
- 5.16 Additionally, there is the potential to create an east-west sightline/corridor, located to the south of the 19th century farm building but running to the west and aligning with area proposed to separate

LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTONSHIRE: BUILT HERITAGE STATEMENT

the development located on the western side of Lawford Heath Road and continuing towards the open space of the development's drainage basins. The effect of this would help to alleviate the urban characters which the proposed development will introduce within the surroundings of the 19th century farm building.

- 5.17 The loss of the rural setting of Avon Lodge will amount to a harmful impact towards its significance but given that this makes a lower contribution than its farm buildings, this harm is considered to be less-than-substantial harm and towards the lower end of the spectrum of harm. The proposed layout of the masterplan provides appropriate parameters for reducing this harmful impact, at any future planning application. An impact of less than substantial harm towards Avon Lodge will remain and engage the NPPF's public benefit testing of paragraph 215.
- 5.18 The proposed preservation of the 19th century farm building (loose-box) has the potential to be positive and beneficial towards understanding the significance of Avon Lodge and to the low significance of the building itself, assessed within this study as a non-designated heritage asset.

6 CONCLUSION

- This Built Heritage Statement has been prepared for Davidsons Homes, to inform their promotion of a site for residential development. The site is located to the south of the Coventry Road (A428) and the village of Long Lawford, Northamptonshire.
- 6.2 The Site forms a draft housing allocation within Rugby Borough Council's (RBC) local plan review: identified as Long Lawford Site ID: 316 within their Local Plan Preferred Option Consultation Document (March 2025).
- 6.3 The 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.
- The Site contains two agricultural buildings, a 19th century loose-box and a 20th century Dutch Barn; these are historically associated with Avon Lodge, a former farmhouse and Grade II Listed Building (National Heritage List for England entry: 1365094) located outside of the Site, immediately to the north.
- This Statement provides an assessment of the significance of Avon Lodge (Listed Building) and the 19th century farm building (non-designated heritage asset), their settings and the contribution of the site to their significance, and the potential impact of the proposed development. The Dutch Barn is not of any significance, but forms part of the setting of these two heritage assets.
- The significance of Avon Lodge derives from its historic and architectural interest as an example of a modest, but improved, post-enclosure farmhouse. The site's farmland surrounding to the south of Avon Lodge has a generic rural character but in the hierarchy of the elements which contribute to understanding the Listed Building's significance, the contribution of this rural setting is of lower importance than the remaining farm buildings.
- 6.7 The loss of this rural setting will amount to a harmful impact on Avon Lodge's significance but given that this makes a lower contribution than its farm buildings, this harm is considered to be less-than-substantial harm and towards the lower end of the spectrum of harm. The proposed layout of the masterplan provides appropriate parameters for reducing this harmful impact at a future planning application stage. An impact of less than substantial harm towards Avon Lodge will remain and engage the NPPF's public benefit testing of paragraph 215.
- The 19th century farm building is of low significance, reflecting a building type which survives in high numbers and which usage relates to basic livestock rearing. The building does not functionally relate to the large arable fields of the site which surrounds the farmstead. Beyond a generic rural setting, the majority of the Site does not strongly contribute to understanding the limited significance of the loose-box, which is foremost understood in relation to its position with Avon Lodge, the Dutch Barn and the courtyard, as part of a small and much altered farmstead. The proposed preservation of the 19th century farm building, potentially as part of the development, will require careful consideration but is achievable. Its preservation has the potential to be positive and beneficial towards understanding the significance of Avon Lodge and to the low significance of the building itself.

REFERENCES

Brunskill, R. W., 1999. Traditional Farm Buildings of Britian and their Conservation.

Coventry Herald, 1935. Friday 24th May 1935, p.7/14. www.britishnewspaper.co.uk

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, 2015. National Farm Building Types.

Historic England, 2020. Farmstead and Landscape Statement: Dunsmore and Feldon. Swindon: Historic England.

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)*.

Oak Country Buildings, 2023. Heritage Asset Statement, Avon Lodge, Coventry Road.

Rightmove, 2021. Sale Particulars (Online) Avon Lodge.

Rugby Advertiser, 1903. Saturday 19th September 1903, p.1/8. www.britishnewspaper.co.uk

Rugby Advertiser, 1911. September, Saturday 23, 1911, p.1. www.britishnewspaper.co.uk

Rugby Advertiser, 1935. 17th May 1935, p.1/18. www.britishnewspaper.co.uk

Rugby Advertiser, 1935, Tuesday 21st May 1935. www.britishnewspaper.co.uk

Rugby Advertiser, 1964. Friday 18th December 1964, p.5/24.

Rugby Borough Council, 2025. Preferred Option Consultation Document, March 2025.

Rugby Borough Council, 2025. Local Plan Site Allocation Heritage Assessment. Node for RBC. Ref: RUG0892-001, Rev C, 25/03/2025.

The Genealogist, 2025. www.thegeneaologist.com

Warwickshire County Council, 2025. Warwickshire Historic Environment Record.

Cartographic

1813 Ordnance Survey Drawing

1813-14 1-inch Old Series Ordnance Survey

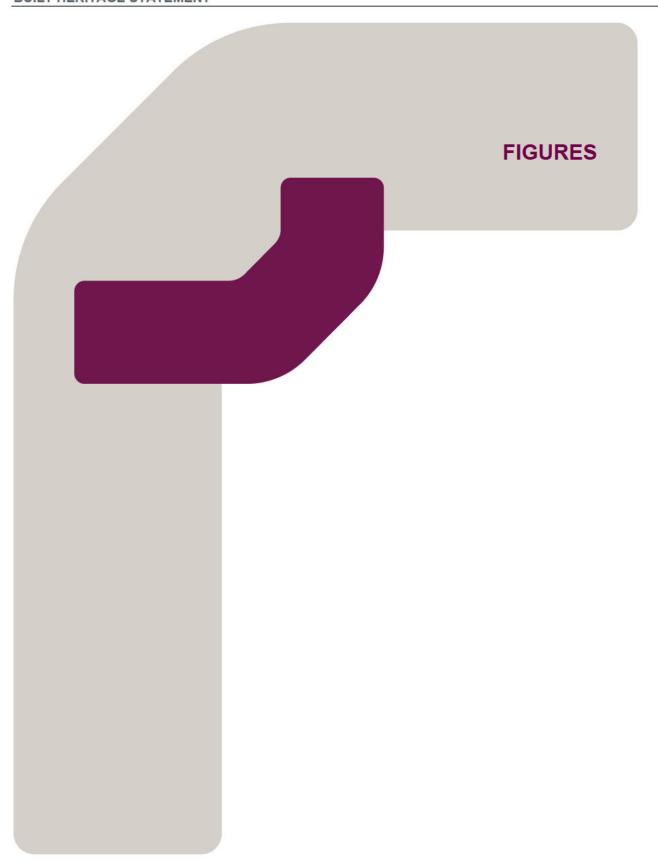
1845 Long Lawford Tithe Map

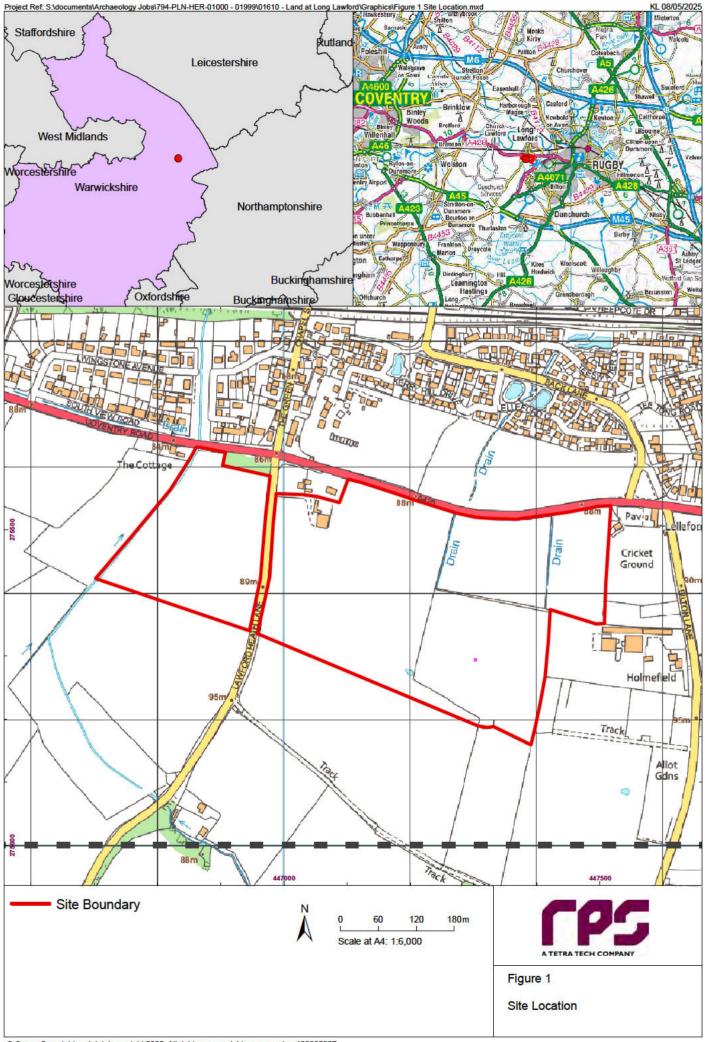
Ordnance Survey (1:1,250 and 1:2,500): 1889, 1905, 1913, 1938-1939, 1962, 1962-1989, 1988, 1992, 1993.

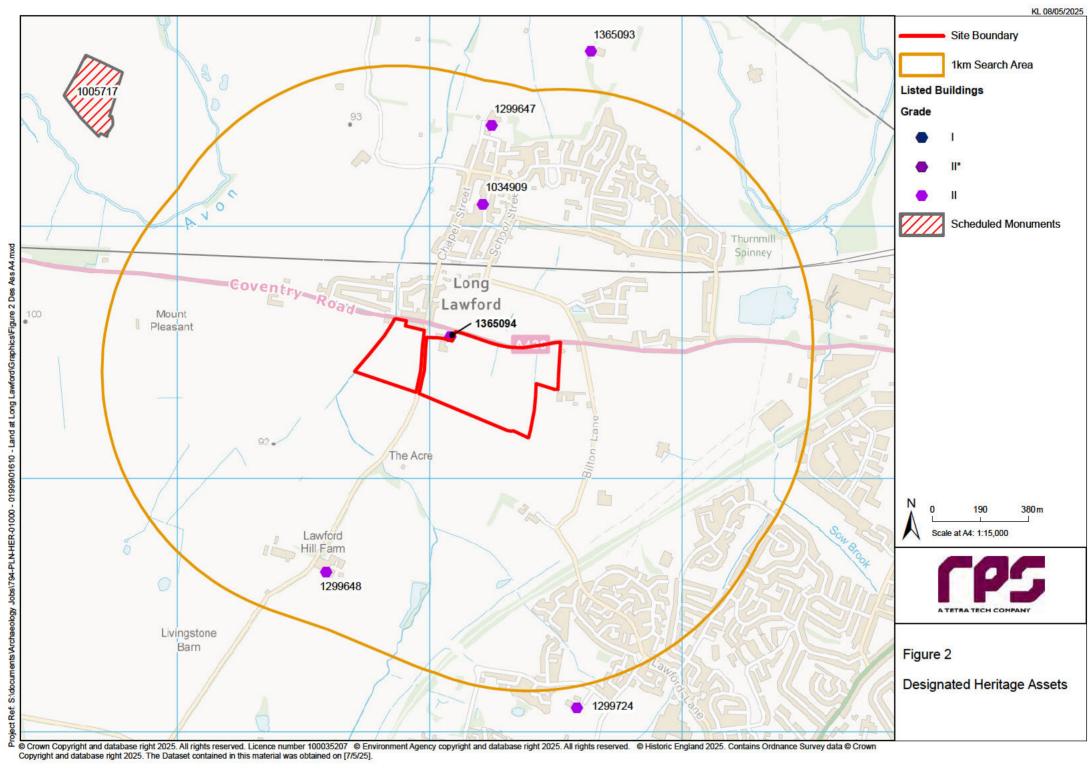
Ordnance Survey (1:10,560/1:10,000): 1887, 1905, 1926, 1938-1939, 1955, 1962, 1984, 1991, 2006 and 2024.

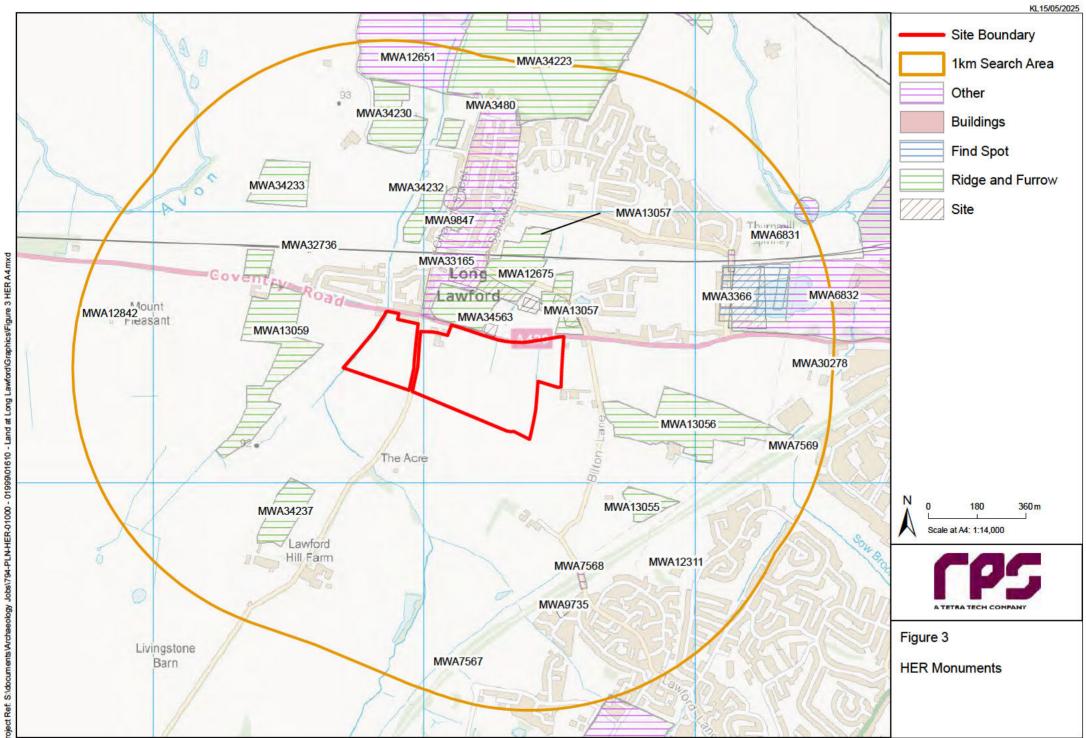
Aerial photography: 1945

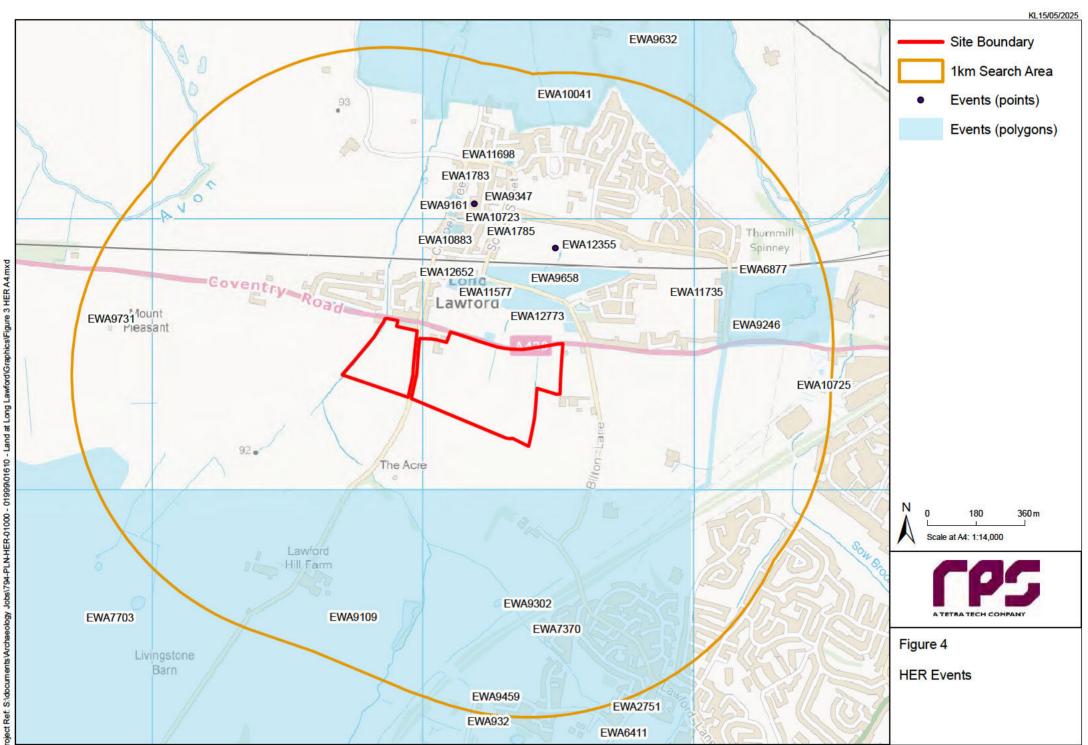
GoogleEarth: 1999-2023.



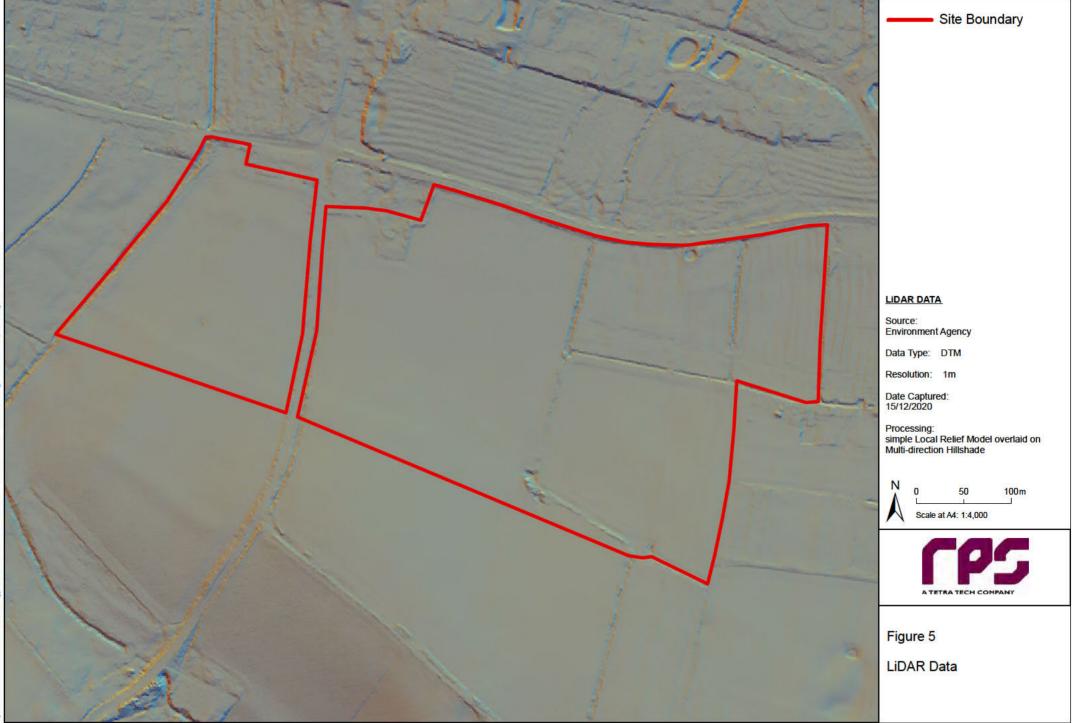


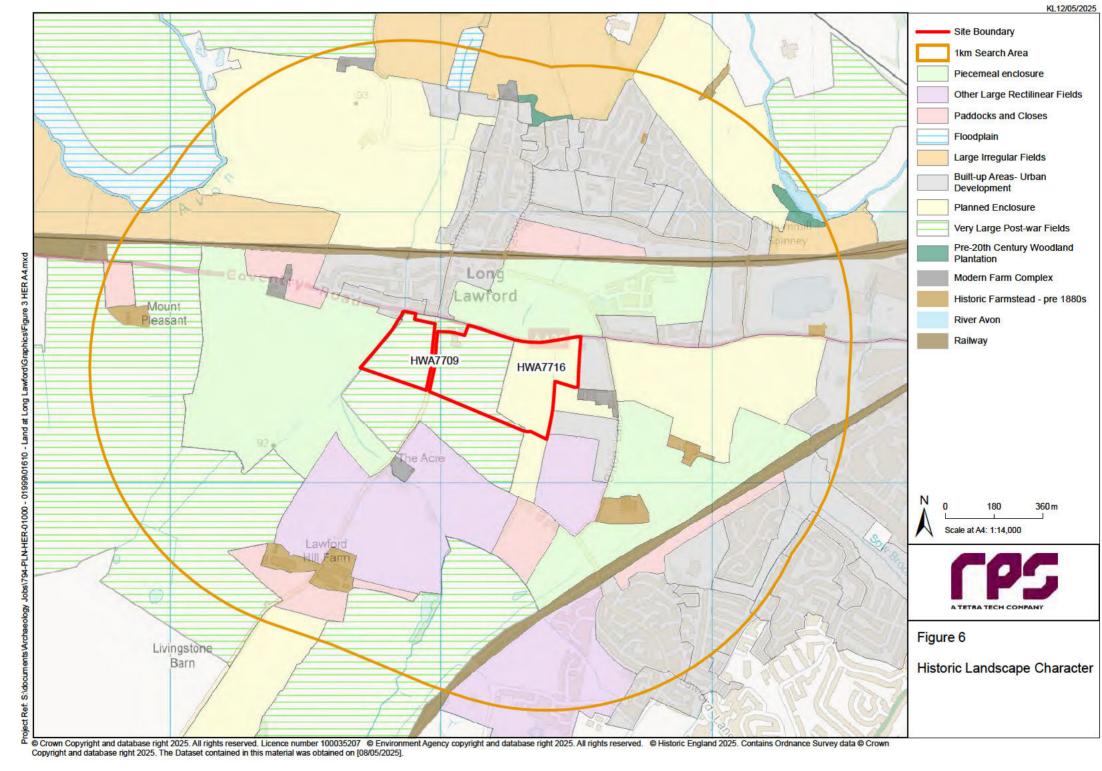




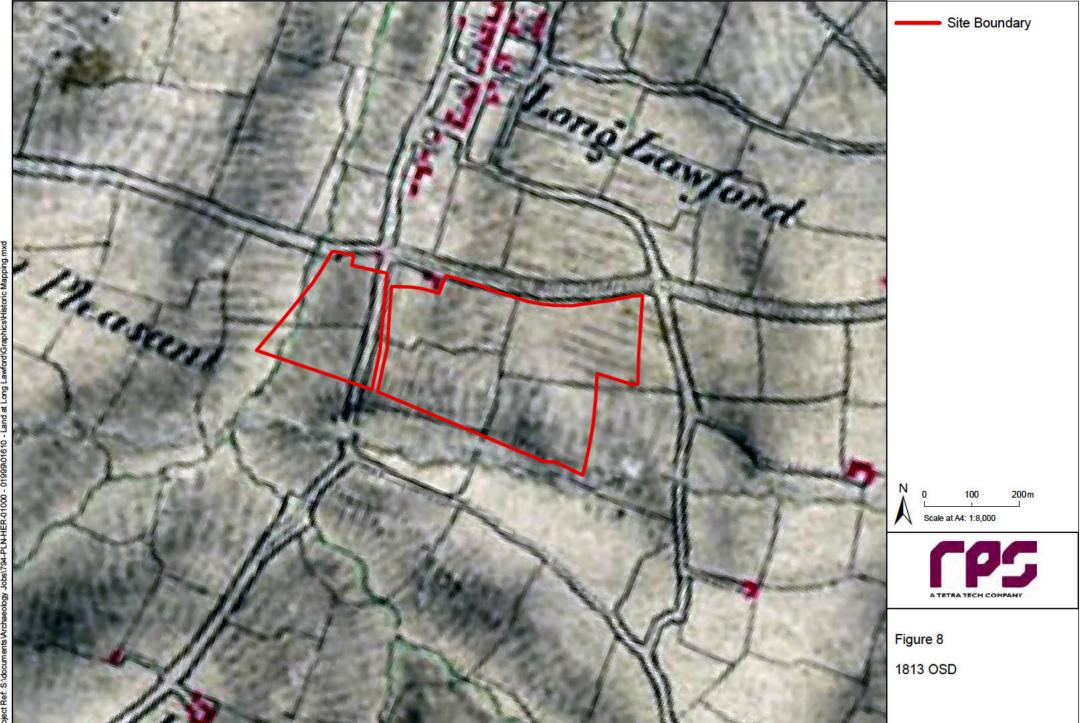








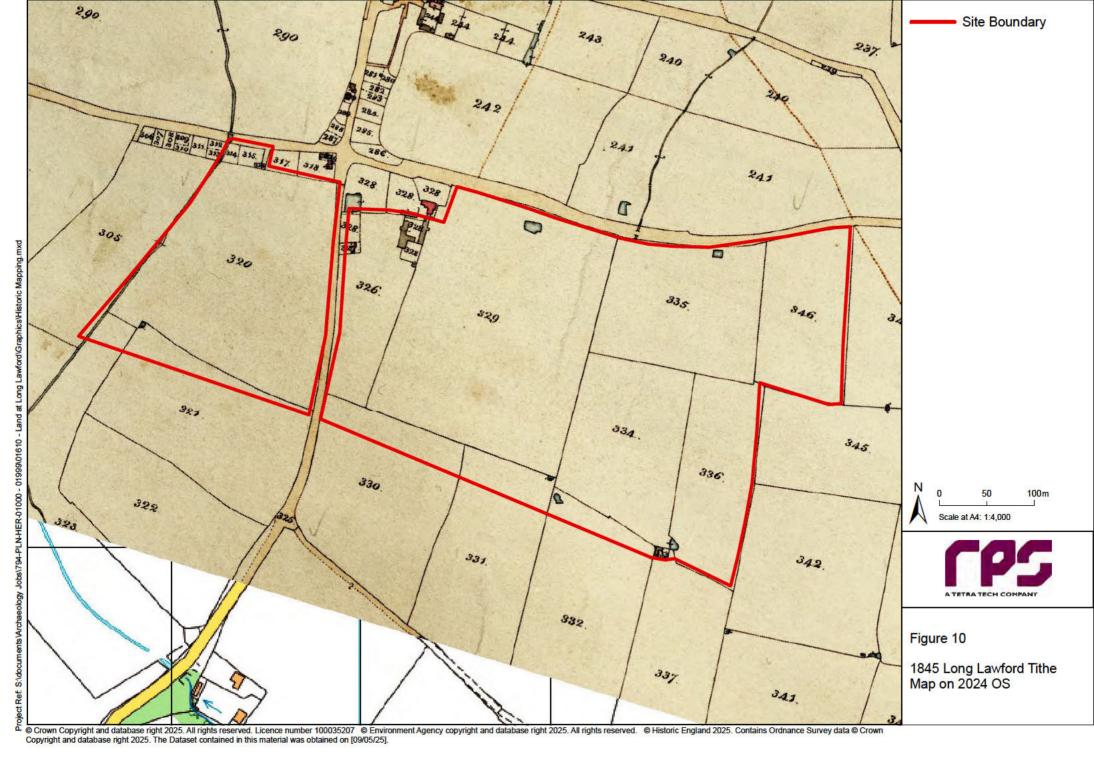


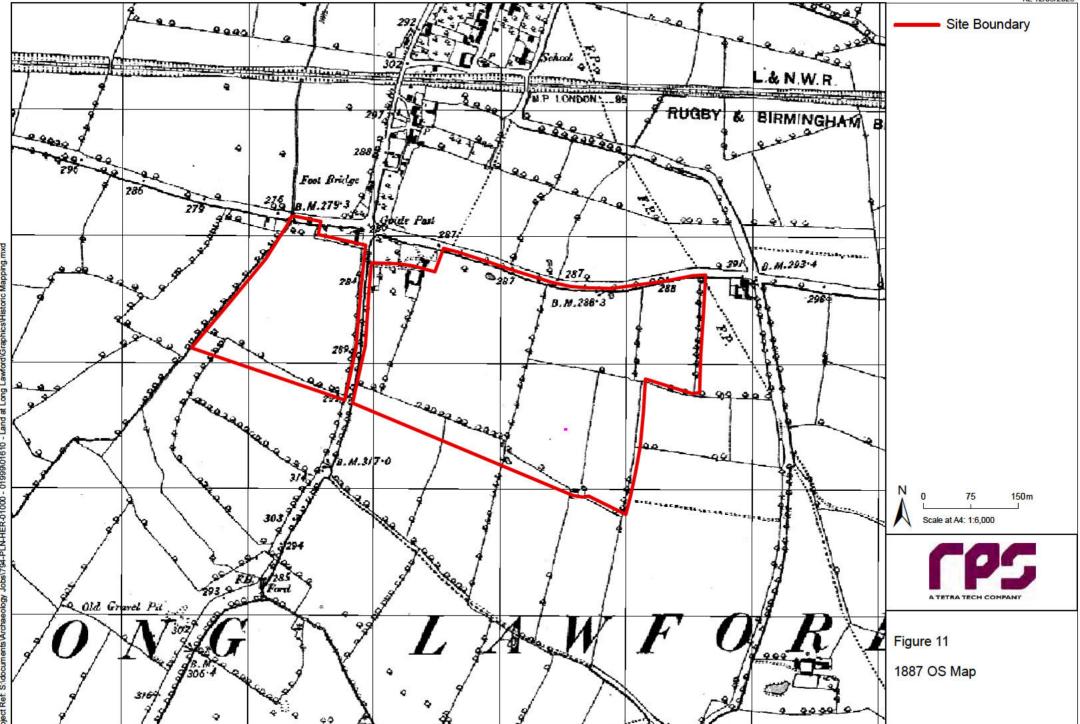


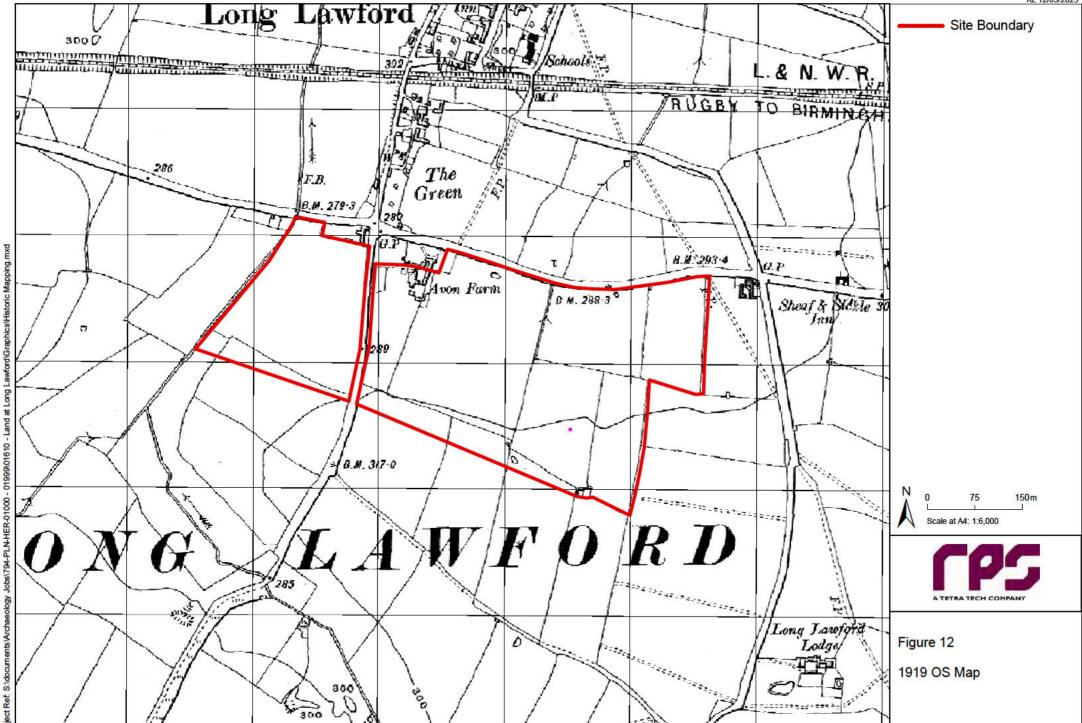
© Crown Copyright and database right 2025. All rights reserved. Licence number 100035207 © Environment Agency copyright and database right 2025. All rights reserved. © Historic England 2025. Contains Ordnance Survey data © Crown Copyright and database right 2025. The Dataset contained in this material was obtained on [09/05/25].

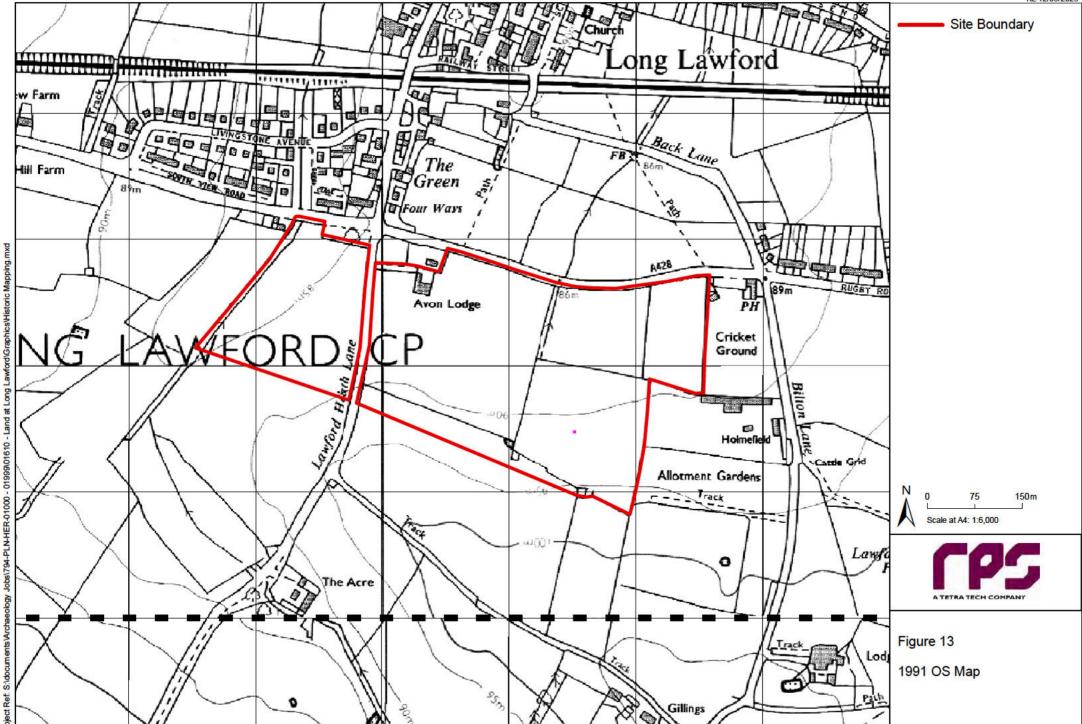


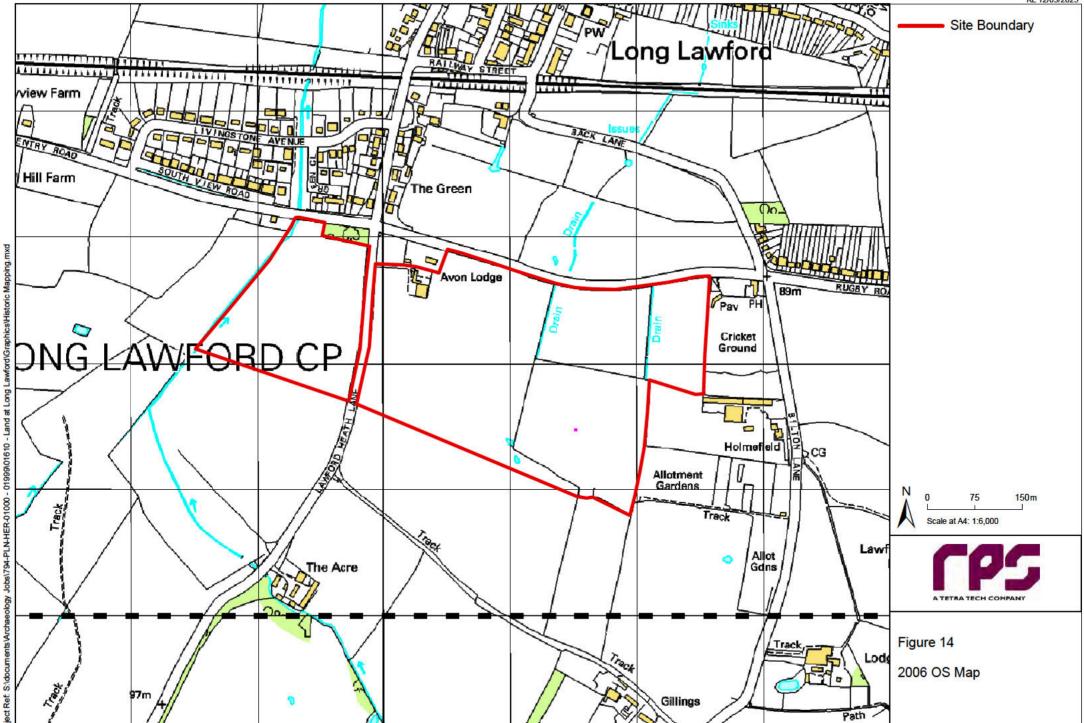
© Crown Copyright and database right 2025. All rights reserved. Licence number 100035207 © Environment Agency copyright and database right 2025. All rights reserved. © Historic England 2025. Contains Ordnance Survey data © Crown Copyright and database right 2025. The Dataset contained in this material was obtained on [09/05/25].





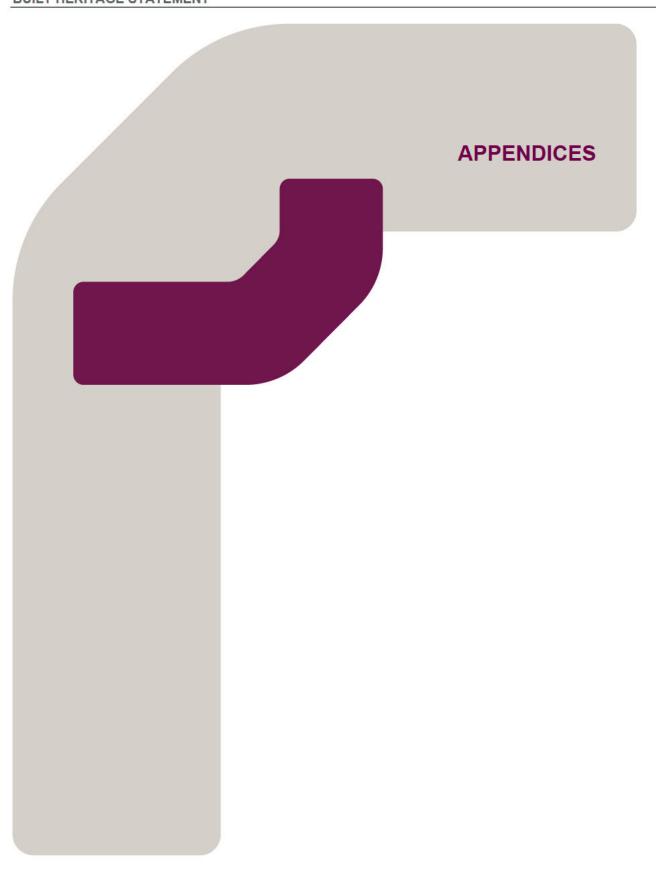








© Crown Copyright and database right 2025. All rights reserved. Licence number 100035207 © Environment Agency copyright and database right 2025. All rights reserved. © Historic England 2025. Contains Ordnance Survey data © Crown Copyright and database right 2025. The Dataset contained in this material was obtained on [12/05/25].



Appendix 1

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

HER No.	Name	Location	Date
	Monuments (Extant non-designated buildings, structures, and garden)		
MWA12651	Holbrook Grange garden, Little Lawford, Rugby	SP 4741 7670	Modern
	Farmhouse and barns at Mount Pleasant, Church Lawford, Rugby	SP 4584 7562	Modern
MWA20041	Long Lawford Bridge	SP 46867 75634	Modern
	Bridge over LNWR line, School Street, Long Lawford, Rugby	SP 4723 7583	Modern
	Bridge over LNWR line, Chapel Street, Long Lawford, Rugby	SP 4703 7584	Modern
	Chapel Street Bridge, Long Lawford, Rugby	SP 4657 7586	Modern
	Primitive Methodist Chapel, Chapel Street, Long Lawford	SP 4716 7616	Modern
MWA3488	Methodist Chapel, Long Lawford	SP 4732 7595	Modern
MWA7567	Railway Bridge	SP 4712 7434	Modern
MWA7568	Railway Bridge on Bilton Lane	SP 4758 7465	Modern
MWA7569	Railway Bridge over Sow Brook	SP 4836 7513	Modern
MWA7581	Railway Bridge	SP 4813 7582	Modern
	Other Monuments		
MWA3485	Findspot - Roman coin	SP 4640 7500	Romano-British
MWA4145	Possible prehistoric enclosures, Cawston Grange, Rugby	SP 4771 7403	Late Bronze Age to Late Iron Age
	Undated linear crop mark	SP 4625 7460	Unknown
MWA5684	Possible Prehistoric linear features	SP 4771 7403	Early Neolithic to Romano-British
MWA7426	Former London North Western Railway Rugby to Leamington Branch	SP 39866 67330	Modern
MWA7563	London-Birmingham Railway	SP 4946 7604	Modern
MWA7977	Medieval Ridge & Furrow, Lodge Farm, Long Lawford	SP 4831 7571	Modern
	Rugby Cement - Works and Quarries.	SP 4884 7592	Modern
	Prehistoric enclosures, Lawford Road, Rugby	SP 4816 7572	Late Bronze Age to Late Iron Age
	Site of Thurn Mill, 800m E of Long Lawford	SP 4841 7600	Medieval to Post- medieval
MWA6831	Site of Clay Pit S of Thurnmill Spinney	SP 4833 7592	Modern
MWA3487	Site of Smithy at Long Lawford	SP 4711 7605	Modern
MWA9526	Long Lawford Medieval Settlement	SP 47172 76010	Medieval
MWA9735	Undated activity at Lawford Lane, Bilton, Long Lawford.	SP 47510 74528	Unknown
MWA9846	Chapel Street, Long Lawford.	SP 47119 75962	Romano-British
MWA9847	Undated features located on land to the west of Caldecott Arms, Chapel Street, Long Lawford.	SP 47116 75964	Unknown
MWA3480	Church of St John, Long Lawford	SP 47246 76395	Modern

LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTONSHIRE: BUILT HERITAGE STATEMENT

	b	00 40400 0000	
	Romano British ditches in Long Lawford	SP 47122 75957	Romano-British
	Possible Anglo Saxon site in Long Lawford.	SP 47122 75957	Anglo-Saxon
	Long Lawford	SP 4819 7568	Middle Iron Age to Romano-British
	Late Neolithic Pit, Lodge Farm, Long Lawford Rugby	SP 4819 7575	Late Neolithic
	Undated ditch north of Back Lane, Long Lawford	SP 4737 7577	Early Mesolithic to Modern
	Post-medieval features at land adjacent to 6 Chapel Street, Long Lawford		Post-medieval to Modern
	Ridge and Furrow west of Lodge Farm, Long Lawford	SP 4783 7491	Medieval to Modern
	Farm, Long Lawford	SP 4801 7521	Medieval to Modern
MWA13057	Ridge and Furrow to the west of Long Lawford	SP 4730 7574	Medieval to Modern
MWA13057	Ridge and Furrow to the west of Long Lawford	SP 4730 7574	Medieval to Modern
MWA13059	Ridge and Furrow on Lawford Heath	SP 4642 7541	Medieval to Post- medieval
	Banks, ditches and ridge and furrow ploughing in Rugby	SP 47885 74721	Medieval to Post- medieval
	district		
	Mesolithic Flint Scatter, Lawford Road, Rugby	SP 4822 7570	Early Mesolithic to Late Bronze Age
	Sheepwash, Long Lawford	SP 46806 75068	Modern
	Clayhill Lane Ford Bridge	SP 47023 76241	Modern
MWA20569	Quarry pits at No 28 Chapel Street, Long Lawford	SP 4714 7608	Medieval to Post-
MWA20570	Post-Medieval remains at No 28 Chapel Street, Long Lawford	SP 4714 7608	medieval Post-medieval to Modern
MWA21520	Long Lawford (Romano-British) Field 136	SP 47340 74990	Romano-British
	Long Lawford (Romano-British) Field 126	SP 46305 74776	Romano-British
	Long Lawford (Mediaeval) Field 126	SP 46305 74776	Medieval
	Long Lawford (Post Mediaeval) Field 126	SP 46305 74776	Post-medieval
	Medieval gully, Bailey's Lane, Long Lawford	SP 4726 7600	Medieval
	18th century pit and layer, Bailey's Lane, Long Lawford	SP 4725 7601	Post-medieval to Modern
MWA30278	Medieval gully, Long Lawford Road, Rugby	SP 4846 7544	Medieval
	Mid/Late Iron Age to Roman Enclosure Complex, Back Lane, Long Lawford	SP 4745 7565	Middle Iron Age to Late Iron Age
	Stone lined well at Main Street, Long Lawford	SP 4722 7596	Modern
MWA31794	Cess Pit, Main Street, Long Lawford	SP 4722 7596	Modern
MWA32169	Undated features, Back Lane, Long Lawford	SP 4725 7571	Unknown
MWA32733	Site of a milepost, LNWR line, 10m east of School Street bridge, Long Lawford, Rugby	SP 4724 7583	Modern
	Late Iron Age-Roman Gully, land rear of 32 The Green, Long Lawford	SP 4709 7581	Late Iron Age to Romano-British
	Undated ditches, land rear of 32 The Green, Long Lawford	SP 4709 7581	Unknown
	Ridge and Furrow, North of Long Lawford, Little Lawford	SP 4757 7661	Medieval to Post- medieval
MWA34230	Ridge and furrow, North of Clayhill Lane, Long Lawford	SP 4690 7635	Medieval to Post- medieval

hapel Street, Long Lawford	SP 4709 7629	Medieval to Post- medieval
lidge and furrow, East of Chapel Street, Long awford	SP 4700 7599	Medieval to Post- medieval
lidge and furrow, Southwest of Clayhill Lane, Long awford	SP 4646 7610	Medieval to Post- medieval
idge and furrow, North of Coventry Road, Long awford	SP 4638 7581	Medieval to Post- medieval
lidge and furrow, West of Lawford Heath Lane,	SP 4648 7489	Medieval to Post- medieval
omano-British field system, north of Coventry	SP 4724 7556	Romano-British
	SP 4754 7559	Iron Age
isted Buildings		
HURCH OF ST JOHN		П
VON LODGE		II
AWFORD HILL FARMHOUSE		II
HE DEN		II.
vents		
rchaeological Evaluation at Cawston Grange,	SP 4718 7380	
ite visit to the Primitive Methodist Chapel, Chapel	SP 4716 7616	
	SP 4711 7605	
The state of the s	SP 4732 7595	
	SP 4768 7386	
	SP 4839 7570	
Geophysical Survey at Cawston Grange, Rugby:	SP 4773 7387	
eophysical Survey at Cawston Grange, Rugby: hase III	SP 4767 7386	
rchaeological Observation at Rugby Cement /orks, Lodge Farm, Long Lawford	SP 48144 75723	
lugby Town Reinforcement. An Archaeological Vatching Brief 2002	SP 48267 75809	
Vatching Brief 2002	SP 48077 75300	
rchaeological Evaluation at Lawford Lane, Bilton, ong Lawford	SP 47478 74477	
ne Caldecott Arms, Chapel Street, Long Lawford, Varwickshire	SP 47116 75964	
rchaeological excavation on land to the west of the aldecott Arms, Chapel Street, Long Lawford.	SP 47122 75957	
ultural Heritage Assessment Ling Hall Quarry, hurch Lawford	SP 45073 73598	
nglish Heritage National Mapping Project ALSF 681 Block 8 Church Lawford	SP 45491 72507	
awford	SP 4714 7608	
xcavations on the New Rugby Cement Works at odge Farm, Long Lawford, Rugby	SP 4819 7567	
	idge and furrow, East of Chapel Street, Long awford idge and furrow, Southwest of Clayhill Lane, Long awford idge and furrow, North of Coventry Road, Long awford idge and furrow, West of Lawford Heath Lane, ong Lawford omano-British field system, north of Coventry oad, Long Lawford on Age enclosure, north of Coventry Lane, Long awford isted Buildings HURCH OF ST JOHN VON LODGE AWFORD HILL FARMHOUSE HE DEN vents rchaeological Evaluation at Cawston Grange, awston it visit to the Primitive Methodist Chapel, Chapel treet, Long Lawford it visit to Smithy, Chapel Street, Long Lawford it visit to the Methodist Chapel, School Street, ong Lawford ieldwalking at Cawston Grange, Rugby bservation at Rugby Cement Works, Lodge Farm, ong Lawford, Rugby eophysical Survey at Cawston Grange, Rugby: hase I leophysical Survey at Cawston Grange, Rugby: hase III rchaeological Observation at Rugby Cement Vorks, Lodge Farm, Long Lawford ugby Town Reinforcement. An Archaeological Vatching Brief 2002 ugby Town Reinforcement. An Archaeological Vatching Brief 2002 rchaeological Evaluation at Lawford Lane, Bilton, ong Lawford rchaeological Evaluation on Land to the West of the Caldecott Arms, Chapel Street, Long Lawford, Varwickshire rchaeological Evaluation on land to the west of the aldecott Arms, Chapel Street, Long Lawford, Varwickshire rchaeological Evaluation at Dand to the West of the Caldecott Arms, Chapel Street, Long Lawford, Varwickshire rchaeological Evaluation on land to the west of the aldecott Arms, Chapel Street, Long Lawford, Varwickshire rchaeological Evaluation at Rugby Cement Works at North Lawford unglish Heritage National Mapping Project ALSF 381 Block 8 Church Lawford rchaeological Evaluation at 28 Chapel Street, Long Lawford vacavations on the New Rugby Cement Works at	hapel Street, Long Lawford idge and furrow, East of Chapel Street, Long swford idge and furrow, Southwest of Clayhill Lane, Long swford idge and furrow, North of Coventry Road, Long swford idge and furrow, North of Coventry Road, Long swford idge and furrow, North of Coventry Road, Long swford idge and furrow, West of Lawford Heath Lane, ong Lawford omano-British field system, north of Coventry Sp 4648 7489 on Age enclosure, north of Coventry Lane, Long swford isted Buildings HURCH OF ST JOHN VON LODGE AWFORD HILL FARMHOUSE HE DEN Vents Trohaeological Evaluation at Cawston Grange, awston the visit to the Primitive Methodist Chapel, Chapel Sp 4711 7605 ite visit to Smithy, Chapel Street, Long Lawford ite visit to the Methodist Chapel, School Street, ong Lawford eldwalking at Cawston Grange, Rugby Deservation at Rugby Cement Works, Lodge Farm, Sp 4839 7570 ong Lawford, Rugby eophysical Survey at Cawston Grange, Rugby: hase III eophysical Survey at Cawston Grange, Rugby: Sp 4767 7386 hase III eophysical Survey at Cawston Grange, Rugby: Sp 4767 7386 hase III eophysical Survey at Cawston Grange, Rugby: Sp 4767 7386 hase III eophysical Survey at Cawston Grange, Rugby: Sp 48267 75809 (atching Brief 2002 ugby Town Reinforcement. An Archaeological Sp 48267 75809 (atching Brief 2002 ugby Town Reinforcement. An Archaeological Sp 4807 75300 ing Lawford crhaeological Evaluation on Land to the West of the Caldecott Arms, Chapel Street, Long Lawford, Iawford ing Lawford Chapel Street, Long Lawford, Iawford crhaeological Evaluation on land to the west of the Sp 47116 75964 inchaeological Evaluation on land to the west of the Sp 47116 75964 inchaeological Evaluation on land to the west of the Sp 47116 75964 inchaeological Evaluation on land to the west of the Sp 47116 75964 inchaeological Evaluation on land to the west of the Sp 47116 75967 inchaeological Evaluation on land to the west of the Sp 47116 75964 inchaeological Evaluation on Land to the west of the Sp 47116 75964 inchaeological Evaluation on Land to the west of the S

LAND SOUTH OF AVON LODGE, LONG LAWFORD, NORTHAMPTONSHIRE: BUILT HERITAGE STATEMENT

E)4/40000	And a decided of the Decided Market	OD 4075 7000
	Relief Road	SP 4675 7392
EWA9347	Observations at Country Inn, Main Street, Long Lawford	SP 4719 7605
EWA9400	Archaeological Evaluation: Land at Cawston, Rugby	SP 4780 7405
	Geophysical Survey at Cawston Grange, Rugby: Phase II	SP 4695 7372
	Site visit to Holbrook Grange garden/park, Little Lawford, Rugby by J Lovie c1996	
EWA9658	Evaluation On Land North of Back Lane, Long Lawford	SP 4749 7576
		SP 4584 7563
EWA9734		SP 4708 7595
EWA9979	Watching Brief on the Long Lawford to Rugby Transfer Scheme	SP 4772 7654
	Turning the Plough Update Assessment 2012: Summary Report	SP 3419 4436
	Assessment	SP 481 755
EWA10137	Evaluation at Sunrise, School Street, Long Lawford	SP 4731 7621
	Archaeological Observation at Rugby Cement Works 1997	SP 4818 7572
EWA10611	Evaluation at Townsend Lane, Long Lawford	SP 4734 7601
	Evaluation on land to the north of Bailey's Lane, Long Lawford	SP 4725 7601
	Excavation at Long Lawford Road, Rugby	SP 4847 7543
EWA10725	Evaluation at Lawford Road, Rugby	SP 4848 7537
EWA10735	Evaluation at Land South of Back Lane, Long Lawford	SP 474 756
EWA10883	Watching Brief at No 6 Chapel Street, Long Lawford	SP 4708 7592
EWA11337	A watching brief at 2 Main Street, Long Lawford	SP 4722 7596
	Archaeological Evaluation at Land off Townsend Lane, Long Lawford, Rugby	SP 4804 7570
	Evaluation on land to the rear of 94 Main Street, Long Lawford	SP 4734 7623
EWA11577	Investigations at Back Lane, Long Lawford	SP 4725 7572
	An Archaeological Excavation at Back Lane, Long Lawford.	SP 4750 7565
	Lawford, Rugby	SP 4724 7623
	Evaluation to the rear of 15-27 Townsend Road, Long Lawford	SP 4801 7573
	Cultural Heritage Assessment for New Rugby Cement Works, Lawford Road, Rugby	SP 4832 7568
	Archaeological Evaluation at Lodge Farm, Long Lawford	SP 4830 7567
	Rugby	SP 4749 7589
	The Green, Long Lawford	SP 4709 7580
	Evaluation at the rear of 32 The Green, Long Lawford	SP 4709 7580
	Excavations on Land North of Coventry Road, Long Lawford	SP 4739 7559

APPENDIX 2

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

Avon Lodge, Coventry Road. Grade II Listed Building. NHLE: 1365094. Listed: 25-Aug-1987

LONG LAWFORD COVENTRY ROAD SP47NE (South side) 3/34 Avon Lodge

- 11

Farmhouse. Late C18. Whitewashed brick with string course band. Late C20 tile roofs have stone coped gable parapets; rendered brick end stacks. Central staircase plan. 2 storeys and attic; 3-window range. Lower one-bay left range. Symmetrical main range has 6-panelled door and moulded wood doorcase with pilaster strips and pediment hood on shaped brackets. Ground floor has C19 tripartite sashes. First floor has 16-pane and central 12-pane sashes. All windows have segmental arches. Left range has no windows to front. Left return side has late C19/C20 two-storey canted bay; 3-light wood mullioned and transomed windows with glazing bars. Interior not inspected.

Listing NGR: SP4708175560



Contact

Sherwood House, Sherwood Avenue Newark, Nottinghamshire NG24 1QQ



Ecology Summary

Project Name Site 4: Land West of Lawford Heath Lane, Long Lawford

 Project No.
 1007072

 Client
 Davidsons

 Date
 16/05/2025

Author DS

- 1. It is understood Site 4 and adjoining land is being promoted by Davidsons Developments Ltd for residential development up to 400 dwellings. A desktop ecology review has been carried out, the results of which are summarised below and can be included within the Vision Document. Please note that no site visit has been carried out by Aspect Ecology, therefore no ground-truthing of the desktop information has been carried out to verify its accuracy.
- 2. A desk-based Ecological Constraints Assessment (ECA) was undertaken on the western parcel of the site by Lepus Consulting on behalf of Rugby Borough Council in March 2025. The additional land to the west was subject to a desktop appraisal by Aspect Ecology in May 2025. In addition, a Habitats Regulations Assessment (HRA) of the Rugby Local Plan (Regulation 19: Preferred Options) was carried out by Lepus Consulting on behalf of Rugby Borough Council in March 2025.
- 3. The HRA identifies a number of European designations that could potentially be impacted by the Local Plan, primarily Ensor's Pool Special Area of Conservation (SAC), which may be impacted by recreational impacts, and the Humber Estuary and Severn Estuary SACs / Ramsars, which may be impacted by water quality effects. The site is over 15km from Ensor's Pool SAC and over 30km from the other SACs/Ramsars. At these distances, adverse effects are highly unlikely to occur as a result of development of the site.
- 4. The ECA confirms that the site is not subject to or adjacent any statutory ecological designations, e.g. SSSIs. A number of statutory designations are present in the wider area including Brandon Marsh SSSI, Coombe Pool SSSI, Draycote Meadows SSSI and Ryton Wood SSSI. The closest is Draycote Meadows SSSI at 4.5km away, with the remainder more than 7km away. At these distances, no direct effects on any SSSI would be likely to occur as a result of development of the site. However, the ECA notes a potential development impact pathway exists for the SSSIs in relation to changes in water quality, water levels and increased recreational pressure, albeit given the separation distances involved the potential for significant effects is limited. It is likely that appropriate measures can be implemented to avoid or mitigate the potential impacts identified, particularly through measures designed to safeguard the River Avon and its tributaries (see below), which would safeguard any downstream SSSIs.
- 5. The non-statutory River Avon and Tributaries Local Wildlife Site (LWS) lies along the site's western boundary, with the LWS as a whole designated on account of it providing a network of wildlife corridors that supports a diverse fauna, including Otter, breeding birds, reptiles and fish. Subject to a sensitive scheme design which incorporates a suitable buffer to the LWS, and appropriate measures to avoid adverse changes in water quality or quantity to the LWS during construction and operation, the LWS does not represent an overriding constraint to development of the site. On the contrary, development would present the opportunity to take adjacent land out of arable cultivation and to introduce complementary habitat creation adjacent the LWS, which would be an enhancement.



- 6. The western half of the site comprises arable cropland, a low distinctiveness habitat of limited ecological value. No irreplaceable habitats are known to be present and the only important ecological feature identified is the LWS at the western site boundary, which as identified above could be enhanced as a result of development. The eastern parts of the site comprise pasture, which appears to be intensively managed. Subject to a suitable ecological survey, the grassland is unlikely to be an important ecological feature. The pasture is divided by hedgerows with trees, which are likely to be Priority Habitats and therefore important ecological features. Development can be designed to retain the majority of the existing hedgerow network. An area of plantation woodland is present off-site, adjacent the north-western boundary, which is a medium distinctiveness habitat and unlikely to be an important ecological feature.
- 7. The habitats within the site have potential to support a range of faunal species, e.g. bats and birds. However, subject to further survey and a sensitive scheme design, together with implementation of proportionate mitigation measures, where necessary, any faunal interests can likely be adequately safeguarded under the proposed development.
- 8. In summary, subject to a sensitive design and adoption of appropriate mitigation measures, based on a desktop review there are no overriding ecological constraints to development of the site. Any future application for development of the site would be required to deliver a 10% biodiversity net gain. This can be achievable though a combination of on-site, and where necessary off-site, ecological enhancement measures. Additional qualitative biodiversity benefits can also be delivered in conjunction with development of the site, such as enhancement of the LWS.