

**SITE ALLOCATIONS PLAN:  
HERITAGE IMPACT ASSESSMENTS  
SPECIFIC SITES AND A46 SAFEGUARDING  
STRATFORD-UPON-AVON DISTRICT COUNCIL  
ISSUE 03: AUGUST 2021**

# SITE ALLOCATIONS PLAN: HERITAGE IMPACT ASSESSMENTS

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# SECTION 1.0

## INTRODUCTION

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Purcell have been appointed by Stratford-on-Avon District Council to prepare heritage impact assessments for 16 sites as part of their Site Allocations Plan. This local plan document sits alongside the Core Strategy 2011-2031, and guides where and how potential development proposals will be built. The SAP includes proposals for:

- Reserve housing sites that will only come forward if needed;
- Self-build and custom-build housing sites;
- Built-up area boundaries for settlements;
- **Safeguarding land for A46 junction improvements; and**
- **Specific site proposals in Stratford-upon-Avon, Studley and across the rural area.**

This series of HIAs concerns the last two bullet points in the above list (highlighted in bold). Historic England recognise that a *'positive strategy for the historic environment in Local Plans can ensure that site allocations avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. At the same time, the allocation of sites for development may present opportunities for the historic environment.'*<sup>01</sup>

Purcell have been commissioned separately by SOADC to review its series of HIAs for the district's reserve sites. The two studies respond to their respective briefs and have been conducted in accordance with the same best practices and criteria for identifying harm.

### List of Abbreviations

**HEAN** – Historic England Advice Note

**HER** – Historic Environment Record

**HIA** – Heritage Impact Assessment

**NPPF** – National Planning Policy Framework

**SAP** – Site Allocations Plan

**SHLAA** – Strategic Housing Land Availability Assessment

**SOADC** – Stratford-on-Avon District Council

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<sup>01</sup> HEAN 3 (October 2015).

## SECTION 2.0

### METHODOLOGY

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In response to the brief provided by Stratford-on-Avon District Council, the heritage impact assessments have been carried out in line with Historic England advice, specifically:

- *The Historic Environment and Site Allocations in Local Plans*, Historic England Advice Note 3 (October 2015).
- *The Setting of Heritage Assets*, Good Practice Advice Note 3 (December 2017).

The structure of the key deliverables in this document (RAG schedule and impact assessment tables) continue the established pro forma previously used by SOADC, with minor amendments where this has been found necessary to provide comprehensive coverage.

The five-stage site selection process is iterative; in principle, this means gauging the significance of the heritage assets identified in order to understand the potential effect development may have on them. The steps in this process are:

1. Identify which heritage assets are affected by the potential site allocations.
2. Understand what contribution the site (in its current form) makes to the significance of the heritage asset.
3. Assess the effects of the proposed development on the significance of the heritage asset and its setting.
4. Maximise enhancements and mitigate harm.
5. Test soundness.

#### 1. Identify which heritage assets are affected by the potential site allocations.

This has been achieved through consultation with the National Heritage List for England for designated heritage assets (listed buildings, registered parks and gardens, and scheduled monuments), as well as the Heritage At Risk Register.<sup>02</sup> Conservation area boundaries have been supplied by SOADC. Non-designated heritage assets have been identified using data supplied by the Warwickshire Historic Environment Record and via on-site observation.

Non-designated heritage assets are defined as: *'buildings, monuments, sites, places, areas of landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'*<sup>03</sup> In the context of these HIAs, non-designated heritage assets typically include:

- Mid-C20 and earlier buildings/structures which demonstrate a uniform or traditional character which relates to their wider setting
- Historic boundaries
- Sites of known archaeology, including earthworks
- Ridge and furrow

- Historic trackways/thoroughfares
- Sites which are known to be the location of a now-lost historic structure
- Former uses

These non-designated heritage assets have been grouped into four categories: 'buildings/areas of historic significance', 'ridge and furrow', 'known archaeological monuments' and 'potential for archaeological discovery'.

A high-level RAG ('red amber green') schedule has been prepared to give an overview of the potential risks to each group/type of heritage asset for each site (see Section 4). This overview is one of the considerations applied to the assessment of harm in step 3.

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<sup>02</sup> NB: one entry on the National Heritage List for England may cover more than one building/address.

<sup>03</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> (accessed July 2021).

# METHODOLOGY

## RAG CRITERIA

Rating	Level of Harm to Asset
<b>Red</b>	<p>Development of the site is likely to result in harmful impact to/on the significance/setting of:</p> <ul style="list-style-type: none"> <li>• a listed building (Grade I, II*, II)</li> <li>• a scheduled monument</li> <li>• a registered park or garden (Grade I, II*, II)</li> <li>• a conservation area</li> <li>• a non-designated heritage asset</li> </ul> <p>It is unlikely that impacts can be mitigated.</p> <p>A red rating for archaeological potential indicates a high probability that finds will be made on the site.</p>
<b>Amber</b>	<p>Development of the site may result in harmful impact to/on the significance/setting of:</p> <ul style="list-style-type: none"> <li>• a listed building (Grade I, II*, II)</li> <li>• a scheduled monument</li> <li>• a registered park or garden (Grade I, II*, II)</li> <li>• a conservation area</li> <li>• a non-designated heritage asset</li> </ul> <p>It is likely that impacts can be avoided or mitigated.</p> <p>An amber rating for archaeological potential indicates a moderate probability that finds will be made on the site.</p>

Rating	Level of Harm to Asset
<b>Green</b>	<p>Development of the site is likely to result in minimal or no impact to/on the significance/setting of:</p> <ul style="list-style-type: none"> <li>• a listed building (Grade I, II*, II)</li> <li>• a scheduled monument</li> <li>• a registered park or garden (Grade I, II*, II)</li> <li>• a conservation area</li> <li>• a non-designated heritage asset</li> </ul> <p>It is likely that no mitigation is required.</p> <p>A green rating for archaeological potential indicates a low probability that finds will be made on the site.</p>

# METHODOLOGY

## 2. Understand what contribution the site (in its current form) makes to the significance of the heritage asset.

This step involves historic research (principally mapping) and site visits to ascertain the physical and historical relationship of the site with the heritage assets identified. This has also assisted in identifying non-designated heritage assets.

Selected sources referenced:

- Ordnance Surveys (1:2,500 and 1:10,560 series, 1870s onwards)
- Warwickshire Historic Environment Records:
  - Events
  - Monuments
  - Historic Landscape Character Assessments
  - National mapping programme
  - Extensive Urban Survey
  - Ridge and furrow
  - Digital aerial photography
- Victoria County History
- The Buildings of England (Pevsner series)

Themes which assist with understanding significance include (but are not limited to):

- Group value
- Architectural interest
- Archaeological potential
- Associations with notable figures or events
- Landscape/townscape and views

## 3. Assess the effects of the proposed development on the significance of the heritage asset and its setting.

In most instances, the possibility of development in principle is all that has been identified. In the absence of specific proposals, understanding the impact of development on the identified heritage assets and their significance takes account of:

- Changes to access points and movement into/around the site
- Changes to the topography as a result of landscape infrastructure
- The likely bulk and massing of the type of development proposed
- Change of use
- Landscape/townscape and visual impact
- Potential to disturb below-ground archaeology
- Proximity and/or visual relationship with heritage assets
- The potential for heritage gain
- The level of risk identified in the RAG schedule

In instances where a large number of heritage assets have been identified, these have been grouped and the impact assessed holistically. When specific proposals are developed in the future, a more targeted approach will be necessary.

The extent to which the potential development of a site impacts the identified heritage is assessed according to categories of harm, as set out in the NPPF. The category of 'less than substantial harm' is recognised by planning authorities and the heritage sector as being very broad. To better gauge the potential impact of development and recognise the degree of mitigation required, the identification of 'less than substantial harm' takes account of a low-high scale within this category. Impact assessed at the high end of this scale will require a correspondingly high level of public benefit in order to justify permission being granted. Conversely, low-level less-than-substantial harm may be permissible on the grounds of very limited heritage impact to achieve optimum viable use (as an example).

Type of impact	Level of 'less than substantial harm'
<ul style="list-style-type: none"> <li>• minor impact on an asset of very high significance</li> <li>• moderate impact on an asset of high significance</li> <li>• major impact on an asset of medium significance</li> </ul>	<b>High</b>
<ul style="list-style-type: none"> <li>• minor impact on an asset of high significance</li> <li>• major impact on an asset of low significance</li> </ul>	<b>Moderate</b>
<ul style="list-style-type: none"> <li>• negligible impact on an asset of very high or high significance</li> <li>• minor impact on an asset of medium significance</li> <li>• moderate impact on an asset of low significance</li> </ul>	<b>Low</b>

Assets of very high significance include Scheduled Monuments, Grade I and Grade II\* listed buildings and Grade I and Grade II\* Registered Parks and Gardens.

Assets of high significance include Grade II listed buildings, Grade II Registered Parks and Gardens and non-designated assets of national or regional significance (e.g. areas of well-preserved ridge and furrow).

Assets of medium or low significance include non-designated heritage assets which are not of national or regional significance, or where their significance is unknown.

Level of Harm		Definition
<b>Substantial</b>		Considerable change affecting the special character of designated heritage assets* including their setting, where the significance of those elements is substantially harmed or lost.
<b>Less than substantial</b>	<b>High</b>	Change affecting the special character of designated heritage assets*, where elements which contribute to their significance and their setting are harmed;
	<b>Moderate</b>	or limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.
	<b>Low</b>	
<b>No harm</b>		No designated heritage assets* affected.

\* As per paragraph 203 of the NPPF (July 2021), the judgement of harm takes account of non-designated heritage assets, as well as designated heritage assets. The cumulative harm as a result of potentially minor impacts to one or multiple heritage assets is also taken into consideration.

#### 4. Maximise enhancements and mitigate harm.

Where less-than-substantial harm has been identified, potential strategies have been outlined to assist in mitigating this harm on a site-by-site basis. It is possible to reduce the level of less-than-substantial harm by putting these mitigation measures in place during the early design stages; i.e. going from a high level of less-than-substantial harm to a moderate or low level. It is unlikely that all harm can be eradicated where considerable development is proposed and heritage assets are present.

#### 5. Test soundness.

The conclusions of these HIAs are presented to SOADC as an objective assessment of the sites already identified for allocation against the significance of the heritage assets identified by Purcell. The suitability of the site allocations is to be confirmed hereafter by SOADC through statutory procedure.

## SECTION 3.0

### SUMMARY OF KEY FINDINGS AND RECOMMENDATIONS

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- The highest level of risk relates to the likely loss of ridge and furrow where this is present within the allocated site boundaries.
- Archaeological potential can be reasonably gauged based on known activity within the wider area. However, the significance of any finds, should they be made, remains unclear. In almost every instance further archaeological desk-based assessment will be necessary. Thereafter, requirements for physical investigation will need to be determined in consultation with Warwickshire County Council and, where scheduled monuments are potentially impacted, Historic England.
- Sensitive masterplanning exercises tailored to each site should be conducted. This should refer to the relevant Historic England guidance and be informed by an assessment of significance setting out the capacity of the site to accommodate change.
- Landscape/townscape and visual impact assessments should be prepared as part of the early design stages and submitted as part of any future planning applications for the sites. Accurate visual representations/verified views are advisable.
- It is assumed that, where located within the boundaries of an allocated site, the physical fabric of any listed buildings is to remain unaffected. Where this is not the case following the development of proposals, detailed heritage assessments should be conducted.
- The history and significance of the former military sites (RURAL.3, RURAL.4 and RURAL.5) should be researched and assessed in further detail in order to understand and mitigate heritage impact.
- Opportunities to remove detracting features and better reveal the significance of any heritage assets (designated and non-designated) should be incorporated into proposals.
- Sensitive and contextual architectural design has the potential to further mitigate heritage impact.

# SECTION 4.0

## RAG SCHEDULE

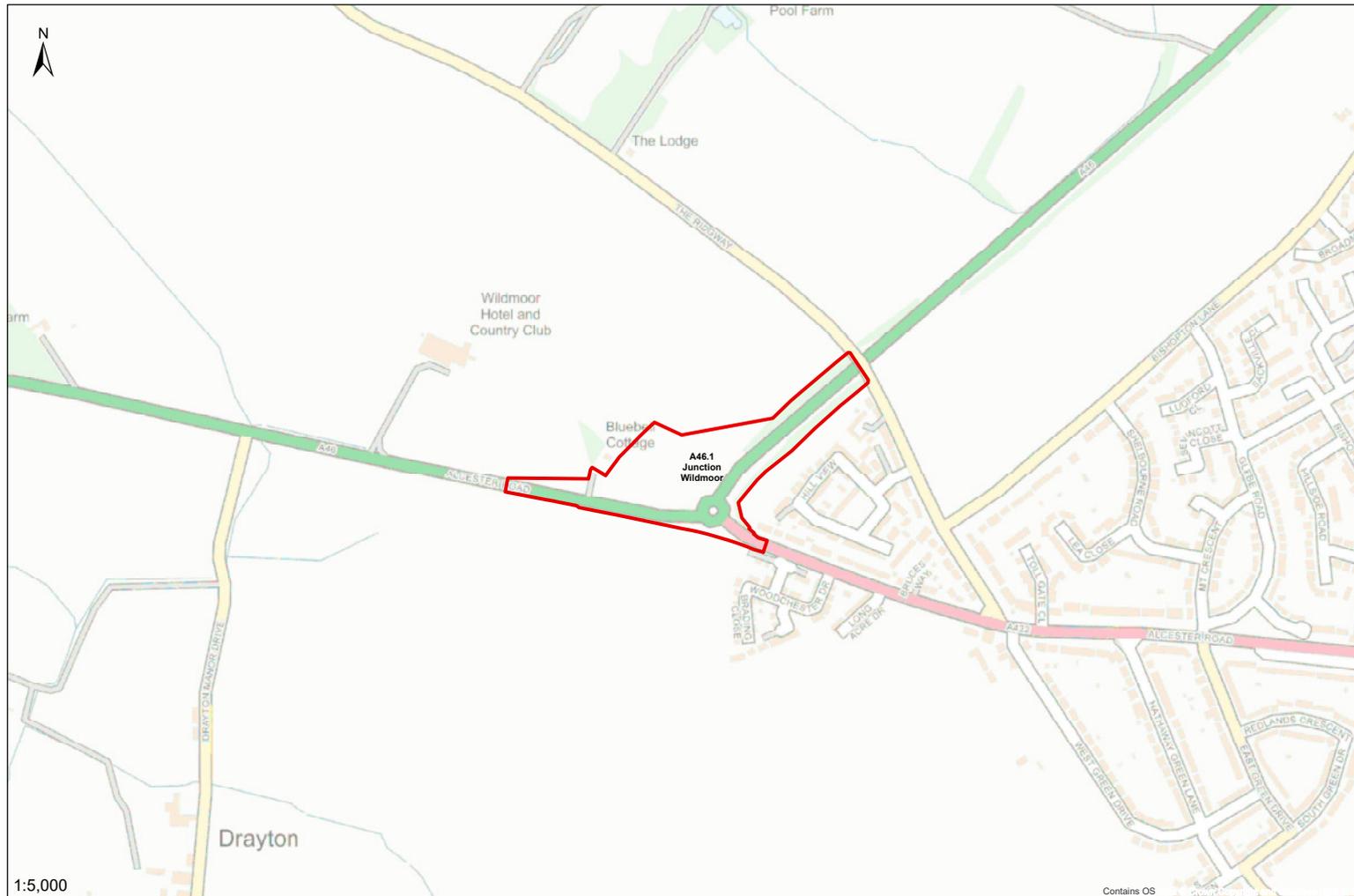
Refer to the criteria set out in section 2 (page 05).

Settlement	SHLAA Ref.	Site Location	Designated Heritage Assets								Non-Designated Heritage Assets					
			Harm to a conservation area	Harm to the setting of a conservation area	Harm to a scheduled monument	Harm to the setting of a scheduled monument	Harm to a listed building	Harm to the setting of a listed building	Harm to a registered park and garden	Harm to the setting of a registered park and garden	Harm to a registered battlefield site	Harm to the setting of a registered battlefield site	Harm to the setting of buildings/spaces of historical significance	Harm to surviving ridge and furrow	Harm to known archaeological monuments	Potential for archaeological discovery
A46 Safeguarding – Wildmoor	A46 Wildmoor	Junction of A46 and A422, Alcester Road														
A46 Safeguarding – Bishopton	A46 Bishopton	Junction of A46 and A3400, Birmingham Road														
Land south of Alcester Road	SUA.2	Stratford-upon-Avon														
Atherstone Airfield	SUA.4	Stratford-Upon-Avon														
Land east of Shipston Road	SUA.5	Stratford-upon-Avon														
Stratford-upon-Avon Gateway	SUA.6	Stratford-upon-Avon														
Rother Street/Grove Road	SUA.7	Stratford-upon-Avon														
Land at Stratford-upon-Avon College	SUA.8	Stratford-upon-Avon														
Bidford Centre	BID.1	Bidford														
Studley Centre	STUD.1	Studley														
High Street	STUD.2	Studley														
Napton Brickworks	RURAL.1	Napton-on-the-Hill														
University of Warwick Wellesbourne Campus	RURAL.2	Wellesbourne														
Quinton Rail Technology Centre	RURAL.3	Long Marston														
Former Long Marston Depot	RURAL.4	Long Marston														
Long Marston Airfield (Phase IB)	RURAL.5	Long Marston														

# SECTION 5.0

## SITE ASSESSMENTS

### 5.1 A46 WILDMOOR ROUNDABOUT, ALCESTER ROAD STRATFORD-UPON-AVON



## SITE ASSESSMENTS

A46 WILDMOOR ROUNDABOUT, ALCESTER ROAD, STRATFORD-UPON-AVON			
<b>SHLAA Ref.</b>	A46.1 Wildmoor	<b>Site Description</b>	The site comprises the roundabout and portions of the approach roads at the junction of the A46 Alcester Road and the A422 Alcester Road. It also includes a corner of the field on the north side of the roundabout. Beyond the site to the east are residential developments; to the west are agricultural fields and a health club.
<b>Approximate Area</b>	5ha		
<b>Relevant Planning History</b>	<p>Partially overlapping the site boundary:</p> <ul style="list-style-type: none"> <li>09/02196/OUT Land West Of Stratford Land South Of Alcester Road North Of Evesham Road Stratford-upon-Avon – Construction of up to 800 dwellings, mixed use local centre to consist of residential development, retail/commercial floorspace (1,000 sq.m. A1-A5) and D1 uses and primary school; laying out of green infrastructure consisting of open space, structural landscaping, and areas of equipped play and associated infrastructure; construction of new highway infrastructure between Alcester Road and Evesham Road and associated highway works and access connections; associated engineering and ground modelling works and drainage infrastructure; and demolition of nos. 3 and 4 Bordon Hill. Planning permission refused 22/09/2011. Granted at appeal 25/10/2012 and subject to continued non-material amendment/discharge of conditions/reserved matters applications.</li> </ul> <p>Adjacent to the site boundary:</p> <ul style="list-style-type: none"> <li>19/01402/OUT Land South Of The A46 West Of The Proposed Western Relief Road Alcester Road Stratford-upon-Avon Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis) and bulky goods store (A1), café / amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development (resubmission of application 17/03629/OUT). Permission granted 12/12/2019.</li> </ul>		
<b>Historical Overview</b>	<p>The A46 Alcester road follows the route of The Saltway, a major Roman road running east and south-east from Droitwich and which can be traced across much of Warwickshire. The evidence of ridge and furrow in the area indicates a medieval field system, later enclosed. The 1886 Ordnance Survey shows the site to have been part of a field close to Wildmoor Farm (located on the site of the health club), bounded by Ridgeway to the north, Alcester road to the south and fields to the east and west. Bluebell Cottage, immediately neighbouring the north-west side of the site, dates from at least the late C19, when it was part of Wildmoor Farm.</p> <p>In the mid-C20, the eastern portion of the field off Wildmoor Farm/Bluebell Cottage was reconfigured into smaller plots with detached houses and Cadle Pool Farm. The roundabout was created in 1987 as part of the Stratford north bypass works, which bisected the field from these later developments.</p>		

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## SITE ASSESSMENTS

<b>A46 WILDMOOR ROUNDABOUT, ALCESTER ROAD, STRATFORD-UPON-AVON</b>	
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Shottery Conservation Area</li> <li>• Drayton Manor, List UID: 1382764 (GII)</li> </ul>
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• Ridge and furrow</li> <li>• MWA4757 – The Saltway (Roman road)</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 21x recorded archaeological monuments (lost buildings/structures/landscape features, enclosures and earthworks, deserted settlements, find spots, wells/pits, transport routes and thoroughfares, features, as well as cross-over with listed buildings). Date range: Neolithic/Romano-British/Medieval/Post-Medieval/Industrial/Modern. These include: <ul style="list-style-type: none"> <li>• MWA30435 – site of Romano-British settlement off Bishopton Lane</li> <li>• MWA8217 – Sealt Stret (early medieval road)</li> <li>• MWA30969 – Site of Roman activity</li> <li>• MWA30967 – Possible Neolithic funerary site</li> <li>• Various findspots (Romano-British – medieval)</li> <li>• MWA922 – Possible site of deserted medieval village at Drayton</li> <li>• MWA30806 – Wilmcote flight of 11 locks, Stratford-upon-Avon canal</li> </ul> </li> <li>• Bluebell Cottage</li> <li>• Ridge and furrow</li> <li>• Drayton Manor Drive cottages</li> </ul>
<b>Significance</b>	<p>The site's setting to the west, south and north is characteristically green and agricultural; whereas the east has become more intensively developed in recent decades as Stratford's suburbs have expanded. The survival of historic agricultural workers' cottages immediately next to the site boundary (i.e. Bluebell Cottage) and largely retaining their rural setting is significant.</p> <p>The site's proximity to the Roman road, as well as known evidence of settlement and activity within the wider area indicates that there is moderate-high archaeological potential for further finds within the boundary of the Wildmoor roundabout, including (but not limited to) relating to medieval agricultural activity and historic travel routes.</p>

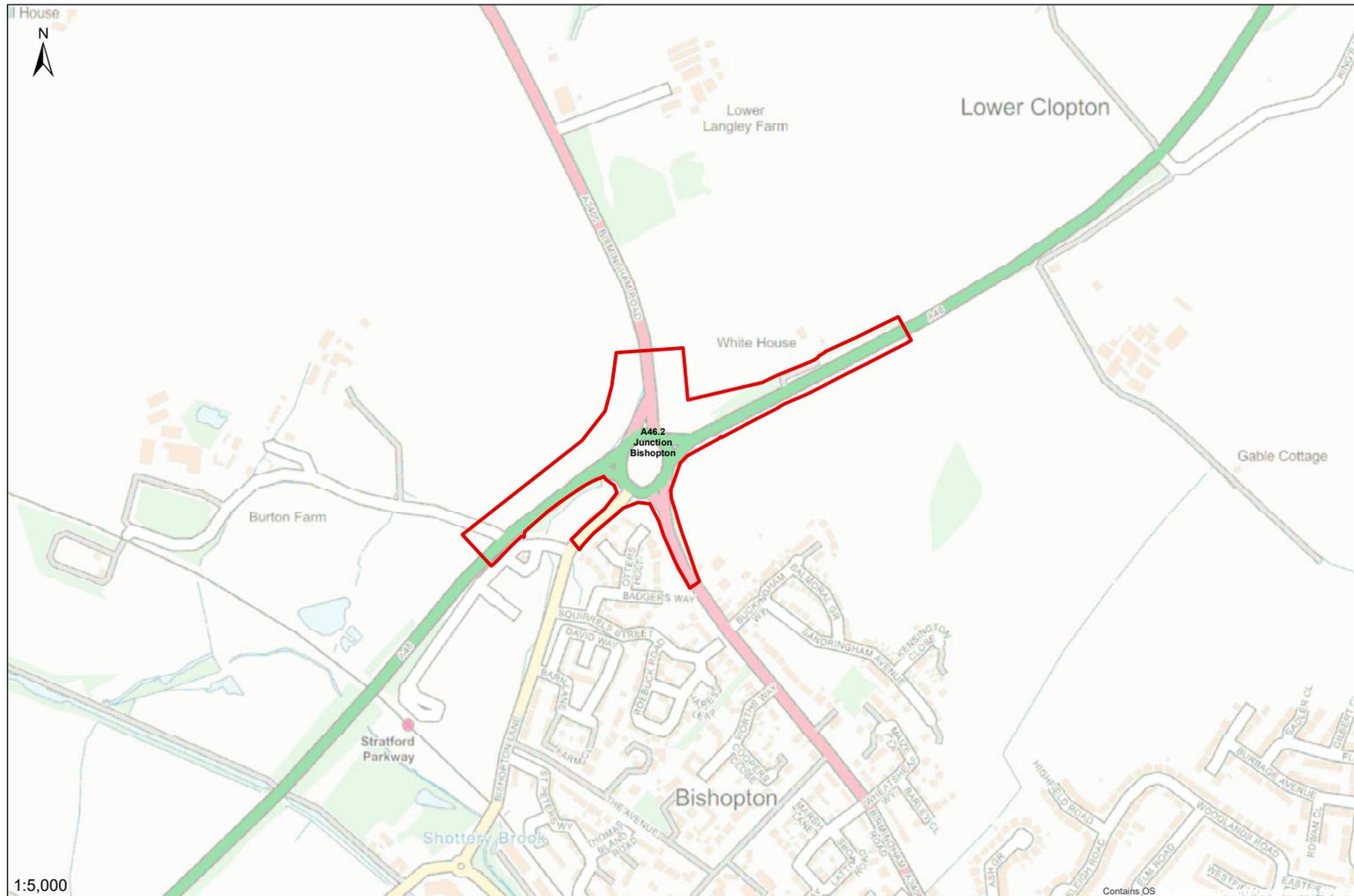
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## SITE ASSESSMENTS

A46 WILDMOOR ROUNDABOUT, ALCESTER ROAD, STRATFORD-UPON-AVON	
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Cause the loss of known and as-yet unrecorded ridge and furrow.</li> <li>• Alter the characteristic green and agricultural character of the site's setting to the west.</li> <li>• Impact the setting of Bluebell Cottage.</li> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features.</li> </ul>
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Seeking to protect the green setting to the west in association with proposals for SUA.2 and land west of Shottery (under application ref. 09/02196/OUT and others).</li> </ul>
<b>Conclusion of Harm</b>	<p><b>Low less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential loss of ridge and furrow</li> <li>• Potential impact to the setting of buildings/spaces of historical significance</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.2 A46 BISHOPTON ROUNDABOUT, BIRMINGHAM ROAD, STRATFORD-UPON-AVON



## SITE ASSESSMENTS

<b>A46 BISHOPTON ROUNDABOUT, BIRMINGHAM ROAD, STRATFORD-UPON-AVON</b>			
<b>SHLAA Ref.</b>	A46.2 Bishopton	<b>Site Description</b>	The site comprises the roundabout and portions of the approach roads at the junction of the A46 and the A3400 Birmingham Road, as well as a short section of Bishopton Lane. It also includes narrow strips of green field on the north side of the roundabout. Beyond the site to the north are agricultural fields with scattered industrial units, with Stratford-upon-Avon Parkway and residential Bishopton to the south.
<b>Approximate Area</b>	6.4ha		
<b>Relevant Planning History</b>	None.		
<b>Historical Overview</b>	<p>The site was historically a crossroads where the road from Henley-in-Arden crossed Kings Lane. The hamlet of Bishopton to the south of the crossroads was historically an outlying settlement of Stratford.</p> <p>The 1880s Ordnance Survey shows a group of buildings, likely a terrace of cottages, in a small plot on the north-east corner of the crossroads. By 1905 there were further outbuildings here and a small building fronting Kings Lane had been constructed by 1913. The same arrangement is shown in 1922 but had been cleared by 1938.</p> <p>The road arrangement and surrounding field boundaries remained unchanged until the construction of the Stratford northern bypass in 1987 which inserted a roundabout with associated roadworks and landscaping. The realigned bypass road also truncated the surrounding fields and historic approach road to Manor Farm.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 11x entries on the National Heritage List for England; typically historic farmsteads, historic houses in Bishopton and canalside buildings</li> </ul>		
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• Ridge and furrow</li> <li>• MWA8641 – Feldene Stret (Anglo-Saxon routeway)</li> <li>• MWA8217 – Sealt Stret (Saltway, early medieval road)</li> </ul>		

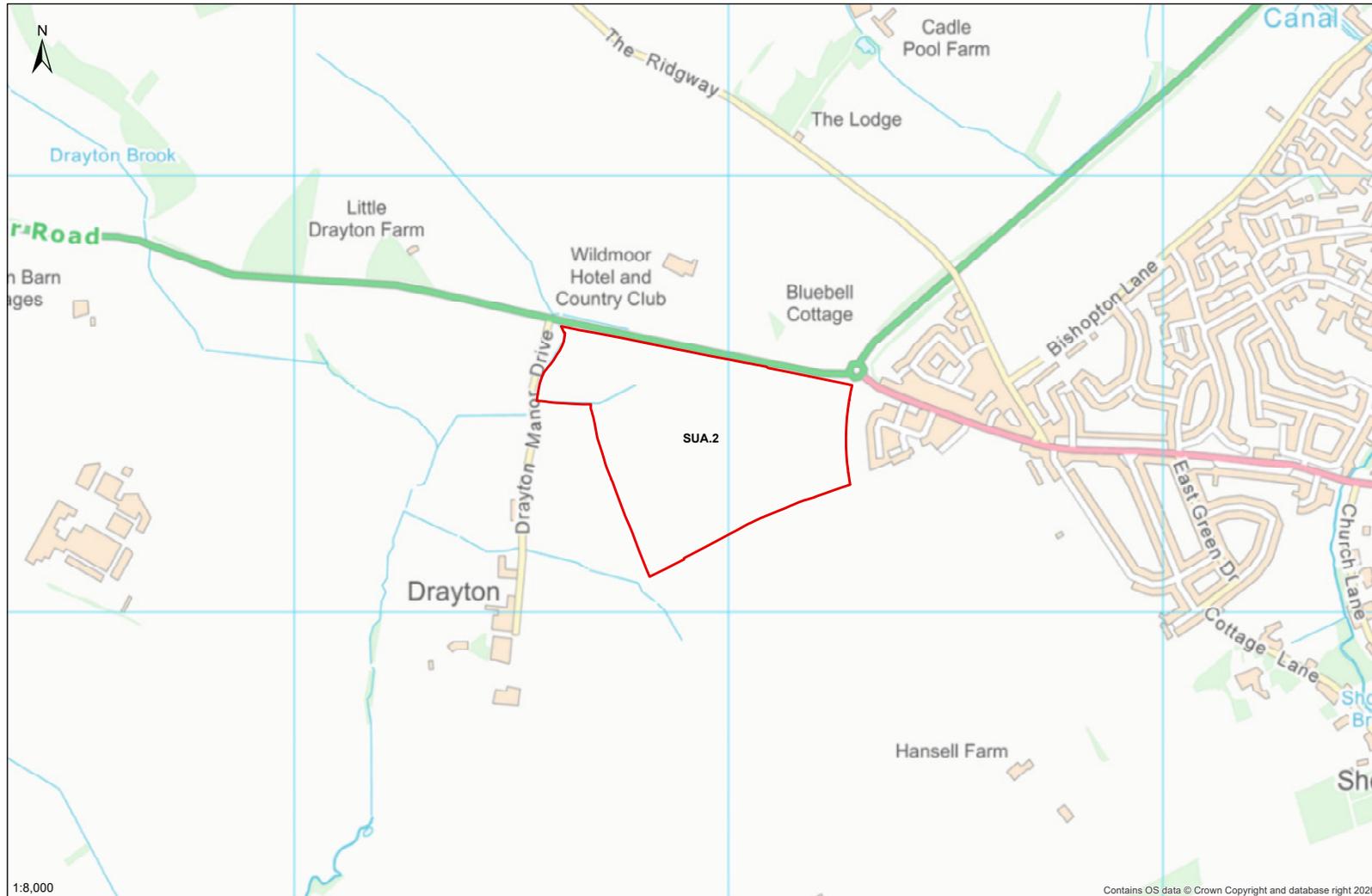
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## SITE ASSESSMENTS

A46 BISHOPTON ROUNDABOUT, BIRMINGHAM ROAD, STRATFORD-UPON-AVON	
<b>Non-Designated Heritage Assets</b>	<p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Ridge and furrow</li> <li>• 44x recorded archaeological monuments (lost buildings/structures/landscape features, enclosures and earthworks, deserted settlements, find spots, wells/pits, transport routes and thoroughfares, features, as well as cross-over with listed buildings). Date range: Neolithic/Iron Age/Romano-British/Medieval/Post-Medieval/Industrial. These include: <ul style="list-style-type: none"> <li>• MWA6262 – Deserted medieval settlement at Bishopton</li> <li>• MWA1043 – Site of possible deserted medieval village at Clopton</li> <li>• Sites associated with the Stratford-upon-Avon canal</li> </ul> </li> </ul>
<b>Significance</b>	<p>The site's setting to the north is characteristically green and agricultural with scattered farmsteads; whereas the south has become more intensively developed in recent decades as Stratford's suburbs have expanded to subsumed formerly outlying hamlets.</p> <p>The site's proximity to historic trackways, as well as known evidence of settlement and activity within the wider area indicates that there is moderate archaeological potential for further finds within the boundary of the Bishopton roundabout, including (but not limited to) relating to medieval agricultural activity and historic travel routes.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Cause the loss of known and as-yet unrecorded ridge and furrow.</li> <li>• Alter the characteristic green and agricultural character of the site's setting to the north.</li> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features.</li> </ul>
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> </ul>
<b>Conclusion of Harm</b>	<p><b>Low less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential loss of ridge and furrow</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.3 SUA.2 LAND SOUTH OF ALCESTER ROAD, STRATFORD-UPON-AVON



## SITE ASSESSMENTS

SUA.2 – LAND SOUTH OF ALCESTER ROAD, STRATFORD-UPON-AVON			
<b>SHLAA Ref.</b>	SUA.2	<b>Site Description</b>	The site comprises a series of agricultural field enclosures, directly bordering the south side of the A46 and east of Drayton Manor Drive. There is a brook located at the north-west corner of the site.
<b>Approximate Area</b>	23ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <p>17/03629/OUT – Land South Of The A46 West Of The Proposed Western Relief Road Alcester Road Stratford-upon-Avon; Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis) and bulky goods store (A1), café / amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development. Permitted on appeal 17/12/19.</p> <p>19/01402/OUT – Land South Of The A46 West Of The Proposed Western Relief Road Alcester Road Stratford-upon-Avon; Hybrid planning application comprising: Outline planning application with all matters reserved except for access for a mixed use business park comprising offices (B1a), research and development (B1b), light industry (B1c), general industrial (B2), storage and distribution (B8), car showrooms (sui generis) and bulky goods store (A1), café / amenity facilities (A1/A3), internal roads, car parking, service yards, pedestrian and cycle infrastructure and associated development; and full planning permission for new roundabout access from A46 and spine road, engineering operations comprising ground re-profiling, structural landscaping and associated development (resubmission of application 17/03629/OUT). Permission granted 12/12/2019.</p> <p>Adjacent to the site boundary:</p> <p>15/03408/FUL – Land South Of The A46 West Of The Proposed Western Relief Road Alcester Road Stratford-upon-Avon; Erection of 68 dwellings incorporating vehicular access from Alcester Road, attenuation basin and associated earthworks to facilitate surface water drainage, landscaping, car parking and other ancillary and enabling works. Permission granted 19/01/2016.</p> <p>18/03335/FUL – Drayton Manor Farm Alcester Road Stratford-upon-Avon CV37 9RQ; Change of use of land from agriculture to Class B8 storage, including erection of storage building, two office cabins and construction of new drive (retrospective). Permission granted 22/03/2019.</p>		

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## SITE ASSESSMENTS

<b>SUA.2 – LAND SOUTH OF ALCESTER ROAD, STRATFORD-UPON-AVON</b>	
<b>Historical Overview</b>	<p>The A46 Alcester road to the north of the site likely follows the route of The Saltway, a major Roman road running east and south-east from Droitwich, which can be traced across much of Warwickshire. Nearby Drayton Manor Farm is probably the location of a medieval settlement as indicated by earthworks and ridge and furrow evidence. The evidence of ridge and furrow suggests that this site was once part of medieval open fields which were subsequently enclosed.</p> <p>Ordnance Surveys from the late C19 and early C20 show several fields in much the same configuration as now; the most southern and western were historically set out as rough pasture with trees. These fields were more formally cultivated in the second quarter of the C20 onwards. The site has remained in agricultural use since with a similar layout and field boundaries as present. The mid-C20 cottages on Drayton Manor Drive were presumably originally for farm workers.</p> <p>Immediately adjacent to the southern boundary of the site, there was a historically a building labelled 'Porto' (most likely a farm worker's residence) which appears on early Ordnance Surveys, but had been demolished by 1987.</p>
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site:</p> <ul style="list-style-type: none"> <li>• 7x entries on the National Heritage List for England: <ul style="list-style-type: none"> <li>• Drayton Manor, List UID: 1382764 (GII)</li> <li>• Burman's Farmhouse, List UID: 1187790 (GII)</li> <li>• 1-6 Hathaway Hamlet, List UID: 1187791 (GII)</li> <li>• 7-10 Hathaway Hamlet, List UID: 1298552 (GII)</li> <li>• Hathaway Hamlet, List UID: 1187792 (GII)</li> <li>• 14-18 Hathaway Hamlet, List UID: 1298553 (GII)</li> <li>• Hathaway Hamlet, List UID 1187793 (GII)</li> </ul> </li> <li>• Shottery Conservation Area</li> </ul>

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## SITE ASSESSMENTS

<b>SUA.2 – LAND SOUTH OF ALCESTER ROAD, STRATFORD-UPON-AVON</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• Ridge and furrow</li> <li>• MWA8217 – Route of the medieval Sealt Stret (saltway) road, running along the edge of the site boundary</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 23x recorded archaeological monuments (lost buildings/structures/landscape features, enclosures and earthworks, deserted settlements, find spots, wells/pits, burials, transport routes and thoroughfares, features, as well as cross-over with listed buildings). Date range: Neolithic/Romano-British/Medieval/Post-Medieval/Industrial/Modern. These include: <ul style="list-style-type: none"> <li>• MWA922 / MWA9083 – possible site of Drayton deserted medieval village</li> <li>• MWA30969 / MWA30435 – sites of Roman activity and settlement</li> <li>• MWA30967 – Possible Neolithic funerary site</li> <li>• MWA20548 – Site of C19 smallpox hospital</li> <li>• MWA892 / MWA30873 – Sites of medieval settlement at Shottery</li> <li>• MWA917 – undated cemetery on Bordon Hill</li> <li>• MWA1793 – Dodwell deserted post-medieval settlement (earthworks)</li> </ul> </li> <li>• Ridge and furrow</li> <li>• Two pairs of mid-C20 cottages on Drayton Manor Drive</li> <li>• Bluebell Cottage (late C19)</li> </ul>
<b>Significance</b>	<p>There is considerable evidence of medieval settlement and activity in the kilometre surrounding SUA.2, including evidence of agricultural practices within the site itself (ridge and furrow). The scattering of surviving, recorded and suspected medieval villages are illustrative of rural communities working the surrounding landscape, ultimately resulting in the formal enclosure of fields. The wider landscape setting is gently undulating but the site itself is open and relatively flat; copses and hedgerows delineate the field system. The listed C17 farmhouse at Drayton to the south-west of SUA.2 maintains its isolated rural position and has an important historical relationship with what are presumably former workers' cottages on Drayton Manor Road.</p> <p>The known evidence of settlement and activity within the wider area indicates that there is moderate archaeological potential for further finds within the boundary of SUA.2, including (but not limited to) relating to medieval agricultural activity and travel routes.</p>

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## SITE ASSESSMENTS

SUA.2 – LAND SOUTH OF ALCESTER ROAD, STRATFORD-UPON-AVON	
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Reduce the integrity of the Shottery Conservation Area's rural setting to its west.</li> <li>• Impact the group value of the listed Drayton Manor, unlisted former farm workers' cottages and their rural setting.</li> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features.</li> </ul> <p>Specifically:</p> <ul style="list-style-type: none"> <li>• Landscaping works will cause the loss of ridge and furrow, as well as alter the rural character of the site and its setting.</li> <li>• Development will impact the integrity of historic field boundaries, including the creation of a new access off the A46.</li> </ul>
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Conduct a landscape and visual impact assessment (LVIA) in order to understand the sensitivities of the surrounding rural landscape and the impact of development on this.</li> <li>• Preparing a sensitive masterplan for the site that takes into account the surrounding heritage assets.</li> </ul>
<b>Conclusion of Harm</b>	<p><b>Low/Moderate less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential loss of ridge and furrow</li> <li>• Potential impact to the setting of a listed building, buildings/spaces of historical significance and a conservation area</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.4 SUA.4 ATHERSTONE AIRFIELD, ATHERSTONE-ON-STOUR



## SITE ASSESSMENTS

SUA. 4 – ATHERSTONE AIRFIELD, ATHERSTONE-ON-STOUR			
<b>SHLAA Ref.</b>	SUA.4	<b>Site Description</b>	The site comprises an open green field, bordered at its north corner and west edge by agricultural/industrial complexes. Along the north-east edge is a strip of copse planting. Access is via the A3400, Shipston Road – either opposite Alscot Park or via a gated entrance further north.
<b>Approximate Area</b>	19ha		
<b>Relevant Planning History</b>	<p>None within the site boundary.</p> <p>Adjacent to the site boundary:</p> <ul style="list-style-type: none"> <li>• 16/00857/FUL Woodyard Atherstone Airfield Atherstone-on-Stour – Erection of 2 terraces (7 units in total) of small business units (covering Use Classes B1, B2 and B8) and associated car parking, yardspace, circulation and landscaping. Permission granted 19/08/2016.</li> <li>• 17/01143/FUL Arable Crop Marketing (Midlands) Ltd Atherstone Airfield Atherstone-On-Stour CV37 8BE – Proposed wood processing yard and oilseed related storage facilities (situated adjacent to an existing consented facility which comprises a biomass energy plant and a rapeseed processing operation). The proposed development includes an access route from an established access road, hard-surfaced circulation areas, landscape bund with planting proposals, wood storage yard, car parking, flat store extension, further storage building, vegetable oil storage tanks, banded storage tanks for process-related liquids, fire water tank, swale and other ancillary tanks, plant and equipment as shown on the proposed site layout. Permission granted 02/08/2017.</li> <li>• 18/03781/FUL Camgrain Store Atherstone Airfield Atherstone-On-Stour CV37 8BE – Alterations to the western bund landscaping area, located to the western boundary of the Oil Seed Processing Facility (Retrospective). Permission granted 15/02/2019.</li> </ul>		

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## SITE ASSESSMENTS

<b>SUA. 4 – ATHERSTONE AIRFIELD, ATHERSTONE-ON-STOUR</b>	
<b>Historical Overview</b>	<p>Medieval land use around Clifford Chambers was mainly arable with some sheep and cattle; land in the area was enclosed for grazing between 1601 and 1781.</p> <p>A deer park at Alscot was developed in the C15 and the extant house dates from 1752, with 100ha of parkland and landscaped gardens from the C19 and C20. Other estate buildings include a 1753 stable block and Gothick Lodges dating to 1813.</p> <p>The area surrounding the site was shown as a rabbit warren on a c.1811 Alscot estate map. By the late C19 the site was outside of the landscaped park and comprised several enclosed fields. Close by was The Kennels, likely the accommodation for the estate's dogs and their keeper.</p> <p>The site was in the ownership of Alscot Park until it was requisitioned for RAF Atherstone on Stour: a WWII bomber airfield with three runways, opened in 1941. SUA.4 formed part of this airfield and its historic field boundaries were erased. Two runways crossed the site during the airfield's operations. The combined control tower and operations room survives to the east of the site. This was originally a three-storey brick building with a 'look out' principally used to control aircraft and part of a range of other buildings. There was also a hanger and various support buildings to the east of the site, now occupied by modern buildings, as well as other ancillary RAF buildings in the wider area.</p> <p>Following the closure of the airfield in 1945, the surrounding area has been developed for agricultural and industrial use.</p>
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 12x entries on the National Heritage List for England, including:</li> <li>• Alscot Park (x1 GI; 5x GII listed buildings; Grade II registered park and garden)</li> <li>• Clifford Chambers Conservation Area (very minor overlap with 1km radius)</li> <li>• Clifford Manor, Grade II registered park and garden (very minor overlap with 1km radius)</li> </ul>

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## SITE ASSESSMENTS

<b>SUA. 4 – ATHERSTONE AIRFIELD, ATHERSTONE-ON-STOUR</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• MWA7991 – RAF Atherstone (WWII airfield, operational 1941-45)</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 69x recorded archaeological monuments, a high proportion of which relates to the WWII RAF base (lost buildings/structures/landscape features, enclosures and earthworks, deserted settlements, find spots, former uses, crash sites, transport routes and thoroughfares, features, as well as cross-over with listed buildings). Date range: Romano-British/Medieval/Post-Medieval/Industrial/Modern</li> <li>• Ridge and furrow</li> <li>• The Kennels (dating from at least the late C19), off the south access road</li> </ul>
<b>Significance</b>	<p>The site has an important historical link with Alscot Park, having been requisitioned from the estate during WWII. The airfield was used for training, resulting in a number of crash sites at the far north corner of the site and across the surrounding area. SUA.4 occupies the runway zone, with its perimeter roads and remnants of the surrounding ancillary sites still evident. The visibility of the site from vantage points across the wider area helps identify it as an airfield, together with other surviving features such as the control tower.</p> <p>The evidence of settlement and activity within the wider area indicates that there is moderate archaeological potential for further finds within the boundary of SUA.4, including (but not limited to) relating to agricultural activity, airfield operations and historic trackways.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Impact the setting of the various designated and non-designated heritage assets at Alscot Park (including The Kennels).</li> <li>• Alter the group value of the RAF airfield and other surviving RAF sites/features in the wider area.</li> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features.</li> </ul> <p>Specifically:</p> <ul style="list-style-type: none"> <li>• Changes to the south access point off the A3400 Shipston Road will impact the setting of the GII listed gates and lodges at the entrance to Alscot Park.</li> <li>• Structural landscaping around the site perimeter will impact the legibility of the airfield's ancillary spaces and access routes.</li> </ul>

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## SITE ASSESSMENTS

SUA. 4 – ATHERSTONE AIRFIELD, ATHERSTONE-ON-STOUR	
<p><b>Potential Mitigation</b></p>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Conduct a landscape and visual impact assessment (LVIA) in order to understand the sensitivities of the surrounding rural landscape and the impact of development on this.</li> <li>• Establishing the main entrance to the site further north on the A3400 Shipston Road, where there is an existing gate, meaning that the activity is not concentrated opposite the listed entrance gates and lodges to Alscot Park.</li> <li>• Prepare an assessment of the history and significance of the wider RAF site and its operations in order to comprehensively understand the potential impact on these non-designated heritage assets and whether they fulfil the criteria for any statutory designations.</li> </ul>
<p><b>Conclusion of Harm</b></p>	<p><b>Moderate less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential impact on the setting of listed buildings, and registered landscape</li> <li>• Potential impact to the setting of buildings/spaces of historical significance</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.5 SUA.5 LAND EAST OF SHIPSTON ROAD, STRATFORD-UPON-AVON



## SITE ASSESSMENTS

SUA.5 – LAND EAST OF SHIPSTON ROAD, STRATFORD-UPON-AVON			
<b>SHLAA Ref.</b>	SUA.5	<b>Site Description</b>	The site comprises a green field on the east side of the A3400 Shipston Road. To the north is a retail park and care home, with agricultural land to the south.
<b>Approximate Area</b>	3ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>SCREEN/00068 Land East Shipston Road Stratford-upon-Avon – Proposed commercial and residential development on land east of Shipston Road. EIA not required 15/11/2019.</li> </ul> <p>Adjacent to the site boundary:</p> <ul style="list-style-type: none"> <li>16/03137/FUL Land Adjacent To The Rosebird Centre Shipston Road Stratford-upon-Avon – Construction of a 75 bedroom Care Home (use class C2), ancillary staff accommodation, car parking and associated works. Permission granted January 2018.</li> <li>17/00407/FUL Land Adjacent To The Rosebird Centre Shipston Road Stratford-upon-Avon – Formation of earth screening bund. Permission granted 25/04/2017.</li> </ul>		
<b>Historical Overview</b>	<p>Shipston Road to the immediate west of the site was historically a turnpike constructed between 1729-50 and ran from Stratford to Long Compton Hill. The East and West Junction Railway Company line from Green's Norton to Stratford-on-Avon formerly extended along the east of the site. It opened in 1879 and closed in 1964.</p> <p>In the C19, the site was part of a larger field with Springfield Cottages in its northern corner and Orchard Hill Cottages on the south side (now both immediately adjoining the site boundary). This remained unchanged during the C20.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>Springfield Bridge, List UID: 1187857 (GII)</li> <li>Clifford Forge House, List UID: 1187782 (GII)</li> <li>Soli House (Catholic Youth Hostel), List UID: 1205897 (GII)</li> <li>Stratford-upon-Avon Conservation Area (partial overlap)</li> </ul>		

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## SITE ASSESSMENTS

<b>SUA.5 – LAND EAST OF SHIPSTON ROAD, STRATFORD-UPON-AVON</b>	
<b>Non-Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 47x recorded archaeological monuments (lost buildings/structures/landscape features, enclosures and earthworks, deserted settlements, find spots, wells/pits, transport routes and thoroughfares, human remains, features, as well as cross-over with listed buildings). Date range: Neolithic/Bronze Age/Iron Age/Romano-British/Medieval/Post-Medieval/Industrial/Modern. These include: <ul style="list-style-type: none"> <li>• MWA13402/MWA13401 – Iron Age features</li> <li>• MWA7835 – Late C19 railway</li> <li>• MWA1045/MWA1049– Ruin Clifford deserted medieval settlement</li> <li>• MWA6269/MWA1035/MWA1067/MWA5638 – Sites of medieval activity relating to the river (mill, ford, bridge, iron works)</li> <li>• MWA871/MWA6251 – Site of possible Roman fort and settlement</li> <li>• MWA20436 – Reported aircraft crash site</li> <li>• MWA7991 – RAF Atherstone on Stour</li> <li>• MWA1021 – Site of possible medieval moat</li> <li>• MWA19126 – Site of railway inn</li> <li>• Mills, sluices and locks associated with the river Avon</li> <li>• Various prehistoric/undated ditches and linear features</li> </ul> </li> <li>• Ridge and furrow</li> <li>• Orchard Hill Farmhouse</li> </ul>
<b>Significance</b>	<p>Any significance of SUA.5 is by association with the historic farmsteads in the surrounding area and contribution to its rural character.</p> <p>The evidence of settlement and activity within the wider area indicates that there is moderate archaeological potential for further finds within the boundary of SUA.5, particularly relating to agricultural and Iron Age activity.</p>

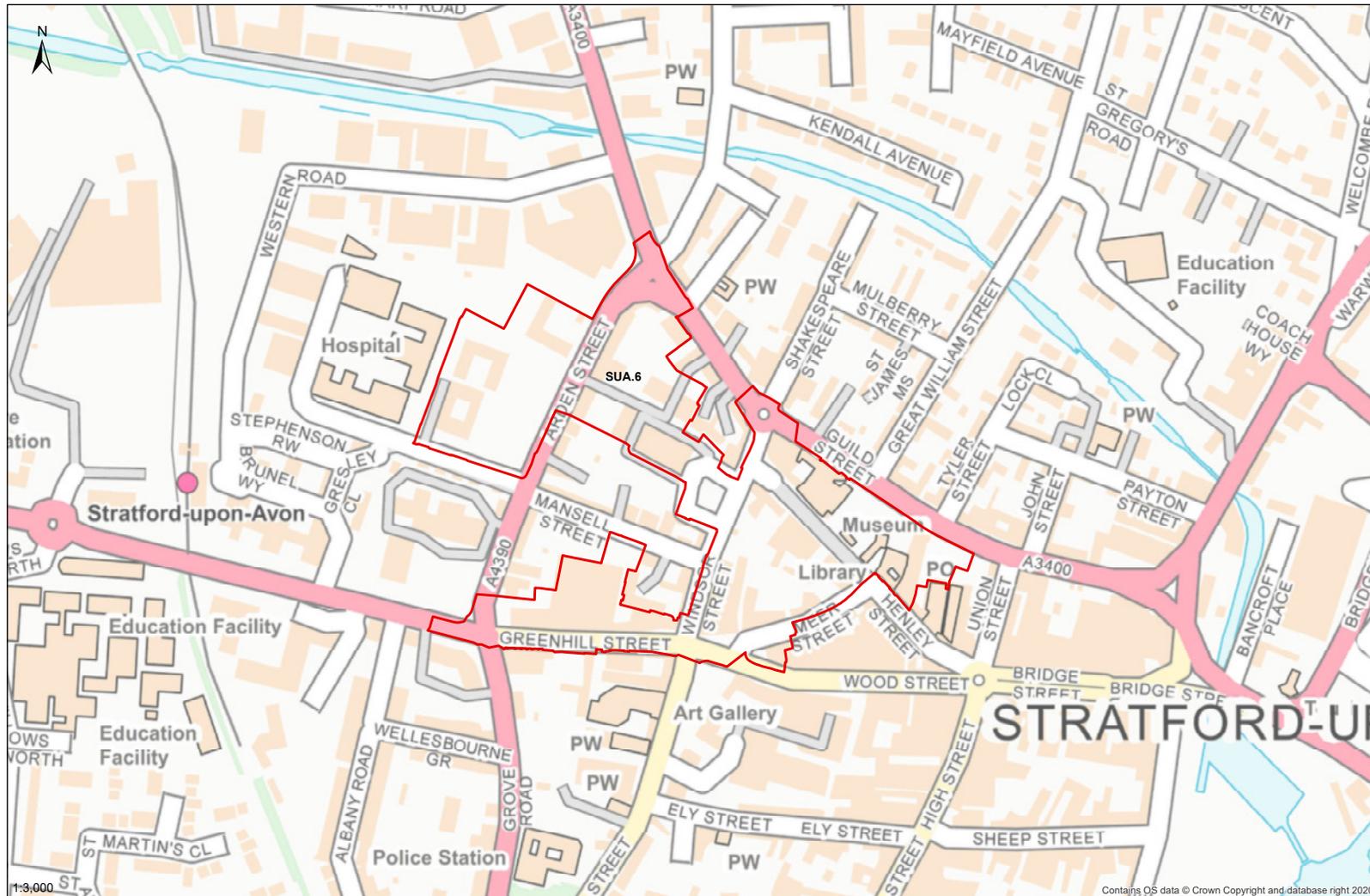
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## SITE ASSESSMENTS

SUA.5 – LAND EAST OF SHIPSTON ROAD, STRATFORD-UPON-AVON	
<p><b>Impact of Development on Significance</b></p>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features.</li> <li>• Alter the setting of the historic farmsteads and cottages neighbouring the site.</li> </ul> <p>Specifically:</p> <ul style="list-style-type: none"> <li>• Landscaping works and development will alter the rural character of the site and its setting.</li> <li>• Development will impact the integrity of historic field boundaries, including the creation of a new access off the A340 Shipston Road.</li> </ul>
<p><b>Potential Mitigation</b></p>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Conduct a landscape and visual impact assessment (LVIA) in order to understand the sensitivities of the surrounding rural landscape and the impact of development on this, especially as viewed from the east.</li> <li>• Position any new access point off the A3400 Shipston Road further north, away from the rural lane leading to Orchard Hill Farm.</li> </ul>
<p><b>Conclusion of Harm</b></p>	<p><b>Low less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential impact to the setting of buildings/spaces of historical significance</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.6 SUA.6 STRATFORD-UPON-AVON GATEWAY



## SITE ASSESSMENTS

SUA.6 – STRATFORD-UPON-AVON GATEWAY			
<b>SHLAA Ref.</b>	SUA.6	<b>Site Description</b>	This site is located in the town centre of Stratford-upon-Avon, incorporating Henley Street, Windsor Street, Rother Street, Arden Street and Greenhill Street. This area is historically important with many heritage assets, including the birthplace of William Shakespeare, and positioned at the northern end of the town's historic spine. Uses across the site are primarily commercial and residential, with a number of car parks and part of the hospital also within the boundary.
<b>Approximate Area</b>	5.7ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• 19/03601/FUL Site Rear Of 25 Arden Street Stratford-upon-Avon – Demolition of garages and erection of new office development and ancillary space plus associated car parking. Permission granted 31/07/2020.</li> <li>• 16/01185/FUL Maison 1 Arden Street Stratford-upon-Avon CV37 6PA – The demolition of the former nightclub and replacement with the erection of 9 apartments and ground floor office space on site of former Maison Nightclub, plus construction of open fronted flat roof bin store to the rear of the site. Permission granted 20/10/2017.</li> <li>• 17/00790/COUO Elizabeth Place, Conrad House And 45 Wellington Terrace Birmingham Road Stratford-upon-Avon CV37 0AA – Prior notification of a change of use of existing office building (B1a) to create 27 residential apartments (C3). Granted 11/05/2017.</li> <li>• 17/01489/COUO Apex Credit Management Apex House 27 Arden Street Stratford-upon-Avon CV37 6NW – Prior notification of change of use of existing office building to C3 use to create 21 apartments (8 x one-bedroom and 13 x two-bedroom). Granted 12/07/2017.</li> <li>• Numerous smaller-scale applications for planning permission, listed building consent and advertisement consent.</li> </ul>		

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## SITE ASSESSMENTS

<b>SUA.6 – STRATFORD-UPON-AVON GATEWAY</b>	
<b>Historical Overview</b>	<p>A Roman road crossing the River Avon close to the present site of Clopton Bridge is indicative of early settlement and activity in the area. Alcester Road, Greenhill Street, Wood Street and Bridge Street follow the line of the Roman road down to the river.</p> <p>Stratford-upon-Avon gradually evolved from a village into a township, with a 'new town' laid out in the C12, the configuration of which is still discernible in the northern portion of the town centre. This later included a large triangular marketplace bounded by Henley, Wood and Meer Streets which began to be infilled from the C14. A market cross once stood at the north end of Rother Street, opposite Wood Street, and a brook with a C17 bridge over ran through. The base of the medieval cross is now in the garden of the Shakespeare Birthplace.</p> <p>William Shakespeare was born in Henley Street, one of the principal historic routes forming a spine through the town, in 1564. The building in which he was born was restored in the C19. The western end of Henley street was pedestrianised in the late C20.</p> <p>A series of fires in the late C16 and early C17 destroyed many of the town's buildings and led to a change of building materials from thatch to tile and an increase in brick construction.</p>
<b>Historical Overview</b>	<p>The town became a significant trading point from the late C17 with the development of the navigable river and the opening of the Stratford-upon-Avon Canal in 1816, to the north of SUA.6. The canal runs from the river Avon at Bancroft Basin in Stratford-upon-Avon to the Worcester and Birmingham canal at Kings Norton junction. The canal, turnpiked roads and later the railway network all led to an increase in tourism to the town. By the C19 classical brick and rendered Georgian facades concealing older buildings were removed, and timber-frame frontages were restored and rebuilt.</p> <p>The Stratford-on-Avon workhouse was built in 1837 at a site on the west side of Arden Street, later becoming the hospital site. Almost all the workhouse buildings have now been demolished. In the Second World War the hospital was greatly expanded, this included the construction of seven large huts, each to accommodate 150 patients, just north of the pre-war hospital and adjacent to the Stratford Workhouse. The hospital was recently redeveloped (2015-17), retaining a historic lodge on Arden Street.</p> <p>In the late C20 former yards, depots and works occupying the spur between Arden Street, Birmingham Road, Windsor Street and Greenhill Street were redeveloped or re-purposed as car parking.</p>

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## SITE ASSESSMENTS

SUA.6 – STRATFORD-UPON-AVON GATEWAY	
Designated Heritage Assets	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• 22x entries on the National Heritage List for England: <ul style="list-style-type: none"> <li>• 37-43, Birmingham Road, List UID: 1298539 (GII)</li> <li>• White Lion Inn, List UID: 1205432 (GII)</li> <li>• The Shakespeare Centre, List UID: 1395091 (GII)</li> <li>• Shakespeare's Birthplace, List UID: 1187807 (GI)</li> <li>• Shakespeare Birthplace Trust Office, List UID: 1298521 (GII)</li> <li>• Public Library, List UID: 1280724 (GII)</li> <li>• 10, Henley Street, List UID: 1187804 (GII)</li> <li>• 8 And 9, Henley Street, List UID: 1205394 (GII)</li> <li>• 43, Henley Street, List UID: 1205510 (GII)</li> <li>• 41 And 42, Henley Street, List UID: 1205467 (GII)</li> <li>• 37-40, Henley Street, List UID: 1187806 (GII)</li> <li>• 32-36, Henley Street, List UID: 1205453 (GII)</li> <li>• Two K6 Telephone Kiosks In Front Of St Gregory's Catholic Hall, List UID: 1280698 (GII)</li> <li>• 15 And 16, Meer Street, List UID: 1187821 (GII)</li> </ul> </li> </ul>
Designated Heritage Assets	<ul style="list-style-type: none"> <li>• 13 And 14, Meer Street, List UID: 1280484 (GII)</li> <li>• 27, Rother Street, List UID: 1280290 (GII)</li> <li>• White Swan Hotel, List UID: 1298498 (GII)</li> <li>• Windsor Court, List UID: 1187800 (GII)</li> <li>• 21 And 21a, Greenhill Street, List UID: 1298518 (GII)</li> <li>• 20, Greenhill Street, List UID: 1205304 (GII)</li> <li>• The Teddy Bear Museum, List UID: 1187799 (GII)</li> <li>• Fountain Laundry, List UID: 1205293 (GII)</li> </ul> <ul style="list-style-type: none"> <li>• Stratford-upon-Avon Conservation Area (partial overlap; the northern portion of SUA.6 is located outside the conservation area boundary)</li> </ul> <p>Within a 500m radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Approximately 170x entries on the National Heritage List for England</li> </ul>

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## SITE ASSESSMENTS

SUA.6 – STRATFORD-UPON-AVON GATEWAY	
<b>Non-Designated Heritage Assets</b>	<p>Within a 500m radius of the site boundary (including the site):</p> <ul style="list-style-type: none"> <li>• 109x recorded archaeological monuments (lost buildings (especially inns and public houses)/structures/landscapes, find spots, wells/pits, ditches, settlements, road surfaces, transport routes and thoroughfares, features, former uses, plots and enclosures, as well as cross-over with listed buildings). Date range: Early Lower Palaeolithic/Late Neolithic/Early Bronze Age/Iron Age/Romano-British/Medieval/Post-Medieval/Industrial/Modern</li> </ul>
<b>Significance</b>	<p>The streetscapes within SUA.6 and its immediate setting are richly historic with a variety of building types, materials and rooflines. They predominantly comprise modestly-sized but tightly-packed street-facing buildings, with gaps and arches leading into large open areas behind (indicative of a medieval burgage plot configuration). There is a concentration of listed buildings along Henley Street, including Shakespeare's Birthplace and other buildings with Shakespeare links.</p> <p>Within the immediate setting are a series of unlisted attractive C18/C19 terraces along the north side of Mansell Street and the east side of Arden Street, which have value as a group. There is also a series of listed buildings along Birmingham Road, continuing the characteristic for tightly-packed buildings with openings into rear courts.</p>
<b>Significance</b>	<p>Principal views:</p> <ul style="list-style-type: none"> <li>• Along Henley Street, including from the far south-east looking into SUA.6</li> <li>• Glimpses of the back of the listed buildings on Henley Street from Guild Street</li> <li>• Along Rother Street, including looking south outside of the SUA.6 boundary</li> <li>• 360 degree views from the junction of Meer Street and Rother Street</li> <li>• Along Birmingham Street, looking towards either end of the SUA.6 boundary</li> </ul> <p>The number and variety of documented and identified historical structures within the site and across a wider 250m radius buffer zone is illustrative of extensive urban occupation and activity in this part of the town, particularly in the medieval (1066-1539) and post-medieval (1540-1750) periods. Within the site boundary, find spots include a medieval well and pottery/glass sherds from the Romano-British, medieval and post-medieval periods. There is moderate-high archaeological potential for below-ground deposits, particularly in areas where little building activity is documented (such as rear courtyards).</p>

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<b>SUA.6 – STRATFORD-UPON-AVON GATEWAY</b>	
<b>Impact of Development on Significance</b>	<p>There is potential for development within this site to:</p> <ul style="list-style-type: none"> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown.</li> <li>• Detract from the setting of individual and/or important groups of listed and/or unlisted buildings as a result of overbearing massing and/or incongruous design. Likewise, the character of the conservation area.</li> <li>• Dilute the characteristic combination of open rear spaces and compacted street-facing buildings.</li> <li>• Alter the surrounding roofscapes.</li> </ul> <p>Specifically:</p> <ul style="list-style-type: none"> <li>• Development at the junction of Arden Street, Birmingham Road and Clopton Road will impact the corner and setting of the Stratford-upon-Avon Conservation Area, as well as the setting of the listed buildings at 37-43, 21, 23, 23A and 25 Birmingham Road.</li> <li>• Development on Greenhill Street will impact the character of the Stratford-upon-Avon Conservation Area, as well as the setting of the listed buildings at 23 (Old Thatch Tavern)/18/19/20/21/21A Greenhill Street, and Windsor Court. There are also unlisted buildings of some historical significance along this route.</li> <li>• The replacement/improvement of the car parking and coach/bus facilities will impact the character of the conservation area, particularly Windsor Street and the rear courtyards which are common across the site (especially the large car park off Mansell Street).</li> <li>• Works associated with the public realm will impact the local streetscape character and setting of listed buildings.</li> </ul>
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Conducting an area assessment to appraise the characteristics and special interest of the conservation area, in line with Historic England's guidance – <i>Understanding Place: Historic Area Assessments</i>, (2017).</li> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Prepare a proportionate assessment of significance in order to identify capacity for change across the site and inform design development. This could include a design code prepared as part of a masterplan, supplementary planning document or design concept statement for specific sites.</li> <li>• Require accurate visual representations in order to fully understand the impact of new development on the important local streetscapes.</li> </ul>

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## SITE ASSESSMENTS

SUA.6 – STRATFORD-UPON-AVON GATEWAY	
Conclusion of Harm	<p><b>High less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"><li>• Potential impact on listed buildings, directly or to their setting</li><li>• Potential impact on the character of the conservation area and its setting</li><li>• Potential impact to the setting of buildings/spaces of historical significance</li><li>• Potential for archaeological discovery</li></ul>

# SITE ASSESSMENTS

## 5.7 SUA.7 ROTHER STREET/GROVE ROAD, STRATFORD-UPON-AVON



## SITE ASSESSMENTS

<b>SUA.7 – ROTHER STREET/GROVE ROAD, STRATFORD-UPON-AVON</b>			
<b>SHLAA Ref.</b>	SUA.7	<b>Site Description</b>	The site is roughly triangular in shape, bounded by Greenhill Street, Grove Road and Rother Street. Uses include hospitality, commercial, residential, arts, car parking, and place of worship. The site also incorporates the police station.
<b>Approximate Area</b>	2.4ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• 20/00144/LBC &amp; 19/03487/FUL Masons Court Rother Street Stratford-upon-Avon – Demolition of existing garages to the rear of Masons Court and construction of a single dwelling. Permission refused 30/04/2020 and granted on appeal 04/01/2021.</li> <li>• Numerous smaller-scale applications for planning permission, listed building consent and advertisement consent.</li> </ul>		
<b>Historical Overview</b>	<p>A Roman road crossing the River Avon close to the present site of Clopton Bridge is indicative of early settlement and activity in the area. Alcester Road, Greenhill Street, Wood Street and Bridge Street follow the line of the Roman road down to the river.</p> <p>Stratford-upon-Avon gradually evolved from a village into a township, with a 'new town' laid out in the C12, the configuration of which is still discernible in the northern portion of the town centre. This later included a large triangular marketplace bounded by Henley, Wood and Meer Streets which began to be infilled from the C14. A market cross once stood at the north end of Rother Street, opposite Wood Street, and a brook with a C17 bridge over ran through. The wide Rother Street market site adjacent to SUA.7 was the site of the cattle market from the C12. Masons Court (GII*) within the site boundary dates from c.1485 and is one of several buildings on Rother Street which occupy distinctively narrow C12 burgage plots.</p> <p>A series of fires in the late C16 and early C17 destroyed many of the town's buildings and led to a change of building materials from thatch to tile and an increase in brick construction. The Old Thatch Tavern (GII) at the junction of Greenhill Street and Rother Street is the only surviving thatch building with the centre of the town. The canal, turnpiked roads and later the railway network all led to an increase in tourism to the town. By the C19 classical brick and rendered Georgian facades concealing older buildings were removed, and timber-frame frontages were restored and rebuilt.</p> <p>By the C19, the site was occupied by a mix of small, tightly packed medieval buildings with narrow yards behind and more substantial C19 civic buildings with generous associated grounds. Infill development began from the mid-C20, including the clearance of the cottages behind Mason's Court for the construction of the police station.</p>		

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## SUA.7 – ROTHER STREET/GROVE ROAD, STRATFORD-UPON-AVON

### Designated Heritage Assets

Within the site boundary:

- 8x entries on the National Heritage List for England:
  - Old Thatch Tavern, List UID: 1205313 (GII)
  - 18/18A/19 Rother Street, List UID: 1187838 (GII)
  - York House, List UID: 1280287 (GII)
  - Civic Hall, List UID: 1206259 (GII)
  - 13 Rother Street, List UID: 1298495 (GII)
  - 11/12 Rother Street, List UID: 1206253 (GII)
  - 7/8 Rother Street, List UID: 1187836 (GII)
  - Mason's Court, List UID: 1206233 (GII\*)

Within a 500m radius of the site boundary:

- Approximately 123x entries on the National Heritage List for England, of which 18x entries are immediately adjacent/opposite the site boundary:
  - Dovecote immediately SW of Magistrates' Court, List UID: 1205325 (GII)
  - 18 Greenhill Street, List UID: 1205293 (GII)
  - 19 Greenhill Street, List UID: 1187799 (GII)
  - 20 Greenhill Street, List UID: 1205304 (GII)
  - 21/21A Greenhill Street, List UID: 1298518 (GII)
  - Windsor Court, List UID: 1187800 (GII)
  - Shakespeare Memorial Fountain, List UID: 1280258 (GII\*)
  - 27/28 Wood Street, List UID: 1187874
  - 32/33 Rother Street, List UID: 1206302 (GII)
  - 34 Rother Street, List UID: 1298496 (GII)
  - Robert House, Rother Street, List UID: 1206322 (GII)
  - 39/40 Rother Street, List UID: 1187839 (GII)
  - 41 Rother Street, List UID: 1280277 (GII)
  - The Lamplighter PH, Rother Street, List UID: 1298497 (GII)
  - Symphony Cottage, Rother Street, List UID: 1280281 (GII)
  - Tudor Cottage, Rother Street, List UID: 1187840 (GII)
  - 50/51/52 Rother Street, List UID: 1280246 (GII)
  - 58/59 Rother Street, List UID: 1187841 (GII)
- Stratford-upon-Avon Conservation Area

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## SITE ASSESSMENTS

<b>SUA.7 – ROTHER STREET/GROVE ROAD, STRATFORD-UPON-AVON</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within a 250m radius of the site boundary (including the site itself):</p> <ul style="list-style-type: none"> <li>• 84x recorded archaeological monuments (lost buildings/structures, find spots, wells/pits, ditches, road surfaces, transport routes and thoroughfares, features, former uses, crash sites, as well as cross-over with listed buildings). Date range: Iron Age/Medieval/Post-Medieval</li> </ul>
<b>Significance</b>	<p>The streetscapes within SUA.7 and its immediate setting are richly historic with a variety of building types, materials and rooflines, particularly Rother Street, which forms one side of the marketplace where there is a high concentration of listed buildings. The architectural styles are a combination of the characteristically local timber-framed buildings and classically-inspired polite design, with a varied roofscape comprising gables, pitched roofs and parapets. The buildings at the west end of Greenhill Street and Grove Road are later in date, precursing the concentration of late C19/early C20 domestic terraces in the immediate setting of the site to the south. Clusters of distinctively narrow medieval plots are also notable within the site's urban grain.</p> <p>To the south is an open green space at the triangle between Rother Street and Grove Road, providing an open space within the immediate setting of the site since at least the late C19.</p> <p>Principal views:</p> <ul style="list-style-type: none"> <li>• Views southwards down Rother Street and across the marketplace from the junction of Rother Street/Greenhill Street/Windsor Street/Meer Street</li> <li>• Along Rother Street</li> <li>• Glimpsed views of the backs of the Rother Street listed buildings from Grove Road and within the car parks</li> </ul> <p>The number and variety of documented and identified historical structures within the site and across a wider 250m radius buffer zone is illustrative of urban occupation and activity in this part of the town, particularly in the medieval (1066-1539) and post-medieval (1540-1750) periods. There are no documented find spots within the site boundary. However, precedent from within the wider area indicates that there is moderate archaeological potential for below-ground deposits, particularly in areas where little building activity is documented (such as rear courtyards).</p>

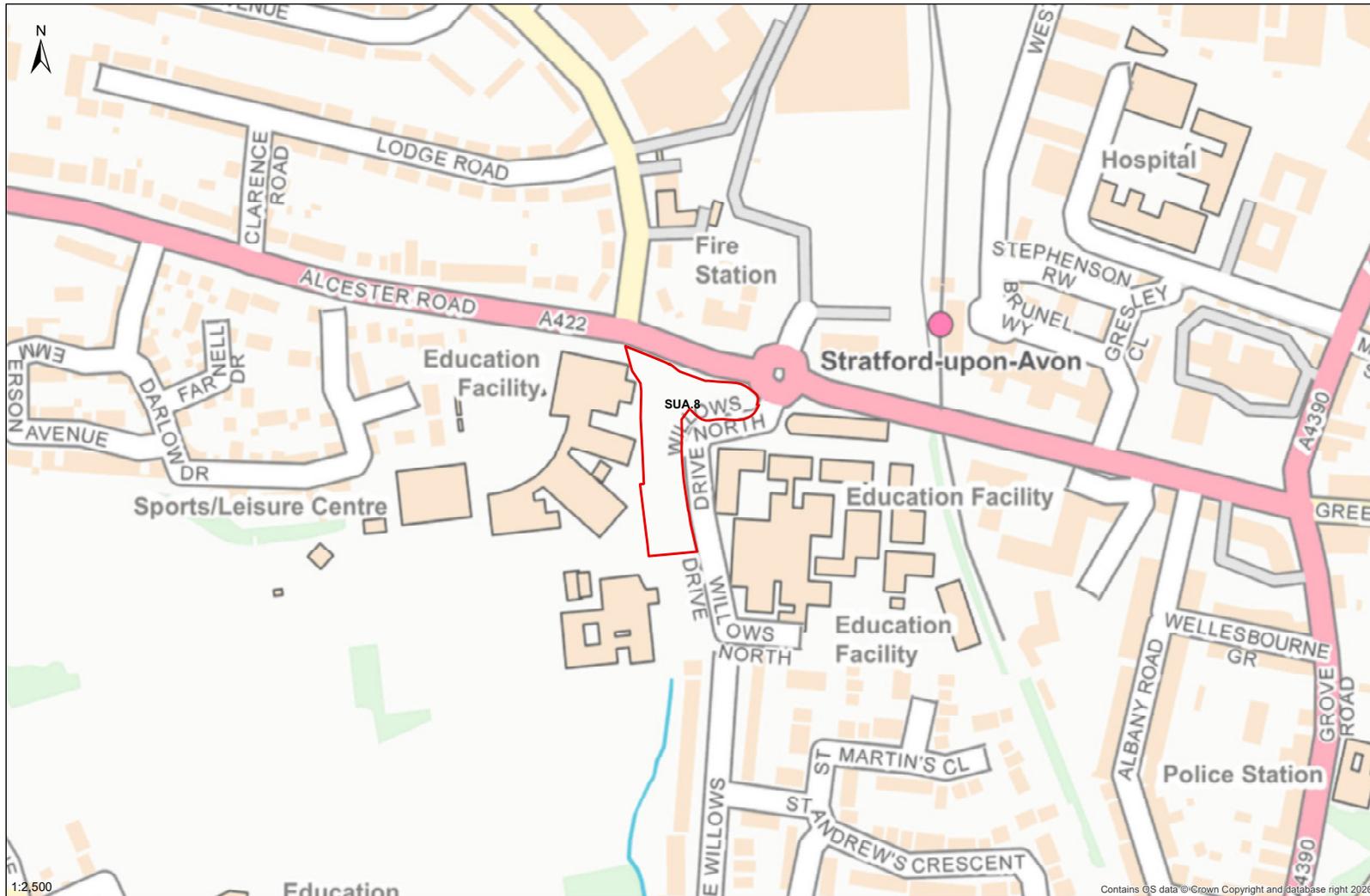
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## SITE ASSESSMENTS

SUA.7 – ROTHER STREET/GROVE ROAD, STRATFORD-UPON-AVON	
<b>Impact of Development on Significance</b>	<p>There is potential for development within this site to:</p> <ul style="list-style-type: none"> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown.</li> <li>• Detract from the setting of individual and/or important groups of listed and/or unlisted buildings as a result of overbearing massing and/or incongruous design. Likewise, the character of the conservation area.</li> <li>• Alter the surrounding roofscapes.</li> </ul> <p>Specifically:</p> <ul style="list-style-type: none"> <li>• Development within the car park has the potential to impact the setting of the Rother Street listed buildings.</li> </ul>
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Seeking to replace detracting modern shopfront fascias with more traditional designs that respect the character of the streetscape and individual building.</li> <li>• Conducting an area assessment to appraise the characteristics and special interest of the conservation area, in line with Historic England's guidance – <i>Understanding Place: Historic Area Assessments</i>, (2017).</li> <li>• Carrying out an archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Seek to replace the police station with a scheme that is more characteristic and respectful of its setting, particularly with regards to its impact on the Grade II*-listed Mason's Court and Grade II-listed dovecote.</li> <li>• Require accurate visual representations in order to fully understand the visibility of any large-scale development within the streetscape and behind the important groups of street-facing buildings.</li> </ul>
<b>Conclusion of Harm</b>	<p><b>High less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential impact on listed buildings, directly or to their setting</li> <li>• Potential impact on the character of the conservation area and its setting</li> <li>• Potential impact to the setting of buildings/spaces of historical significance</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.8 SUA.8 LAND AT STRATFORD-UPON-AVON COLLEGE, ALCESTER ROAD, STRATFORD-UPON-AVON



## SITE ASSESSMENTS

SUA.8 – LAND AT STRATFORD-UPON-AVON COLLEGE, ALCESTER ROAD, STRATFORD-UPON-AVON			
<b>SHLAA Ref.</b>	SUA.8	<b>Site Description</b>	The site is located at the junction of Willows Drive North and Alcester Road, adjacent to Stratford-upon-Avon School (CV37 9NH). It comprises hardstanding car parking with planted perimeter.
<b>Approximate Area</b>	0.5ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>20/02898/COUNTY Disused Car Park The Willows North Stratford-upon-Avon – Change of use of existing disused car park to form school external recreational space and car park. No objection.</li> </ul> <p>Adjacent to the site boundary:</p> <ul style="list-style-type: none"> <li>19/02112/FUL Stratford Upon Avon College The Willows North Stratford-upon-Avon CV37 9QR – Refurbishment of Block "A" to include alterations to existing façade, installation of new entrance canopy on front elevation, new glazing with integral revolving doors to front and rear elevations, alterations to the hard landscaping and alterations to car parking to include creation of disabled parking spaces amongst others and other associated development. First full planning application of a phased redevelopment of campus. Permission granted 30/10/2019.</li> </ul>		
<b>Historical Overview</b>	SUA.8 historically formed part of the rural setting of Stratford-upon-Avon, separated from the urban centre by the railway in the mid-late C19. Alcester Road to the north of the site was a turnpike road established between 1750 and 1775. Built development did not extend along Alcester Road west of the railway line until the early C20. From this period onwards, a succession of educational buildings, hardstandings and playing fields were established in and around the site.		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>Shottery Conservation Area</li> <li>Stratford-upon-Avon Conservation Area</li> <li>Stratford-upon-Avon Grammar School for Girls, List UID: 1187858 (GII*)</li> <li>Dovecote in grounds of Stratford-upon-Avon Grammar School for Girls, List UID: 1355153 (GII)</li> </ul>		

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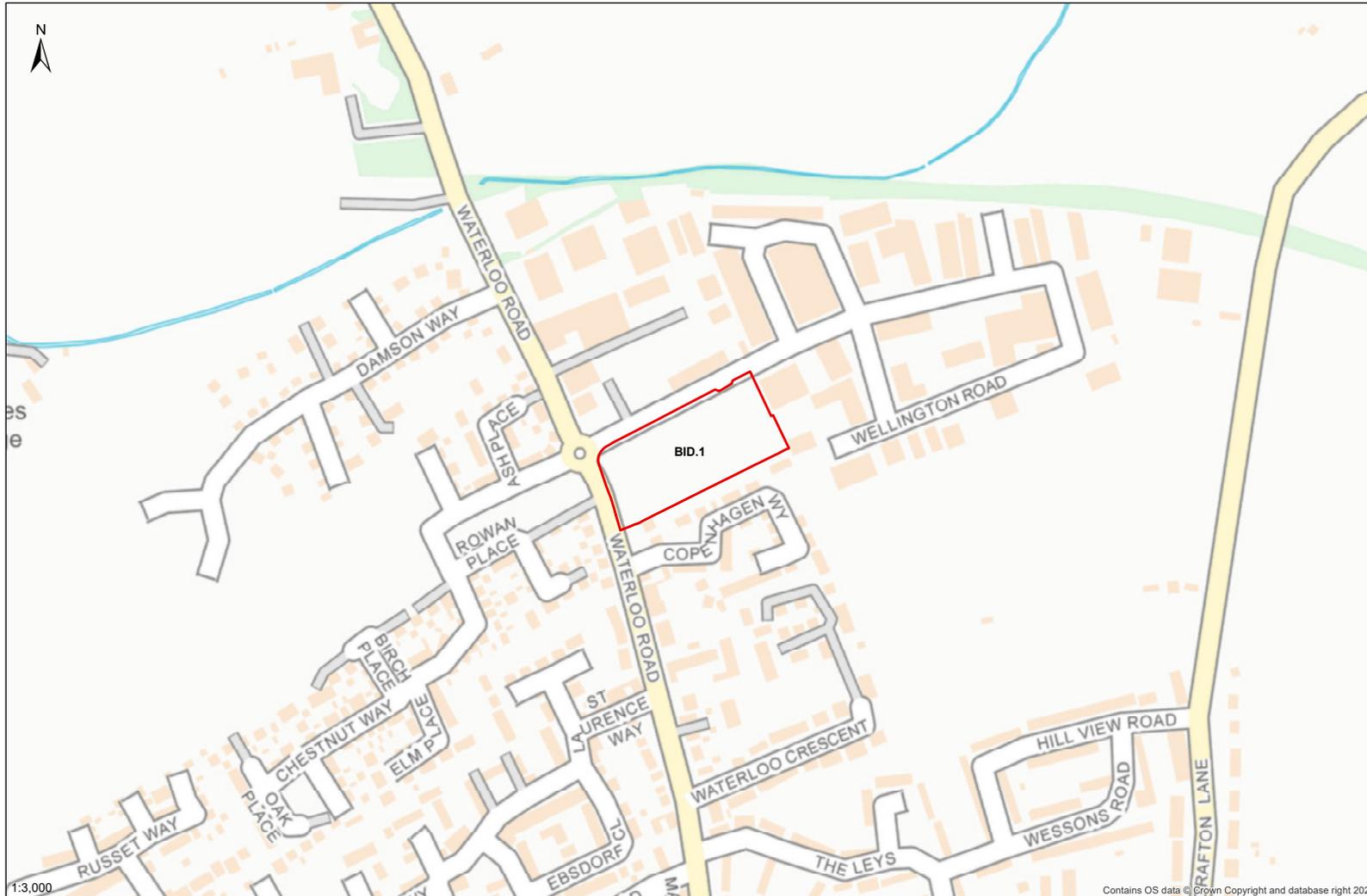
## SITE ASSESSMENTS

SUA.8 – LAND AT STRATFORD-UPON-AVON COLLEGE, ALCESTER ROAD, STRATFORD-UPON-AVON	
<b>Non-Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 19x recorded archaeological monuments (lost buildings/structures/landscapes, find spots, wells/pits, ditches, deserted settlements, transport routes and thoroughfares, features, former uses, as well as cross-over with listed buildings). Date range: Romano-British/Medieval/Post-Medieval/Industrial/Modern. These include: <ul style="list-style-type: none"> <li>• MWA9177 Site of possible WWII storage depot, immediately opposite the site to the north</li> <li>• MWA1047/MWA9081 – Sites of possible deserted medieval settlement at Shottery</li> <li>• MWA13045 – C14/C15 farm/manor on site of Stratford-upon-Avon Grammar School for Girls</li> <li>• MWA7702/MWA7840/MWA31537 – Sites associated with C19/later rail activity</li> <li>• MWA4757 – Route of the medieval Sealt Stret (saltway) road, running along the northern edge of the site boundary</li> <li>• MWA19221 – Site of C19 workhouse</li> <li>• MWA30539 – Site of WWII hospital</li> <li>• MWA9582 – Extent of medieval Stratford-upon-Avon</li> </ul> </li> </ul>
<b>Significance</b>	<p>There is noteworthy historical activity in the wider area, but no significant streetscapes or features within the site or its immediate setting. There is low potential for archaeological finds within the site, taking into consideration the recorded activity and finds made within the wider area, as well as the likelihood for deposits to have already been disturbed by the modern hardscaping and highways.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development within this site to:</p> <ul style="list-style-type: none"> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown.</li> </ul>
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> </ul>
<b>Conclusion of Harm</b>	<p><b>No harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• The site has little archaeological potential and is not within the setting of any heritage assets.</li> </ul>

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# SITE ASSESSMENTS

## 5.9 BID.1 BIDFORD CENTRE, WATERLOO ROAD, BIDFORD-ON-AVON



## SITE ASSESSMENTS

<b>BID.1 – BIDFORD CENTRE, WATERLOO ROAD, BIDFORD-ON-AVON</b>			
<b>SHLAA Ref.</b>	BID.1	<b>Site Description</b>	The site comprises a cleared plot, formerly industrial, at the junction of Wellington Road and Waterloo Road.
<b>Area</b>	1ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>19/00731/FUL Development Site Corner Of Waterloo Road And Wellington Road Bidford-on-Avon Warwickshire – Erection of 50 affordable houses. Permission refused 09/09/2020. Appeal in progress.</li> <li>20/03349/FUL Land At The Corner Of Waterloo Road And Wellington Road Bidford-on-Avon – Erection of 50 dwellings with associated landscaping and infrastructure. Decision pending.</li> </ul> <p>Adjacent to the site boundary:</p> <ul style="list-style-type: none"> <li>19/03092/FUL BBS Waterloo Industrial Estate Waterloo Road Bidford-on-Avon Alcester B50 4JH – Proposed erection of new B2 industrial unit. Permission granted 13/01/2020.</li> <li>18/01783/FUL Friday Furlong Waterloo Road Bidford-on-Avon – Erection of children's day nursery with related facilities and community rooms (Use Class D1); formation of car parking and new vehicular access. Permission granted 17/08/2018.</li> </ul>		
<b>Historical Overview</b>	<p>The site is located immediately adjacent to the Roman road, Ryknild Street (Waterloo Road), which extends from the original settlement by the river. The village gained a market charter 1220 and the settlement expanded but the area to the north beyond the historic core remained agricultural. The fields surrounding the site were enclosed by 1766 and remained largely agricultural into the C19.</p> <p>By the late C19, Bidford Brickworks was operating to the north of the site. Overlapping and to the south were a series of orchards. The Brickworks expanded in the early C20, quarrying a large pond between the main works and BID.1. By the 1970s this has been filled and the site developed as a transport depot. Within the last 30 years, an industrial estate has been established to the north and east of the site, and the site itself has been cleared.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>Bidford-on-Avon Conservation Area</li> <li>29x entries on the National Heritage List for England, concentrated along the High Street, Tower Hill and Honeybourne Road</li> <li>Bidford Bridge, scheduled monument</li> </ul>		

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## SITE ASSESSMENTS

BID.1 – BIDFORD CENTRE, WATERLOO ROAD, BIDFORD-ON-AVON	
<b>Non-Designated Heritage Assets</b>	<p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 239x recorded archaeological monuments (lost buildings/structures, find spots<sup>01</sup>, wells/pits, ditches, road surfaces, transport routes and thoroughfares, features, former uses, as well as cross-over with listed buildings). Date range: Palaeolithic/Mesolithic/Neolithic/Bronze Age/Iron Age/Pre-Historic/Romano-British/Anglo-Saxon/Medieval/Post-Medieval/Industrial</li> </ul>
<b>Significance</b>	<p>There is noteworthy historical activity in the wider area, but no significant streetscapes or features within the site or its immediate setting. The volume of recorded find spots (and variety of periods) and known route of a Roman road following the route of Waterloo Road within the immediate setting of the site is indicative of archaeological potential for further finds in the wider area; however, these are likely to have been substantially disturbed already by quarrying activity and the previous development on the site itself.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development within this site to:</p> <ul style="list-style-type: none"> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown.</li> </ul>
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> </ul>
<b>Conclusion of Harm</b>	<p><b>No harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• The site has little archaeological potential and is not within the setting of any heritage assets.</li> </ul>

<sup>01</sup> A high proportion of finds were made during metal detecting activities.

# SITE ASSESSMENTS

## 5.10 STUD.1 STUDLEY CENTRE, STUDLEY



## SITE ASSESSMENTS

<b>STUD.I – STUDLEY CENTRE, STUDLEY</b>			
<b>SHLAA Ref.</b>	STUD.I	<b>Site Description</b>	The site is located off the south side of the High Street, adjacent to the village hall. It is currently occupied by a series of mostly single-storey brick buildings and hardscaping.
<b>Approximate Area</b>	1ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>21/01674/FUL 40 High Street B80 7HJ – Change of use from former health centre to bakery. Alterations to external materials and fenestration. Conversion of flat roof to terrace. Pending consideration.</li> </ul>		
<b>Historical Overview</b>	<p>The main street through Studley follows the Roman road, 'Rykniel Street', towards Alcester. Studley's growth is linked to the late C17 needle-making industry. Water corn mills were at first converted for the finishing processes, but it was the use of steam power from c.1800 and large mechanised mills which led to an expansion of the village, especially from the 1830s and the industry continued at Studley until 1977.</p> <p>The northern half of the site falls into the probable extent of the medieval settlement of Studley. In the late C19 the site was an orchard west of the vicarage and school. Most of the site was part of a small thin wooded plot at an angle to Station Road which contained a glass house, suggesting it may have been a nursery area part of the wider site. The site was in use as allotment gardens of in the early C20.</p> <p>A library building was built on the site in the 1960s as part of local community facilities including a medical centre and youth centre.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>20x entries on the National Heritage List for England.</li> <li>Studley Old Castle, scheduled monument</li> </ul>		

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## SITE ASSESSMENTS

<b>STUD.I – STUDLEY CENTRE, STUDLEY</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• MWA9536 – Studley medieval settlement (partial overlap)</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Buildings of historical significance on Alcester Road and High Street</li> <li>• 49x recorded archaeological monuments (lost buildings/structures, find spots, wells/pits, ditches, road surfaces, transport routes and thoroughfares, features, former uses, as well as cross-over with listed buildings). Date range: Romano-British/Medieval/Post-Medieval/Industrial/Modern. Including: <ul style="list-style-type: none"> <li>• MWA9747 – Scattered post-medieval settlement</li> <li>• MWA8603 – Studley Manor grounds</li> <li>• Studley Priory, including mills and fishponds</li> </ul> </li> <li>• Ridge and furrow</li> </ul>
<b>Significance</b>	<p>There is noteworthy historical activity in the wider area but the significance of the site and its immediate setting is limited to the character of the High Street, defined by mostly early C20 domestic houses and earlier buildings, such as the Swan Inn, and history as a principal thoroughfare into the medieval settlement at Studley.</p> <p>There is low potential for archaeological finds within the site, taking into consideration the recorded activity and finds made within the wider area, as well as the likelihood for deposits to have already been disturbed by the modern hardscaping and foundations.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Impact the setting of buildings of historical significance further north on the High Street.</li> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown.</li> </ul>

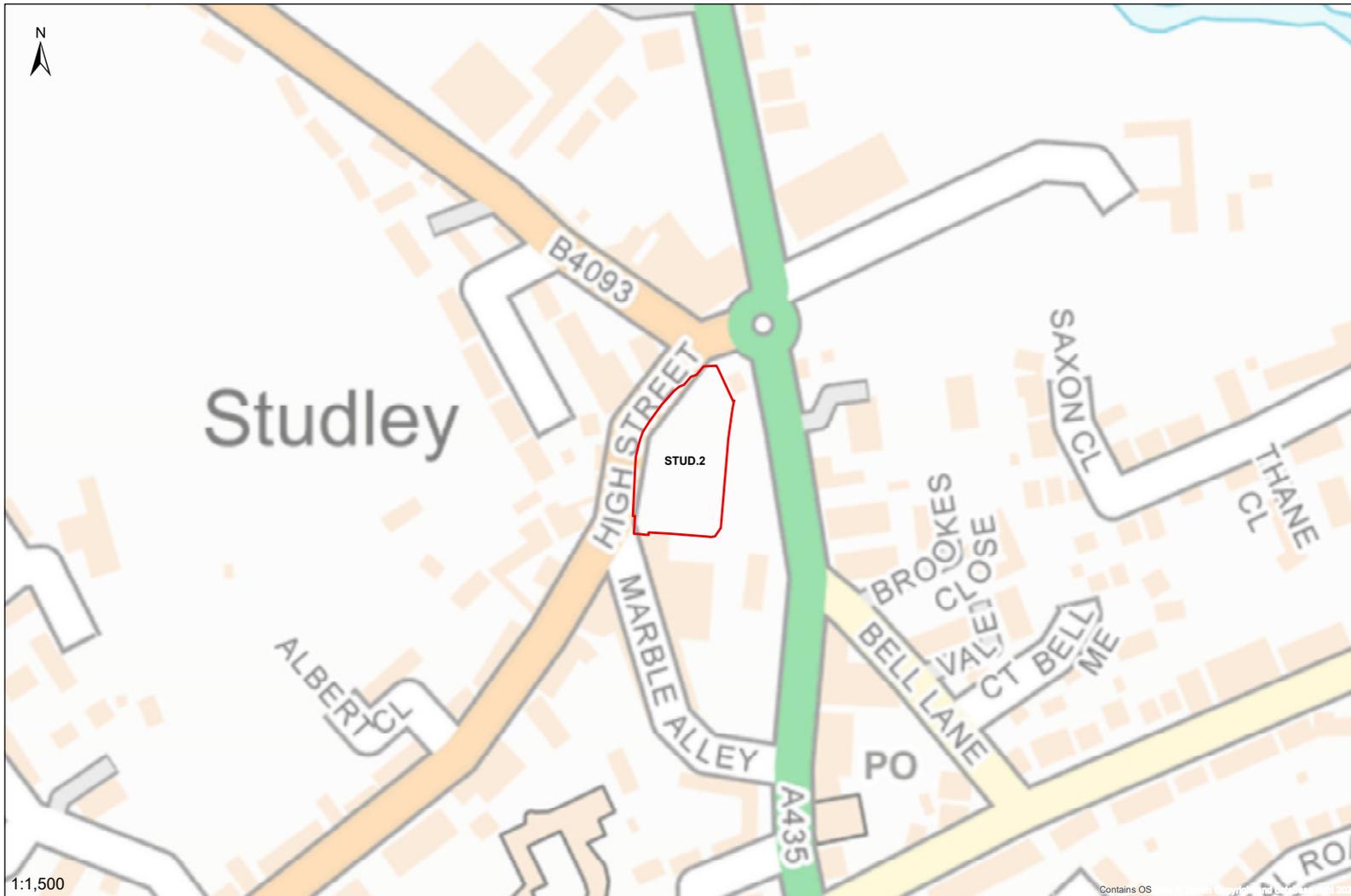
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## SITE ASSESSMENTS

STUD.I – STUDLEY CENTRE, STUDLEY	
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"><li>• Design proposals that are sensitive and respectful with regards to the significance of the neighbouring streetscapes/buildings of historical significance, particularly with regards to new shop frontages and their contribution to the character of the High Street.</li><li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li></ul>
<b>Conclusion of Harm</b>	<p><b>No harm</b>, on the grounds of:</p> <ul style="list-style-type: none"><li>• The site has little archaeological potential and is not within the setting of any heritage assets</li></ul>

# SITE ASSESSMENTS

## 5.11 STUD.2 HIGH STREET, STUDLEY



## SITE ASSESSMENTS

STUD.2 – HIGH STREET, STUDLEY			
<b>SHLAA Ref.</b>	STUD.2	<b>Site Description</b>	The site occupies a portion at the north end of the town centre island site bounded by the B4092 High Street to the west, the A435 Alcester Road to the east and Marble Alley to the south.
<b>Approximate Area</b>	0.3ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>19/03592/FUL Land Adjacent Co-Operative Store Alcester Road Studley – Redevelopment of derelict land adjacent Co-operative store to deliver Retirement Living apartments (Use Class C3), associated parking, landscaping, private amenity space and alteration to the existing one-way access road to from a two-way access road. Granted 31/01/2021.</li> </ul>		
<b>Historical Overview</b>	<p>The main street through Studley to the east of the site follows the roman road Rykniel Street towards Alcester. The site falls into the probable extent of the medieval settlement of Studley. An 1817 enclosure map shows the site to be largely open with structures at the periphery. By 1845 there were a number of small buildings, potentially early needle industry structures and associated yards, for which Studley became well-known from around 1695.</p> <p>The site was occupied by a needle factory in the early C20, which later became a fishing tackle works in the mid-C20. This was demolished in 1980 and the southern portion of the site was redeveloped as a supermarket.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>1 Priory Square, List UID: 1185893 (GII) – immediately adjacent to the site</li> <li>A further 19x entries on the National Heritage List for England</li> <li>Studley Old Castle, scheduled monument</li> </ul>		

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## SITE ASSESSMENTS

<b>STUD.2 – HIGH STREET, STUDLEY</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• MWA9536 – Studley medieval settlement</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Buildings of historical significance on Alcester Road and High Street.</li> <li>• 49x recorded archaeological monuments (lost buildings/structures, find spots, wells/pits, ditches, road surfaces, transport routes and thoroughfares, features, former uses, as well as cross-over with listed buildings). Date range: Romano-British/Medieval/Post-Medieval/Industrial/Modern. Including: <ul style="list-style-type: none"> <li>• MWA9747 – Scattered post-medieval settlement</li> <li>• MWA8603 – Studley Manor grounds</li> <li>• Studley Priory, including mills and fishponds</li> </ul> </li> <li>• Ridge and furrow</li> </ul>
<b>Significance</b>	<p>There is noteworthy historical activity in the wider area and the significance of the site's immediate setting is drawn from the character of the High Street and buildings of significance on Alcester Road, and proximity to the Grade II-listed I Priory Square.</p> <p>There is low potential for archaeological finds within the site, taking into consideration the recorded activity and finds made within the wider area, as well as the likelihood for deposits to have already been disturbed by the modern hardscaping.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Impact the setting of the Grade II-listed I Priory Square.</li> <li>• Impact the setting of buildings of historical significance on Alcester Road and the High Street.</li> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown.</li> </ul>

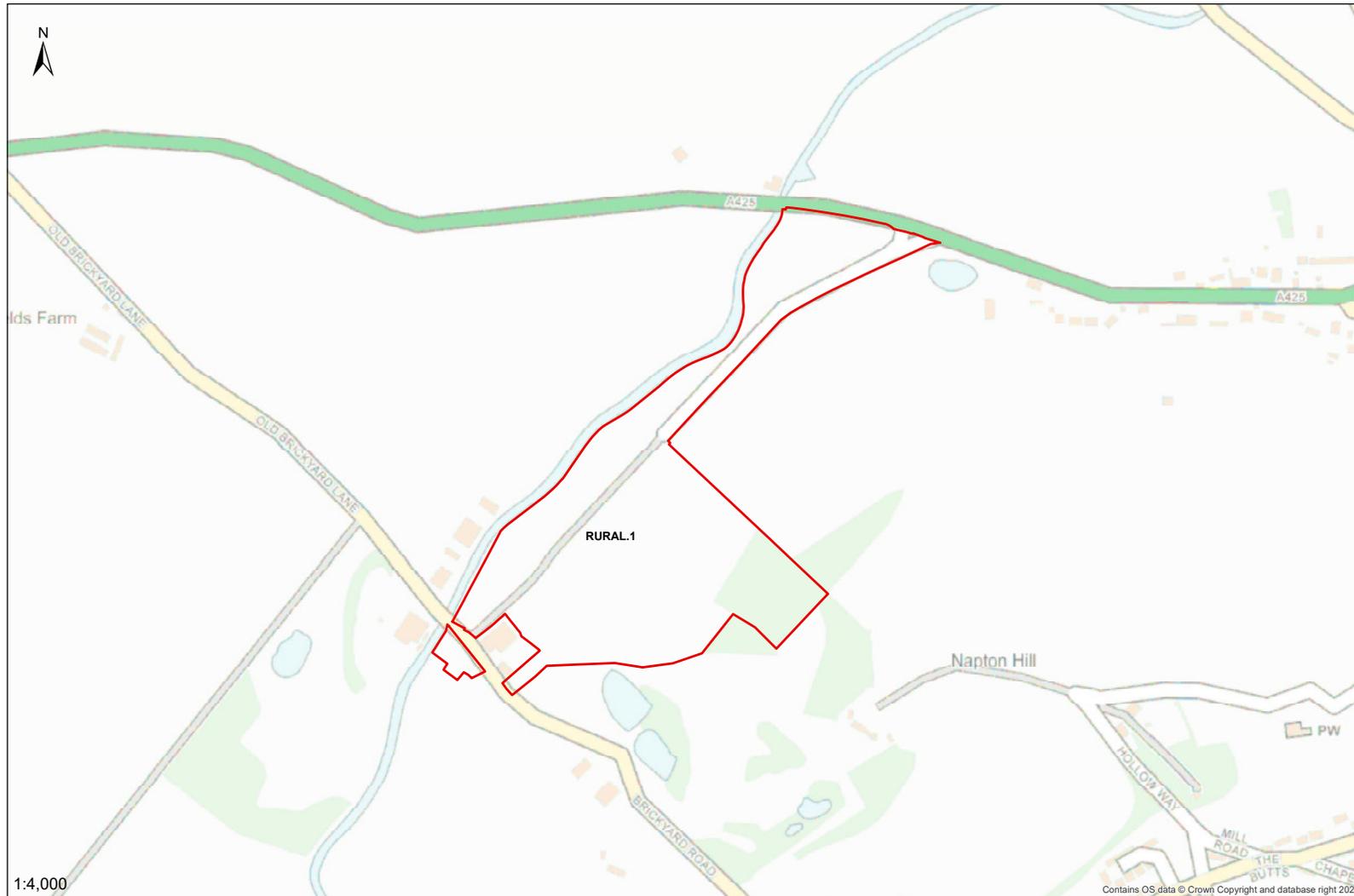
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## SITE ASSESSMENTS

STUD.2 – HIGH STREET, STUDLEY	
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"><li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li><li>• Design proposals that are sensitive and respectful with regards to the setting of the adjacent listed building and significance of the neighbouring streetscapes/buildings of historical significance, particularly with regards to new shop frontages and their contribution to the character of the High Street.</li></ul>
<b>Conclusion of Harm</b>	<p><b>Low less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"><li>• Potential impact on the setting of an immediately adjacent listed building and buildings of historical significance</li></ul>

# SITE ASSESSMENTS

## 5.12 RURAL.1 NAPTON BRICKWORKS, NEAR NAPTON-ON-THE-HILL



## SITE ASSESSMENTS

<b>RURAL.I – NAPTON BRICKWORKS, NEAR NAPTON-ON-THE-HILL</b>			
<b>SHLAA Ref.</b>	RURAL.I	<b>Site Description</b>	The site sits at the bottom of a slope on the east side of the Oxford canal and comprises hardstandings associated with now-demolished earlier development, green fields and a copse.
<b>Approximate Area</b>	10ha		
<b>Relevant Planning History</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>08/00410/OUT Napton Brickworks Brickyard Road Napton-on-the-Hill Warwickshire – Proposed reclamation and redevelopment of derelict site to provide mixed use development. Outline planning permission granted 29/01/2015.</li> <li>18/03435/OUT Former Napton Brickworks Brickyard Road Napton-on-the-Hill – Outline Application for the development of up to 100 residential dwellings (Use Class C3), with means of site access from A425 at the northern boundary of the site and pedestrian/cycle and emergency access from Brickyard Road at the southern boundary. All other matters (layout, scale, appearance and landscaping) are reserved for subsequent approval; open space; earthworks to facilitate surface water drainage; and all other ancillary and enabling works. Pending consideration.</li> </ul> <p>Adjacent to the site boundary:</p> <ul style="list-style-type: none"> <li>18/00097/COUNTY Canalside Properties (Napton Ltd), Canalside Yard, Brickyard Road, Napton, Rugby, CV47 8NT – Proposed site improvements to existing waste transfer station to include new 3m high concrete panel wall, 2 no cement silo's, water tank, weighbridge, bollards, eco wheel wash unit and improved concrete hardstanding to Canalside Yard. Permission granted 5/07/2018</li> </ul>		
<b>Historical Overview</b>	<p>The Oxford Canal runs to the west of the site and was built in stages between 1774-1790, connecting Oxford with Bedworth. RURAL.I was the location of the Napton Brickworks, which opened in 1878 and included kilns and a clay pit on site. Buildings were positioned along the western boundary adjacent to the Oxford Canal for transportation. The works were owned by Watson and Nelson Ltd in 1903. The company manufactured the 'Windmill' brand of tiles, in reference to the prominent C19 windmill in Napton-on-the-Hill which was in operation until the early C20. The pit works were extended in the early C20 and the site reportedly had the longest kiln in Europe in 1957. The site was closed by Allied Brick and Tile Works in 1973. The pits subsequently filled to form pools.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>35x entries on the National Heritage List for England, including: <ul style="list-style-type: none"> <li>Napton Windmill, List UID: 1185610 (GII)</li> </ul> </li> </ul>		

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## SITE ASSESSMENTS

<b>RURAL.I – NAPTON BRICKWORKS, NEAR NAPTON-ON-THE-HILL</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• Possible Roman field system (MWA7395)</li> <li>• Site C19 brick and tile works (MWA3779)</li> <li>• Site of C19 tramway (MWA6991)</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Ridge and furrow</li> <li>• 78x recorded archaeological monuments (lost buildings/structures, find spots, wells/pits, ditches, earthworks, former settlements, field systems, burials, quarries, windmills, transport routes and thoroughfares – especially canal-related, historic buildings/structures, features, former uses, as well as cross-over with listed buildings). Date range: Palaeolithic/Neolithic/Iron Age/Romano-British/Anglo-Saxon/Medieval/Post-Medieval/Industrial/Modern. Including: <ul style="list-style-type: none"> <li>• The Oxford Canal (MWA4348) and associated buildings</li> <li>• 8x Late C18/early C19 brick arch bridges over canal</li> <li>• 14x Sites of medieval settlement</li> <li>• Evidence of WWII activity</li> <li>• Quarry sites, resulting in the distinctive terraced/undulating topography</li> </ul> </li> </ul>
<b>Significance</b>	<p>The site is significant for its former use as a brickworks and association with the Oxford Canal and the wider theme of industrial history. Apart from some hardstanding and evidence within the landscape, there are no surviving historical features of the brickworks.</p> <p>Extensive archaeology is known within the wider setting of the site relating to medieval settlement and earlier activity. This includes the possible Roman field system within the site itself. It is likely that previous built development has truncated any as-yet unknown archaeological deposits in these areas, but areas where buildings are not recorded have moderate-high potential for further finds.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Alter the site's relationship with the Oxford Canal, obscuring this significant association.</li> <li>• Detract from the setting of the Grade II listed Napton Windmill and other listed buildings in Napton-on-the-Hill.</li> <li>• Detract from the setting of Napton-on-the-Hill, which comprises a series of notable historic buildings arranged into a distinctive topography.</li> <li>• Detract from the wider area's distinctive topography.</li> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown.</li> </ul>

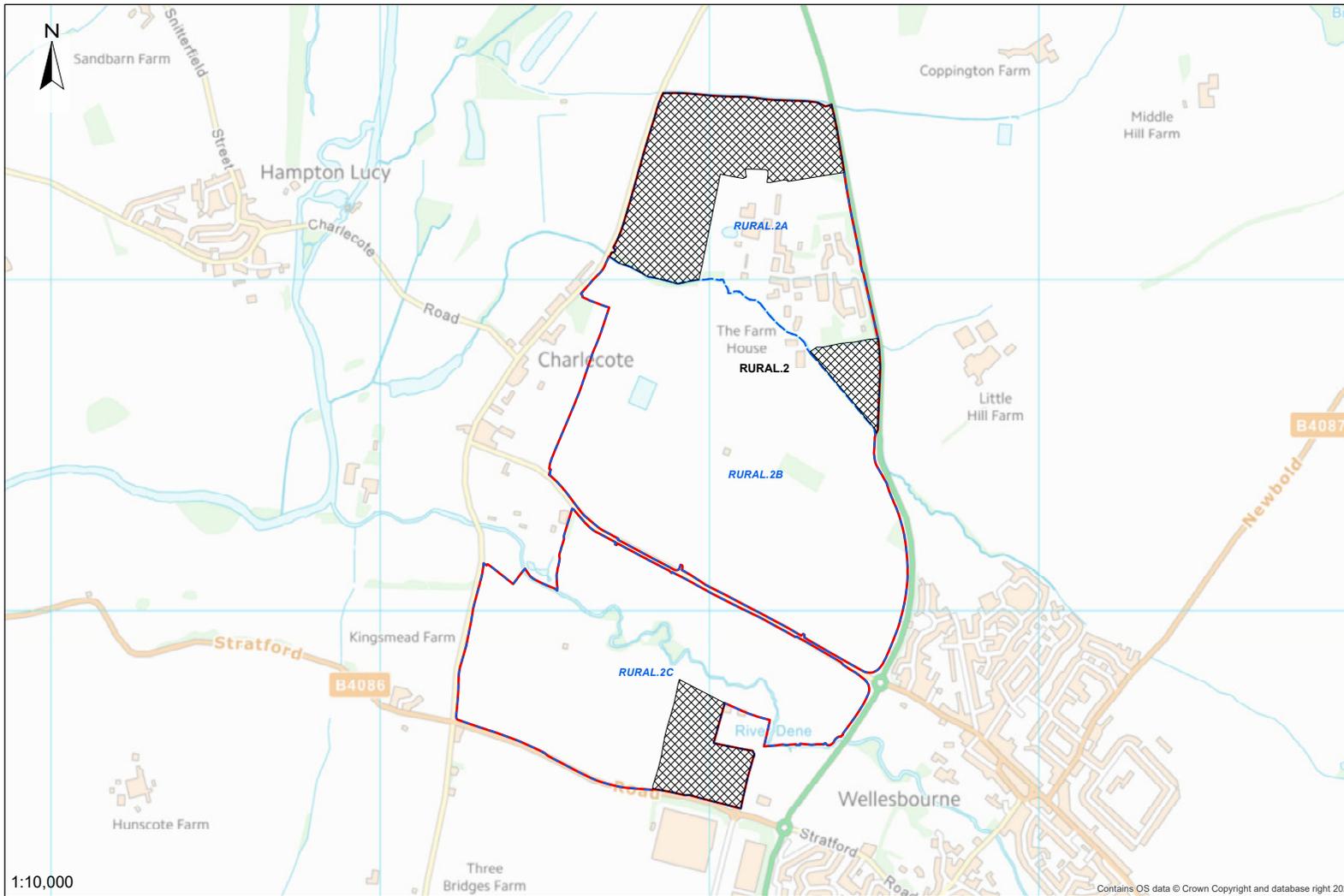
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## SITE ASSESSMENTS

<b>RURAL.I – NAPTON BRICKWORKS, NEAR NAPTON-ON-THE-HILL</b>	
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Conducting a landscape and visual impact assessment (LVIA) in order to understand the sensitivities of the surrounding rural landscape and distinctive topography, and the impact of development on this.</li> <li>• Establishing the main entrance to the site off the A426, where there is an existing junction, meaning that increased traffic is not directed through the historic village or over the narrow canal bridges.</li> <li>• Preparing an assessment of the history and significance of the brickworks and its operations, as well as the historic character of Napton-on-the-Hill, in order to comprehensively understand the potential impact on these non-designated heritage assets. There is potential for these histories to be better revealed.</li> <li>• Consult with the Canal &amp; River Trust as a key stakeholder.</li> </ul>
<b>Conclusion of Harm</b>	<p><b>Moderate less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential impact on the setting of the canal, a listed building and buildings/spaces of historical significance</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.13 RURAL.2 UNIVERSITY OF WARWICK CAMPUS, NEAR WELLESBOURNE



## SITE ASSESSMENTS

RURAL.2 – UNIVERSITY OF WARWICK CAMPUS, NEAR WELLESBOURNE			
<b>SHLAA Ref.</b>	RURAL.2	<b>Site Description</b>	The site occupies a roughly triangular area between the village of Charlecote to the west and the A429 to the east. The River Dene runs through the southern portion. A campus development occupies part of the site, which otherwise comprises green fields.
<b>Approximate Area</b>	190ha		
<b>Relevant Planning History</b>	None		
<b>Historical Overview</b>	<p>The earliest Ordnance Survey (1886) records the site as several rectilinear fields to the east of the Charlecote estate parkland and village. Dog Kennel Lane and the River Dene ran through the site to the south and the area which has the extant University of Warwick site was occupied by a farmstead, 'Cottage Farm', and neighboured by a gravel pit. Cottage Farm had a regular U-plan with detached house and dates to at least 1806. Much the same field configuration was recorded in subsequent surveys.</p> <p>In 1949 the National Vegetable Research Station was established in response to post-war pressure for food production. Cottage Farm and the surrounding land was purchased by the Ministry of Agriculture as their preferred site for the Research Station. This organisation later merged with others before becoming affiliated with the University of Warwick. The site was developed and extended throughout the second half of the C20 to create the complex of extant buildings in the north-east corner of the site. During this phase minor field boundary changes occurred and polytunnels have been constructed.</p>		

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## SITE ASSESSMENTS

RURAL.2 – UNIVERSITY OF WARWICK CAMPUS, NEAR WELLESBOURNE	
<b>Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• 2x scheduled monuments               <ul style="list-style-type: none"> <li>• Cursus and bowl barrow 450m SE of Jackson's Barn, List UID: 1020437</li> <li>• Enclosures 600yds (550m) E of King's Mead, List UID: 100571602 (presently on the Heritage at Risk Register)</li> </ul> </li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Charlecote and Hampton Lucy Conservation Area</li> <li>• Wellesbourne Conservation Area</li> <li>• Charlecote Park, GII* Registered Park</li> <li>• 2x scheduled monuments:               <ul style="list-style-type: none"> <li>• Charlecote Bridge, List UID: 1005755</li> <li>• Thelsford priory, List UID: 1013162</li> </ul> </li> <li>• 86x entries on the National Heritage List for England, including the following which closely neighbour the site boundary:               <ul style="list-style-type: none"> <li>• Jacksons Farmhouse Wayside Willows End, List UID: 1381829 (GII)</li> <li>• K6 telephone kiosk, List UID: 1381835 (GII)</li> <li>• The Malt House, List UID: 1381828 (GII)</li> <li>• Rowell Cottage Woodlea, List UID:1381827 (GII)</li> <li>• The Vicarage and The Glebe, List UID: 1381836 (GII)</li> <li>• Charlecote Gardens, List UID: 1381825 (GII)</li> <li>• Hiorn's Bridge, List UID: 1381826 (GII)</li> </ul> </li> </ul>

02 NB: this scheduled monument is on the Heritage At Risk Register <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/44409>

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## SITE ASSESSMENTS

<b>RURAL.2 – UNIVERSITY OF WARWICK CAMPUS, NEAR WELLESBOURNE</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• C19 well (MWA12470)</li> <li>• Prehistoric and Romano-British find spots</li> <li>• WWII crash sites</li> <li>• Crop marks</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 178x recorded archaeological monuments (lost buildings/structures, find spots, wells/pits, ditches, barrows, earthworks, cropmarks, former settlements, designed landscapes, field systems/enclosures, burials, waterways, transport routes and thoroughfares, historic buildings/structures, crash sites, features, former uses, as well as cross-over with listed buildings). Date range: Pre-historic/Palaeolithic/Mesolithic/Neolithic/Iron Age/Romano-British/Anglo-Saxon/Medieval/Post-Medieval/Industrial/Modern.</li> <li>• Ridge and furrow</li> </ul>
<b>Significance</b>	<p>The volume of prehistoric finds and locations of known below-ground archaeology within the site and its wider area is indicative of their rich archaeological potential. The cursus and bowl barrow within the site boundary is recognised as nationally important and is well preserved as buried remains, being visible as crop marks. At the south end of the site, there is recognised archaeological potential relating to Romano-British farmsteads and settlement here.</p> <p>There is a wide variety of heritage assets from different periods scattered across and around the site. To the west, these are concentratedly related to Charlecote Park, which defines the western edge of the site. The green fields to the north, east and south offer considerable below-ground archaeology known through crop marks. The character of Wellesbourne to the south-east is illustrative of a medieval settlement and its subsequent evolution.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Truncate or destroy archaeological remains relating to historic activity across this area, known and as-yet unknown, including archaeological sites of national importance.</li> <li>• Detract from the setting of the multiple heritage assets which comprise Charlecote Park, particularly the character of its traditional estate village bordering the south-western edge of the site.</li> <li>• Increase traffic on the country lanes to the west of the site and bisecting the southern section.</li> <li>• Detract from the setting of the conservation areas, particularly the green character of this setting.</li> </ul>

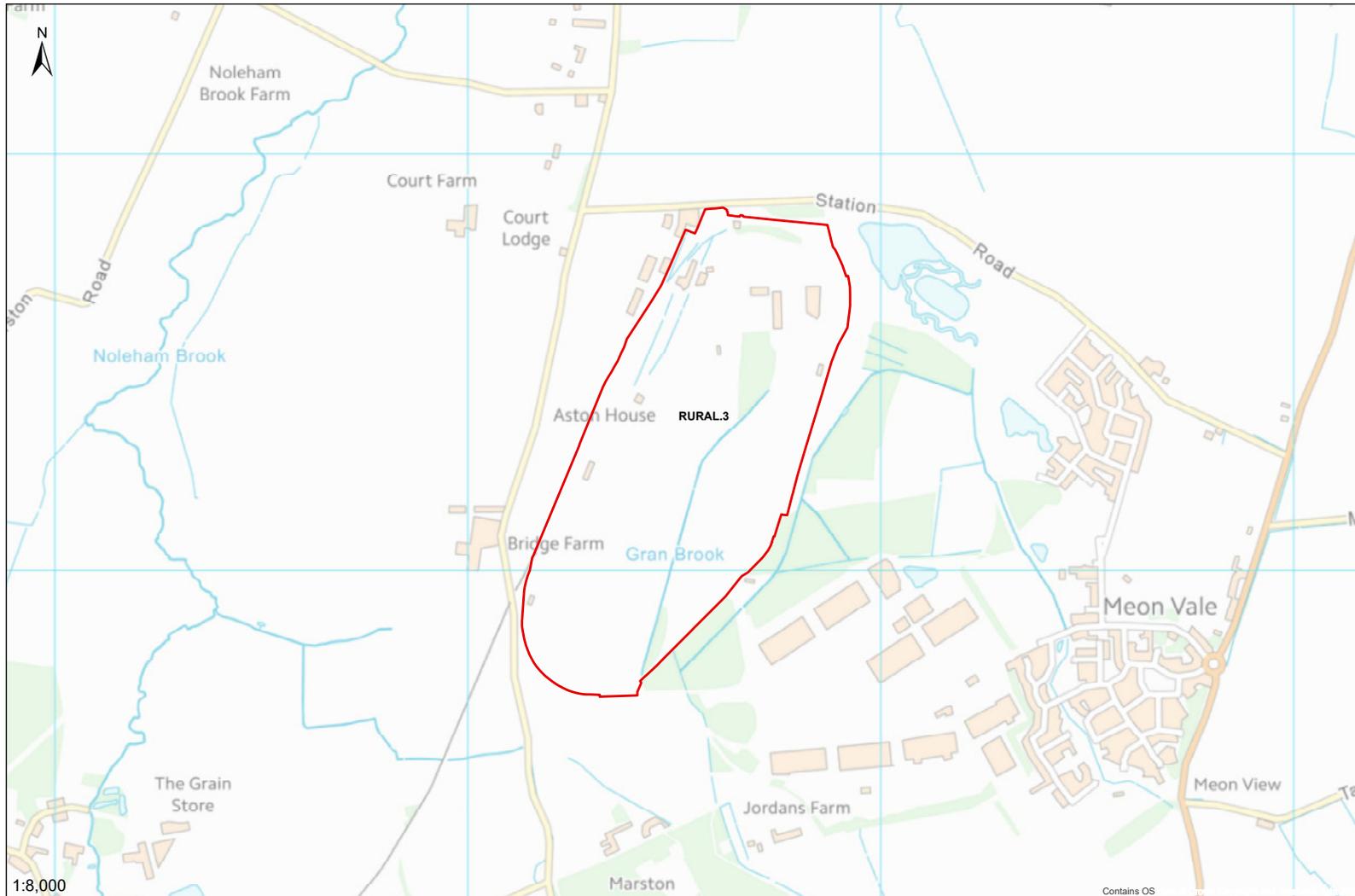
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## SITE ASSESSMENTS

<b>RURAL.2 – UNIVERSITY OF WARWICK CAMPUS, NEAR WELLESBOURNE</b>	
<b>Potential Mitigation</b>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Sub-dividing RURAL.2 into three zones to more clearly identify their proximity to the identified heritage assets and the associated impact of development. These are identified on the map at the beginning of this section (blue dashed outline).</li> <li>• Not locating any buildings, landscaping or infrastructure such that they overlap the boundaries of the scheduled monuments, and identifying a protection zone. Works to improve/protect the scheduled monument currently identified as at risk should also be undertaken in RURAL.2C.</li> <li>• Consulting with Warwickshire County Council, Historic England and any relevant academic/research institutions regarding archaeological potential and management strategies. It is likely that considerable desk-based assessment and on-site evaluation will be necessary prior to developing any proposals in detail across the whole of RURAL.2, but particularly RURAL.2B and RURAL.2C.</li> <li>• Conducting a landscape and visual impact assessment (LVIA) in order to understand the sensitivities of the surrounding rural landscape, particularly relating to Charlecote Park, and the impact of development on this.</li> <li>• Locating any new access points on the east or far south sides of the site to protect the character of Charlecote.</li> </ul>
<b>Conclusion of Harm</b>	<p>RURAL.2A and RURAL 2B: <b>Moderate less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential impact on the setting of the multiple heritage assets comprising Charlecote Park.</li> <li>• Potential impact on the setting of conservation areas, listed buildings and buildings/spaces of historical significance.</li> <li>• Potential impact on the setting of scheduled monuments.</li> <li>• High potential for archaeological discovery.</li> </ul> <p>RURAL.2C: <b>High less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• All of the above, plus potential impact directly on a scheduled monument identified on the Heritage at Risk Register. NB: subject to the final proposals, there is potential for this impact to escalate the level of harm to substantial. Alternatively, proposals which seek to improve the protection of the scheduled monument and remove its entry from the Heritage at Risk Register will likely reduce the level of harm.</li> </ul>

# SITE ASSESSMENTS

## 5.14 RURAL.3 QUINTON RAIL TECHNOLOGY CENTRE, NEAR LONG MARSTON



## SITE ASSESSMENTS

RURAL. 3 – QUINTON RAIL TECHNOLOGY CENTRE, NEAR LONG MARSTON			
<b>SHLAA Ref.</b>	RURAL.3	<b>Site Description</b>	The site is located on the south side of Station Road and comprises sidings, yards and open fields, encircled by a perimeter road and rail tracks. Existing buildings and operational areas are concentrated at the north end and along the western edge of the site.
<b>Area</b>	49ha		
<b>Relevant Planning History</b>	<p>Incorporating the site:</p> <ul style="list-style-type: none"> <li>14/01186/OUT Meon Vale Campden Road Long Marston – Outline Planning Application (with means of access) for the development of up to 550 dwellings Use Class C3/C2 (Use Class C2 not to exceed 85 dwellings); a one-form entry Primary School (Use Class D1) with associated open space; a leisure village comprising up to 300 units of self-catering lodges and holiday homes (Use Classes C1/ C3), ancillary facilities building(s) to incorporate reception and administration facilities (Use Class B1a), entertainment areas (Use Classes D1 / D2) and retail uses (Use Classes A1 / A3/ A5), a touring caravan and camping site with up to 80 pitches and ancillary facilities building; the creation of landscaping, open space and ecological habitats; new accesses for vehicles, pedestrians and cycles; new internal highways; car and cycle parking; sustainable drainage measures, including storage ponds for surface water attenuation; provision of utilities infrastructure; earth works and all ancillary enabling works including demolition of buildings and structures and ground remediation. Permission granted 02/04/2015 (with on-going related applications).</li> </ul>		
<b>Historical Overview</b>	<p>The history of RURAL.3 is closely associated with that of RURAL.4. Prior to the mid-C20, the area was set out a series of agricultural fields. In 1940 the site became a large storage depot for the Ministry of Defence to support Long Marston Airfield located to the north. The depot was used as storage and warehousing for army engineers and served by a loop railway line around the site which was linked to the airfield. Smaller buildings, timber and brick barracks, and Nissen huts provided accommodation for the Royal Engineers based at the depot. Towards the end of the war part of the camp was also used to house German POWs and later for Polish resettlement.</p> <p>Aerial photos show that, by 1946, the site was well developed with infrastructure, huts and storage buildings. The site was developed further after the Second World War and a variety of offices and barracks were constructed in the 1960s. The site was decommissioned in 1999. Following MOD use part of the site was used as a scrapyards with rail links and the extensive sidings were used to store rolling stock for the rail network as part of the Quinton Rail Technology Centre.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>26x entries on the National Heritage List for England, including a cluster along the main road through Long Marston</li> </ul>		

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## SITE ASSESSMENTS

<b>RURAL. 3 – QUINTON RAIL TECHNOLOGY CENTRE, NEAR LONG MARSTON</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• Mid-C20 rail tracks, sidings and locomotive sheds</li> <li>• Ridge and furrow</li> <li>• Site of medieval masonry building (anecdotal)</li> <li>• Overlap with Midland Railway (MWA7840) and possible enclosure of unknown date (MWA4569)</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 18x recorded archaeological monuments (lost buildings/structures, earthworks, enclosures, pits, ditches, former settlements, transport routes/infrastructure, former uses, as well as cross-over with listed buildings). Date range: Romano-British/Medieval/Post-Medieval/Industrial/Modern</li> <li>• Ridge and furrow</li> </ul>
<b>Significance</b>	<p>The site is significant for its military history, operating as the base for the Royal Engineers from WWII until its decommissioning in the 1990s. Equipment used in the D-Day landings, and later the Falklands and first Gulf Wars, was transported from the former Central Engineer Park. The site retains much of its character as an operational site and one of the mid-C20 sheds on the west side of the site is likely to be the only remaining structure of its kind. The integrity of the site's rail tracks, sidings and yards are also illustrative of its military transport history.</p> <p>The evidence of settlement and activity within the wider area indicates that there is moderate archaeological potential for further finds within the boundary of RURAL.3, including (but not limited to) relating to the foundations of since-lost military buildings/structures, railway infrastructure and medieval agricultural activity.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Alter the character of the former military site, particularly if enabling development is proposed that does not directly relate to rail-related activity.</li> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features, particularly those relating to former military structures at the north end of the site.</li> <li>• Impact the setting of Long Marston village.</li> </ul>

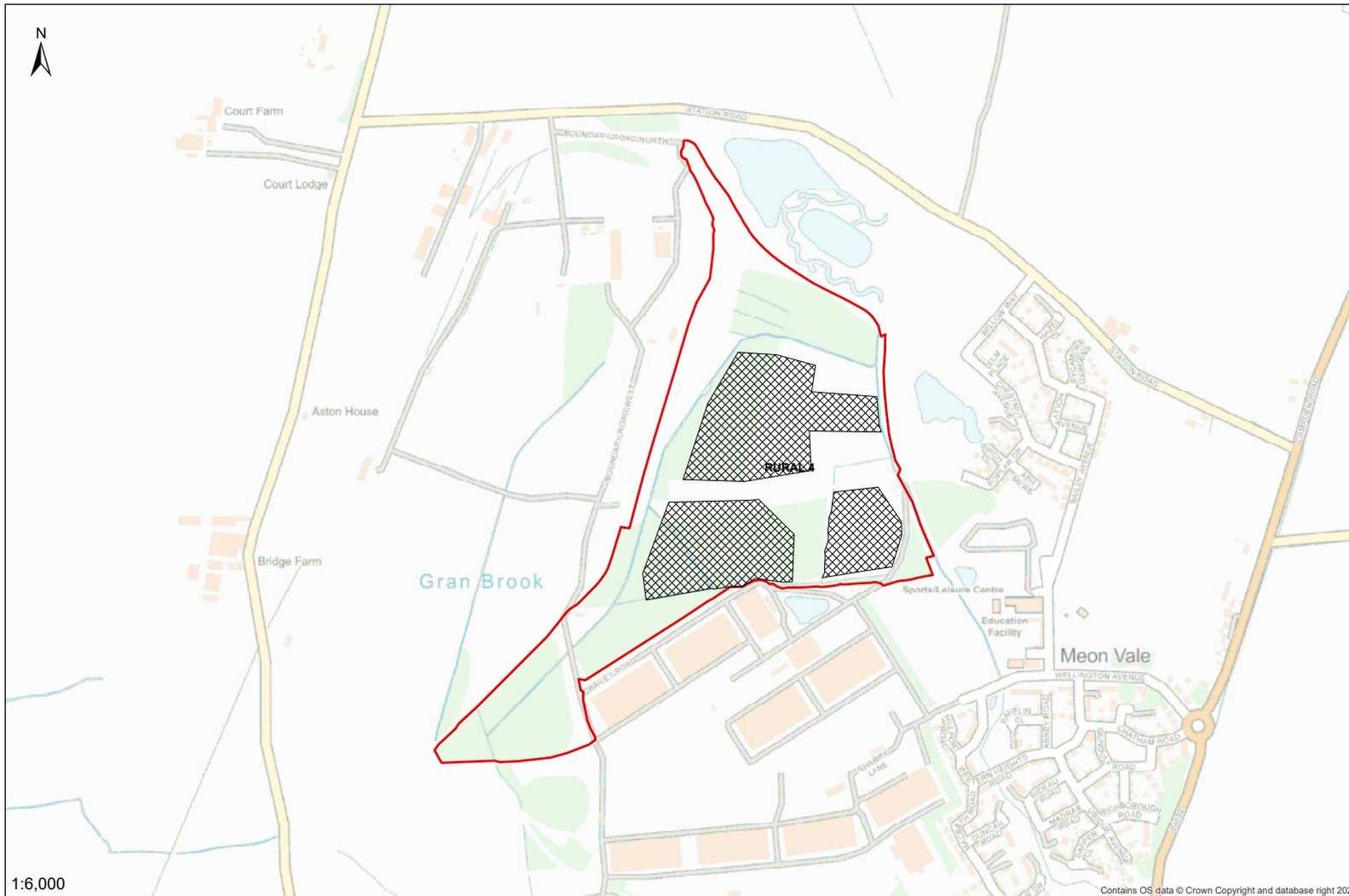
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## SITE ASSESSMENTS

RURAL. 3 – QUINTON RAIL TECHNOLOGY CENTRE, NEAR LONG MARSTON	
<p><b>Potential Mitigation</b></p>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Preparing an assessment of the history and significance of the site and its military operations in order to comprehensively understand the potential impact on these non-designated heritage assets. In consultation with Historic England, it should be ascertained if the site fulfils the criteria for any statutory designations.</li> <li>• Preparing an informed masterplan in consultation with a detailed heritage assessment and potential designations.</li> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Conducting a landscape and visual impact assessment to understand the potential impact on the character of the surrounding landscape, which comprises the setting of a number of surrounding heritage assets.</li> <li>• Conducting an area assessment to appraise the characteristics and special interest of Long Marston village, in line with Historic England's guidance – <i>Understanding Place: Historic Area Assessments</i>, (2017), in order to understand the potential impact on its setting.</li> </ul>
<p><b>Conclusion of Harm</b></p>	<p><b>Moderate/High less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential for statutory designation</li> <li>• Potential impact on buildings/spaces of historical significance</li> <li>• Potential loss of ridge and furrow</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.15 RURAL.4 MEON VALE (FORMER ENGINEER RESOURCES DEPOT), LONG MARSTON



## SITE ASSESSMENTS

<b>RURAL.4 – MEON VALE (FORMER ENGINEER RESOURCES DEPOT), LONG MARSTON</b>			
<b>SHLAA Ref.</b>	RURAL.4	<b>Site Description</b>	The site primarily comprises woodland between the boundary of the Quinton Rail Technology Centre (RURAL.3) and the village development at Meon Vale. To the south is the Meon Vale Business Park.
<b>Approximate Area</b>	32ha		
<b>Relevant Planning History</b>	<p>Partially overlapping the site boundary:</p> <ul style="list-style-type: none"> <li>14/01186/OUT Meon Vale Campden Road Long Marston – Outline Planning Application (with means of access) for the development of up to 550 dwellings Use Class C3/C2 (Use Class C2 not to exceed 85 dwellings); a one-form entry Primary School (Use Class D1) with associated open space; a leisure village comprising up to 300 units of self-catering lodges and holiday homes (Use Classes C1/ C3), ancillary facilities building(s) to incorporate reception and administration facilities (Use Class B1a), entertainment areas (Use Classes D1 / D2) and retail uses (Use Classes A1 / A3/ A5), a touring caravan and camping site with up to 80 pitches and ancillary facilities building; the creation of landscaping, open space and ecological habitats; new accesses for vehicles, pedestrians and cycles; new internal highways; car and cycle parking; sustainable drainage measures, including storage ponds for surface water attenuation; provision of utilities infrastructure; earth works and all ancillary enabling works including demolition of buildings and structures and ground remediation. Permission granted 02/04/2015 (with on-going related applications).</li> </ul>		
<b>Historical Overview</b>	<p>The history of RURAL.4 is closely associated with that of RURAL.3. Prior to the mid-C20, the area was set out a series of agricultural fields. In 1940 the combined site became a large storage depot for the Ministry of Defence to support Long Marston Airfield to the north. The depot was used as storage and warehousing for army engineers and served by a loop railway line around the site which was linked to the airfield. Smaller buildings, timber and brick barracks and Nissen huts housed the Royal Engineers looking after the stores. Towards the end of the war part of the camp was also used to house German POWs and later for Polish resettlement. Aerial photos show that, by 1946, the wider site was well developed with infrastructure, huts and storage buildings but there were still some enclosed fields to the centre of the site. Historic maps indicate that the woodland was planted after 1923. The clearing was used as a sports field during MOD occupation.</p>		

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## SITE ASSESSMENTS

<b>RURAL.4 – MEON VALE (FORMER ENGINEER RESOURCES DEPOT), LONG MARSTON</b>	
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• 26x entries on the National Heritage List for England, including a cluster along the main road through Long Marston</li> </ul>
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• Possible enclosure of unknown date, indicated by cropmarks (MWA4569)</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Ridge and furrow</li> <li>• 20x recorded archaeological monuments (lost buildings/structures, earthworks, crop marks, pits, ditches, former settlements, transport routes/infrastructure, former uses, as well as cross-over with listed buildings). Date range: Romano-British/Medieval/Post-Medieval/Industrial/Modern</li> </ul>
<b>Significance</b>	<p>The site is significant for its historical link with the adjacent Quinton Rail Technology Centre (RURAL.3) and wider presence of the Royal Engineers in this area historically. This includes a large portion of the site which was used as amenity space and areas of planting which appear to be contemporary with the establishment of military use.</p> <p>The evidence of settlement and activity within the wider area indicates that there is moderate archaeological potential for further finds within the boundary of RURAL.4, principally relating to the foundations of since-lost military buildings/structures and medieval agricultural activity.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Reduce the green character of the site and the wider area</li> <li>• Obscure the historical relationship with the adjacent rail site and its military operations by altering its setting</li> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features</li> </ul>

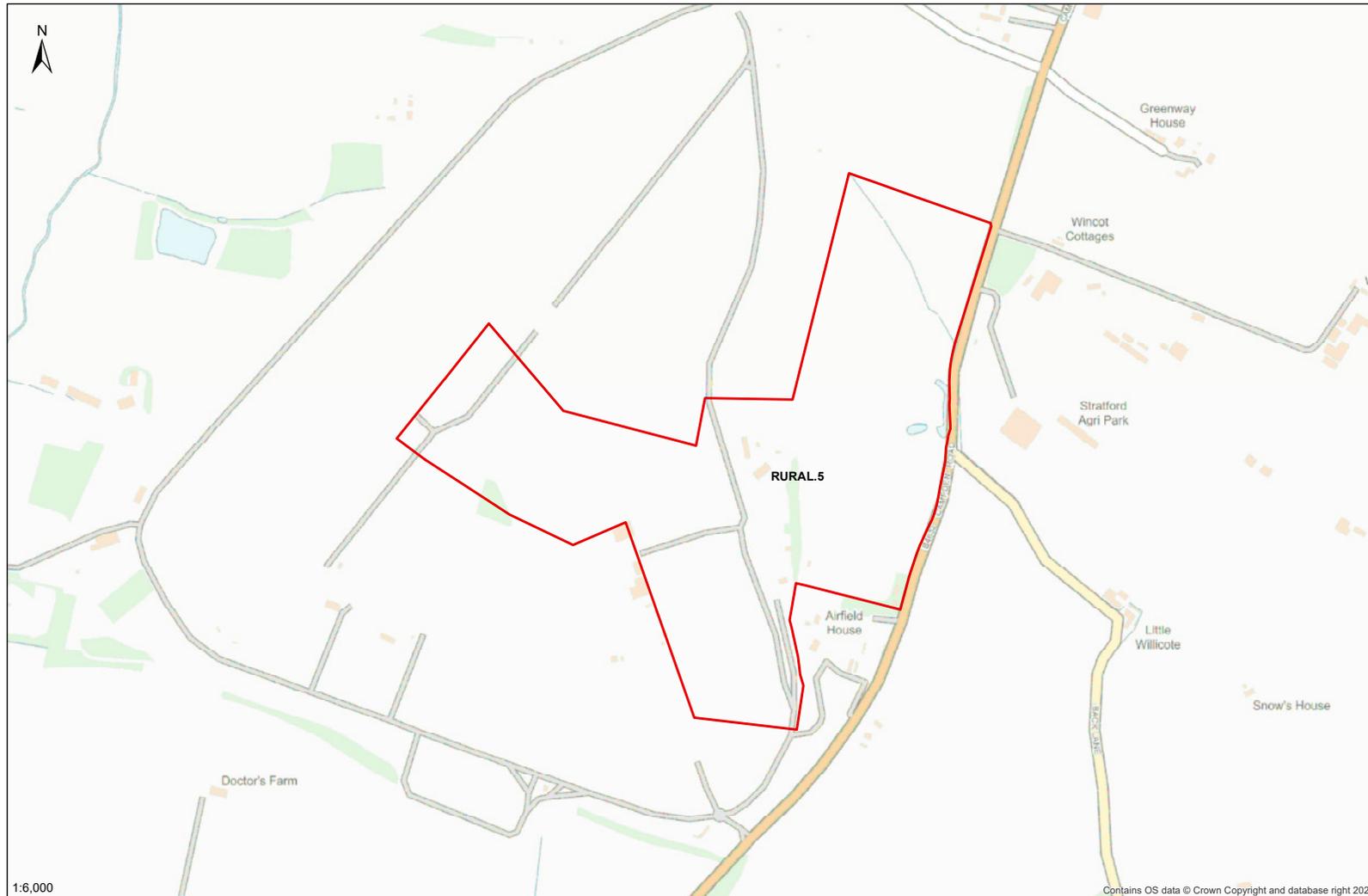
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## SITE ASSESSMENTS

RURAL.4 – MEON VALE (FORMER ENGINEER RESOURCES DEPOT), LONG MARSTON	
<p><b>Potential Mitigation</b></p>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Revising the existing masterplan or preparing a new masterplan, to be informed by a more detailed understanding of the history and significance of the site and its setting (i.e. the military history associated with RURAL.3 and RURAL.4), including any future designations.</li> <li>• Conducting a landscape and visual impact assessment to understand the potential impact on the character of the surrounding landscape, which comprises the setting of a number of surrounding heritage assets.</li> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> </ul>
<p><b>Conclusion of Harm</b></p>	<p><b>Moderate less-than-substantial harm</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential impact on the setting of buildings/spaces of historical significance</li> <li>• Potential for archaeological discovery</li> </ul>

# SITE ASSESSMENTS

## 5.16 RURAL.5 LONG MARSTON AIRFIELD (PHASE 1B)



## SITE ASSESSMENTS

<b>RURAL.5 – LONG MARSTON AIRFIELD – PHASE 1B</b>			
<b>SHLAA Ref.</b>	RURAL.5	<b>Site Description</b>	The site is located on the west side of the B4632 Campden Road and occupies part of the former airfield.
<b>Approximate Area</b>	37ha		
<b>Relevant Planning History</b>	<p>Partially overlapping the site:</p> <ul style="list-style-type: none"> <li>18/01892/OUT Long Marston Airfield Campden Road Lower Quinton Stratford-upon-Avon CV37 8LL – Outline application (with all matters reserved) for a phased development comprising up to 3,100 new homes (Class C2/C3), employment (Use Classes B1(a)-(c)) including a business park of approximately 5.7ha (gross) and further employment space/land within mixed-use areas, village centre comprising a range of uses (Use Classes A1-A5/B1(a)/D1/D2), plus two primary schools and one secondary school. Provision of new open space including parks and amenity space. Provision of a new access junction from Campden Road. Associated infrastructure, utilities, engineering and landscaping works including sustainable drainage systems. The proposal incorporates the demolition/removal of the runways and other hardstanding and identified existing structures. Pending consideration (but numerous later applications concerning sub-phases).</li> </ul>		
<b>Historical Overview</b>	<p>The eastern portion of the site adjacent to Campden Road was occupied by a medieval village, Willicote, surrounded by arable fields. By the C19 the village had been deserted and the site was occupied by enclosed fields with various farmsteads around the wider area, including Glebe Farm just outside the site boundary.</p> <p>The fields and farmstead were lost with the construction of the Long Marston Airfield from 1940. This operated as a RAF training station until 1954. It had three runways in an 'A' formation and associated buildings, including a control tower and blast shelter. The airfield was retained as a private airfield but many of the military structures were demolished.</p> <p>In January 2017 the Government announced that it had selected Long Marston Airfield as a site for a planned Garden Village.</p>		
<b>Designated Heritage Assets</b>	<p>None within the site boundary.</p> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>1x entry on the National Heritage List for England</li> </ul>		

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## SITE ASSESSMENTS

<b>RURAL.5 – LONG MARSTON AIRFIELD – PHASE 1B</b>	
<b>Non-Designated Heritage Assets</b>	<p>Within the site boundary:</p> <ul style="list-style-type: none"> <li>• Site of RAF Long Marston (MWA8029) – WWII airfield comprising runways, hangars, hardstandings and ancillary structures</li> <li>• Site of deserted medieval village (MWA4405)</li> </ul> <p>Within a 1km radius of the site boundary:</p> <ul style="list-style-type: none"> <li>• Ridge and furrow</li> <li>• 12x recorded archaeological monuments (lost buildings/structures, findspots, earthworks, crash sites, former settlements, transport routes/infrastructure, former uses, as well as cross-over with listed buildings). Date range: Romano-British/Medieval/Post-Medieval/Modern.</li> </ul>
<b>Significance</b>	<p>The site is significant as a WWII RAF airfield. It forms a notable group with the MOD rail site further south (RURAL.3 and RURAL.4) and other military sites across the district by virtue of their shared history. The open topography and surviving runways are illustrative of this former use.</p> <p>The evidence of settlement and activity within the wider area indicates that there is low archaeological potential for further finds within the boundary of RURAL.4, principally relating to the foundations of since-lost RAF buildings/structures.</p>
<b>Impact of Development on Significance</b>	<p>There is potential for development to:</p> <ul style="list-style-type: none"> <li>• Reduce the open landscape character of the site and green setting of the wider area.</li> <li>• Obscure the historical use of the site as an RAF airfield.</li> <li>• Truncate or destroy as-yet unknown archaeological deposits and/or features.</li> </ul>

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## SITE ASSESSMENTS

RURAL.5 – LONG MARSTON AIRFIELD – PHASE 1B	
<p><b>Potential Mitigation</b></p>	<p>The potential impact of development can be mitigated by:</p> <ul style="list-style-type: none"> <li>• Reviewing the masterplan to ensure it is sympathetic to the historic character of the airfield.</li> <li>• Consulting with Warwickshire County Council regarding archaeological potential. Thereafter carry out any necessary archaeological desk-based assessment to identify where further evaluation may be required (e.g. resistivity or trial trenches), as per paragraph 194 of the NPPF (July 2021).</li> <li>• Conducting a landscape and visual impact assessment to understand the potential impact on the character of the surrounding landscape, particularly with regards to the setting of Long Marston village.</li> </ul>
<p><b>Conclusion of Harm</b></p>	<p><b>Moderate less-than-substantial</b>, on the grounds of:</p> <ul style="list-style-type: none"> <li>• Potential impact on buildings/spaces of historic significance</li> <li>• Loss of ridge and furrow</li> <li>• Potential for archaeological discovery</li> </ul>

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