



# Wellesbourne Campus, Wellesbourne, Warwickshire

*Historic Environment Desk-Based Assessment*



*Report prepared for:*  
University of Warwick

CA Project: CR0645

CA Report: CR0645

September 2022



# Wellesbourne Campus, Wellesbourne, Warwickshire

## *Historic Environment Desk-Based Assessment*

CA Project: CR0645

CA Report: CR0645\_01

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## SUMMARY

**Project Name:** Wellesbourne Campus

**Location:** Wellesbourne, Warwickshire

**NGR:** 427222, 257003

In March 2021, Cotswold Archaeology was commissioned by the University of Warwick to undertake a Historic Environment Desk-Based Assessment in respect of the Wellesbourne Campus, Wellesbourne, Warwickshire. The report has been updated in September 2022. Presently in use as agricultural land as a campus site for the Warwickshire University the Site is located to the north of Stratford Road, west of the A249 and east of Thelsford Road c.1km to the west of the centre of Wellesbourne.

Two Scheduled Monuments are situated within the Site, comprising a sequence of later prehistoric and Roman enclosures and, to their north, a prehistoric cursus and bowl barrow. No future development could take place within these designated areas, and use of buffer space around them would likely to be required, as well as their incorporation into an overarching green infrastructure strategy. There is a potential for currently unrecorded below-ground remains to lie in their proximity, and fieldwork survey would be required to gather further information on this to inform future change.

This assessment report has identified two buildings within the Site of some heritage interest. Neither building is listed, and Stratford-on-Avon does not have a 'local list' of buildings. However, it is considered that both buildings have sufficient heritage interest to comprise 'non-designated heritage assets'. Of these, the barn range on the north-east side of the campus is the more significant, with the Victorian cottage at the pumping station of more limited heritage interest.

The hedgerows bounding and within the site largely pre-date the mid 19<sup>th</sup>-century tithe map, and likely comprise 'important' hedgerows under the criteria for archaeology and history of the Hedgerows Regulations 1997.

The Grade II\* Registered Park of Chalecote Park lies immediately to the west of the Site, and it also comprises a major part of the Conservation Area. It includes numerous historic listed buildings (including Grade I, II\* and II buildings), which are discussed in this report. The Wellesbourne Conservation Area lies to the south-west, and also includes numerous listed buildings. Consideration of the setting of these heritage assets in this report indicates that there is a capacity for change in the Site for development, although the presence of these heritage assets will require heritage influences to be a key part of future designs as

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part of the heritage objective of 'maximising heritage enhancement and minimising heritage harm'. A number of potential heritage considerations are set out in the report's conclusions.

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## 1. INTRODUCTION

1.1. In March 2021, Cotswold Archaeology (CA) was commissioned by the University of Warwick to undertake a Historic Environment Desk-Based Assessment in respect of the Wellesbourne Campus, Wellesbourne, Warwickshire (hereafter referred to as ‘the Site’). The report has been updated in September 2022. Presently in use as agricultural land as a campus site for the Warwickshire University the Site is located to the north of Stratford Road, west of the A249 and east of Thelsford Road c.1km to the west of the centre of Wellesbourne (NGR: 427222, 257003; Fig. 1).

1.2. Proposals are under development at the time of writing and, as such, the present assessment provides recommendations as well as anticipated heritage constraints that can be used to inform development parameters. This is in accordance with the heritage objective of ‘maximising heritage enhancement and minimising heritage harm’.

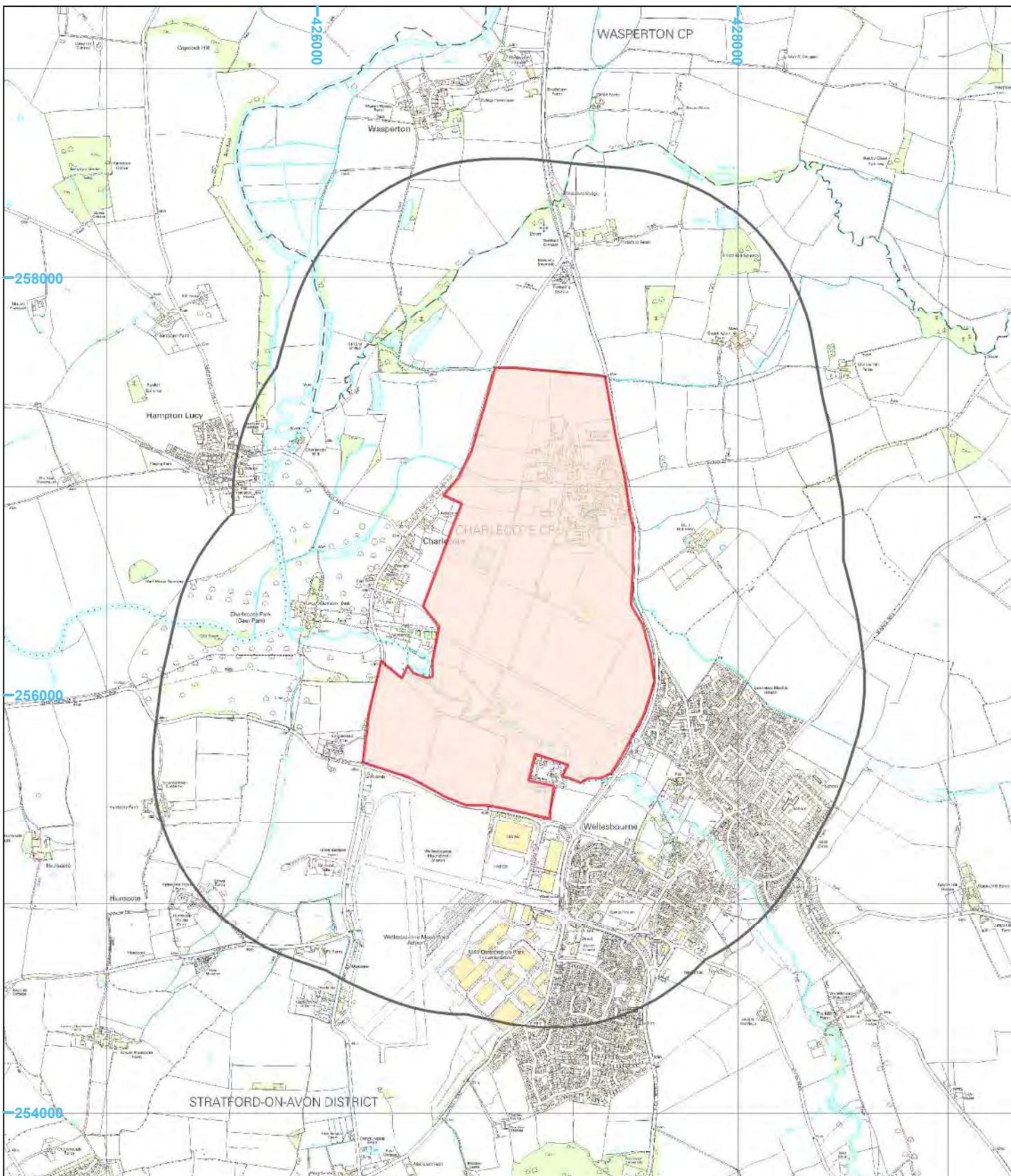
### *Objectives and professional standards*

1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.4. Cotswold Archaeology (CA) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by CIfA in 2014 and updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

*‘...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact’ (CIfA 2020).*

1.5. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:



- Site
- Study area



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**PROJECT TITLE**

Wellesbourne Campus, Wellesbourne, Warwickshire

**FIGURE TITLE**

Site location plan

<b>DRAWN BY</b> CJ	<b>PROJECT NO</b> CR0645	<b>FIGURE NO.</b>
<b>CHECKED BY</b> JS	<b>DATE</b> 23/03/2021	<b>1</b>
<b>APPROVED BY</b> AB	<b>SCALE@A3</b> 1:25 000	

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation’ (Historic England 2015, 3).

### **Statute, policy and guidance context**

- 1.6. The Site is in the local authority of Stratford-on-Avon District Council. The Council has published a Core Strategy (adopted July 2016) which provides the strategic planning policy context within the district. A Development Requirements Supplementary Planning Document (SPD adopted between 2018 and 2019) further details the development management policies. The Neighbourhood Plan for Wellesbourne was adopted in 2018 and is part of the local development plan.
- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

<b>Statute</b>	<b>Description</b>
<b>Ancient Monuments and Archaeological Areas Act (1979)</b>	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
<b>Planning (Listed Buildings and Conservation Areas) Act (1990)</b>	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
<b>National Heritage Act 1983 (amended 2002)</b>	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
<b>Conservation Principles (Historic England 2008)</b>	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
<b>National Planning Policy Framework (2021)</b>	Provides the English government’s national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Section 16.
<b>National Planning Practice Guidance (updated July 2019)</b>	Guidance supporting the National Planning Policy Framework.

<b>Statute</b>	<b>Description</b>
<b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b>	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
<b>Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)</b>	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
<b>Statements of Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12 (2019)</b>	Provides guidance and information on the analysis and assessment of Heritage Significance in line with the NPPF (2019)
<b>Stratford On Avon Core Strategy 2011-2031 (adopted 2016)</b>	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2019). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).
<b>Stratford-on-Avon District Development Requirements SPD</b>	Comprises detailed guidance on Core Strategy policies to assist in the development and submission of planning applications.
<b>Wellesbourne Neighbourhood Plan (adopted 2018)</b>	Comprises detailed guidance on Core Strategy policies to assist in the development and submission of planning applications.
<b>Hedgerows Regulations (1997)</b>	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

**Table 1.1** Key statute, policy and guidance

## 2. METHODOLOGY

### *Data collection, analysis and presentation*

- 2.1. This assessment has been informed by available historic environment information, subject to limitations due to health and safety constrictions imposed in response to the 2020 Coronavirus (COVID-19) pandemic. In this instance, this is considered to be sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach accords, where practicable under present restrictions, with the provisions of the NPPF (2021) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources and where this has not been possible to obtain this has been outlined in the summary set out in Table 2.1 below. Limitations to the study are specifically set out in 'limitations' below.

Source	Data
<b>National Heritage List for England (NHLE)</b>	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
<b>Warwickshire Historic Environment Record (HER)</b>	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
<b>Historic England Archives (HEA)</b>	Not available due to Covid-19 closure requirements.
<b>Warwickshire Record Office</b>	Not available due to Covid-19 closure requirements. Information collated for the previous assessments was revisited.
<b>Historic England's Aerial Photograph Research Unit</b>	Not available due to Covid-19 closure requirements. The National Mapping Programme (NMP) results supplied by the HER, the results of the Midlands Open Fields Project and the Britain from Above website (accessed October 2020) were utilised.
<b>The Rural Settlement of Roman Britain online resource (accessed March 2020)</b>	A comprehensive resource detailing excavated evidence for Romano-British rural settlement and activity.
<b>Defra Data Services Platform (environment.data.gov.uk)</b>	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
<b>Genealogist, Envirocheck, National Library of Scotland &amp; other cartographic websites</b>	Historic (Ordnance Survey and Tithe) mapping in digital format.
<b>British Geological Survey (BGS) website</b>	UK geological mapping (bedrock & superficial deposits) & borehole data.

Source	Data
Grey Literature	Unpublished archaeological reports

**Table 2.1** Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.
- 2.4. A site visit was also undertaken as part of this assessment on the 22nd of March 2021, and again on 16 September 2022. The primary objectives of the site visits were to assess the Site’s historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The wider landscape was examined, as relevant, from accessible public rights of way.

#### **Aerial photographs held at Historic England Archives**

- 2.5. The area containing the Site has been subject to assessment as part of the National Mapping Programme (NMP) as well as the Midlands Open Fields Project (Hall 2001) that have examined existing aerial photographs of the area in order to provide primary information and synthesis for all archaeological sites and landscapes visible on aerial photographs, or other airborne remote sensed data, to enhance our understanding of past human settlement. The data and results produced by these studies have been provided by the HER and where relevant are

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discussed further on Section 3 of this report. A selection of aerial photographs was also provided in digital format by the HER, these were used for research only and cannot be used within the assessment due to copyright restrictions.

- 2.6. In addition, and to supplement the HER information received, a search of relevant aerial photographs was undertaken using the Britain from Above website (accessed March 2021) in the absence of access to the Historic England archives, however, no relevant photographs for the Site were identified.

### LiDAR imagery

- 2.7. Existing Environment Agency (EA) Lidar data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.8. EA Lidar DTM and DSM tiles were obtained from the Defra Data Services Platform (environment.data.gov.uk), under the Open Government Licence v3.0. The data was available at 1m resolution, surveyed in 2018, for the extent of the study area. Both tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100x100m-square. EA state that their specifications for Lidar data require absolute height error to be less than +/-15cm, and relative error to be less than +/-5cm (EA, 2016). The planar accuracy of the data is guaranteed to +/- 40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +/-20cm (ibid.).
- 2.9. The Lidar .asc files contain British National Grid as the “native” coordinate reference system. Where necessary, both tiles were combined into a mosaic raster dataset using Esri ArcGIS 10.5.1 and exported as a .TIFF
- 2.10. The resulting .TIFF was then processed using Relief Visualisation Toolbox (RVT) (Kokalj et al 2019 and Zakšek et al 2011) to create a number of visualisations including a multi-direction hillshade and local relief model following Historic England guidelines (HE 2010) and guidance in *Airborne Laser Scanning Raster Visualisation: A guide to good practice* (Kokalj & Hesse 2017). The parameters were set to those appropriate for the topography of the area.
- 2.11. The output images from the RVT software were then imported into the ArcMap 10.5.1 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection. DTM tile formed the basis within the desk-based assessment and is illustrated on Fig. 7.

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### ***Assessment of heritage significance***

- 2.12. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2021), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

### ***Assessment of potential development effects (benefit and harm)***

- 2.13. The present report sets out the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.14. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2021). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.
- 2.15. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or

benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

Level of effect	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2021) paragraphs 197 and 206.
<b>No harm</b>	The proposals would preserve the significance of the heritage asset.	<p>ing a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990).</p> <p>ing or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act.</p> <p>Sustaining the significance of a heritage asset is consistent with paragraph 189 of the NPPF and should be at the core of any material local planning policies in respect of heritage.</p>
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	<p>etermining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 202 of the NPPF (2021).</p> <p>als involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i></p>
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	<p>als with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i></p>
<b>Substantial harm</b>	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	<p>phs 200-201 of the NPPF (2021) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.</p>

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**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

- 2.16. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2021), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].'*

- 2.17. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

#### **Limitations of the assessment**

- 2.18. This assessment is principally a desk-based study and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.19. A review of historic aerial photographs of the Site and study area was excluded from the scope of this assessment, given that the area was studied as part of the National Mapping Programme and the Midlands Open Fields Project undertaken by Historic England and the transcripts of this are held and were provided by the HER. Therefore, this is not perceived to be a limitation of the assessment presented in this report.
- 2.20. A selection of archival material pertaining to the Site and study area was not consulted in person at the Warwickshire Record Office. This exercise had previously been undertaken for the earlier assessments and an online review of the archives resources yielded no new results. The information collated previously was revisited and deemed sufficient to illustrate the Site's history and development and

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thus it is used as relevant within this report. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available from the resources consulted.

- 2.21. Existing Environment Agency (EA) Lidar data was analysed with the specific aim of clarifying the extent any potential archaeological remains.
- 2.22. A walkover survey was conducted within the Site, on the 22nd of March 2021 and again on 16 September 2022 which were both undertaken in dry and clear weather conditions. Access was afforded within the Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource, which may be clarified through intrusive investigation. There was also sufficient access to heritage assets to assess likely impacts upon the significance of the assets due to changes to their setting.

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### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

#### *Landscape context*

- 3.1. The Site is located c.690m to the north-west of the village of Wellesbourne and adjacent to the village at Charlecote. The Wellesbourne Mountford Airfield is located just to the south of the Site. The Site includes agricultural fields, the Wellesbourne Campus of Warwick University, and a water reservoir. The Site measures c.4066ha and the topography is generally flat averaging between the 45m aOD and the 47m aOD. The River dene crosses the Site to the south and a tributary of the River Avon to the north, both running west to south-east.

#### *Geology*

- 3.2. The bedrock geology of the Site area comprises mudstone of the Mercia Mudstone group, a type of sedimentary bedrock formed between 252.2 and 201.3 million years ago during the Triassic period (BGS 2021).
- 3.3. River terrace deposits of sands and gravels are recorded to the north of the Site. These sedimentary superficial deposits formed between 2.588 million years ago and the present during the Quaternary period (BGS 2021).
- 3.4. Two bands of alluvium (clay, silt, sand and gravel) are recorded crossing the Site from west to south-east following the courses of the River Dene and the River Avon. This sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period (BGS 2021).
- 3.5. Gravel terraces were largely formed during the extreme climatic fluctuations of the Pleistocene (HE 2015a). The sequences can be used to reconstruct river movements, and ecological histories can be obtained from associated organic deposits. Gravel terraces often contain redeposited Lower and Middle Palaeolithic artefacts and can be correlated across landscapes to assist in dating elsewhere, such as in the onshore-offshore sequences in the Hampshire basin and the Solent (Bridgland 2001) as well as the Thames (Booth et al 2007). The Site's location adjacent to both the River Dene and Avon means that the presence of gravels within the Site itself and its environs is expected and predictable. The typical soil formation process within estuarine environments is of a series of layers of gravels under alluvium since the alluvium develops from their erosion through natural processes.

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3.6. Alluvial deposits are deposited by rivers and seasonal flooding. It comprises a heterogenous mix of silt, sand, clay, and gravel, as well as organic matter. Alluvial deposits are usually most extensive in the lower part of a river's course, forming floodplains and deltas, but they may form at any point where the river overflows its banks or where the flow of a river is checked. They yield very fertile soils due to the high concentration of nutrients and have a valuable role as a preservation medium (HE 2015a). Alluvial deposits can be used for the analysis of sediment provenance, pollution histories and various forms of landscape study, but are particularly valuable for examining the past environments of river valleys. Additionally, since river valleys represent one of the most densely inhabited landscapes of the archaeological record, alluvium is likely to contain information about past human activity (Howard and Macklin 1999). There are, however, challenges to be faced when attempting to use such data to identify the causes of river valley change, since these dynamic environments are highly responsive to both climatic variation and land-use practices. The presence of substantial layers of alluvium within the Site is unsurprising considering its riverside location. It is expected that several occasions of seasonal flooding occurred within the Site environs, and layers of alluvium deposited on the riverbank, shores and even beyond in case of extreme weather conditions. Alluvium layers may be quite deep which can prove troublesome to the identification of early archaeological remains as these might be buried under several meters of alluvium deposits (as is the case on the Severn Estuary Levels for example) and might not even be detected by other methods of non-invasive survey such as geophysical surveys.

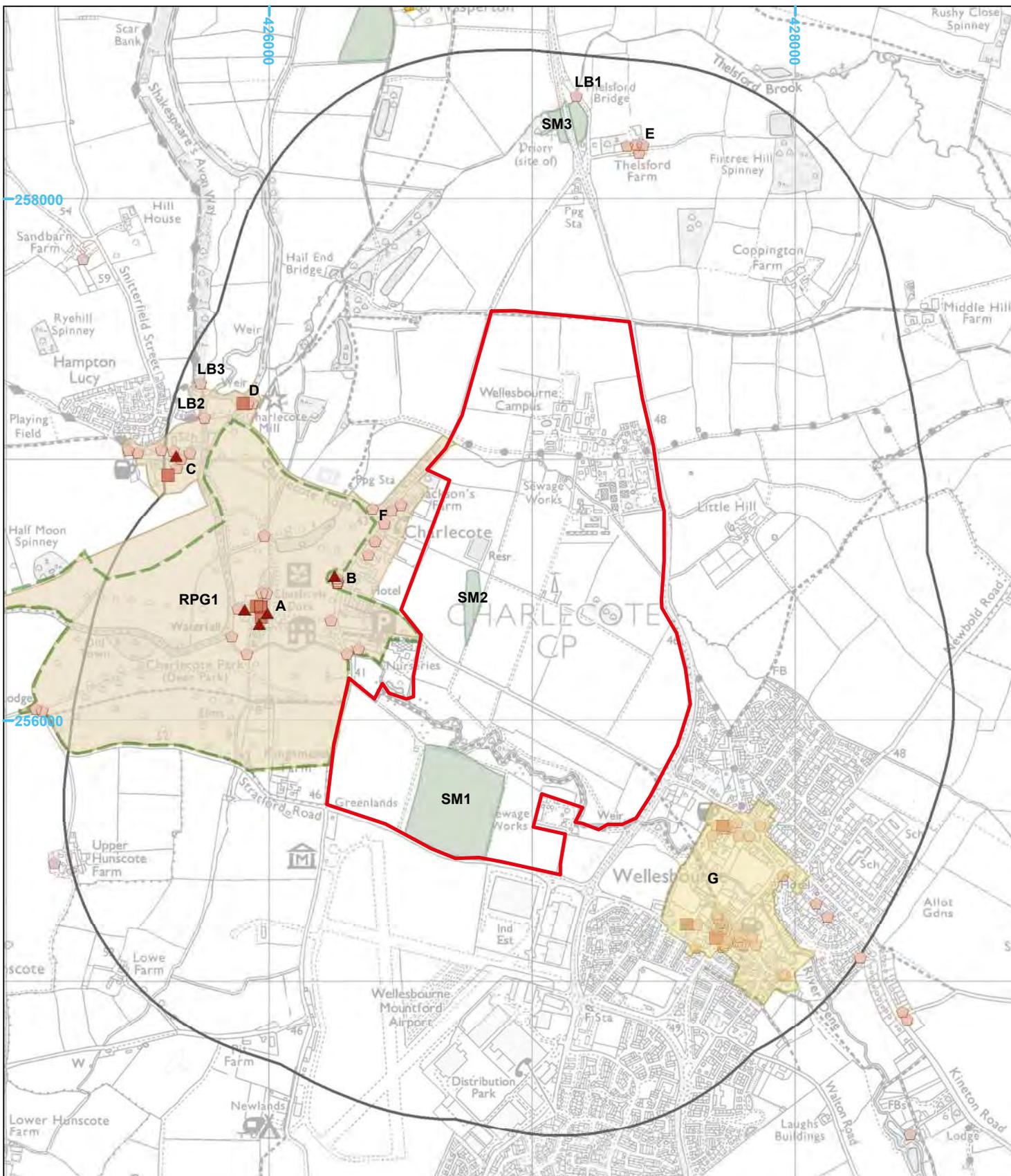
#### *Designated heritage assets*

3.7. As mentioned in Section 1, the Site includes the following designated heritage assets within its boundaries:

- Enclosures c.550m east of King's Mead Scheduled Monument (Fig. 2, **SM1**) and
- Cursus and bowl barrow 450m south east of Jackson's Barn (Fig. 2, **SM2**).

3.8. There are several other heritage assets within the study area comprising several Listed Buildings and a Scheduled Monument, they are:

- Charlecote and Hampton Lucy Conservation Area (Figs 2, 9 and 10)
- Wellesbourne Conservation Area (Figs 2, 9 and 10)



**Legend**

-  Site
-  Study area
-  Charlecote and Hupton Lucy Conservation Area
-  Wellesbourne Conservation Area
-  Scheduled Monuments
-  Registered Park And Garden
-  Grade I Listed Building
-  Grade II\* Listed Building
-  Grade II Listed Building

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**FIGURE TITLE**

Designated assets

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- 
- Thelsford Priory Scheduled Monument, c.640m to the north of the Site (Fig. 2, **SM3**)
  - Charlecote Park Grade II\* Listed Registered Park and Garden (Fig. 2, **RPG1**), and
  - More than fifty listed buildings, some concentrated within Conservation Areas, the Registered Park and Garden or scattered across the landscape. These have been mapped on Fig. 2 and are included within Appendix 2.

3.9. These assets have been mapped on Figs 2, 9 and 10 and if/when relevant will be discussed on their respective period section.

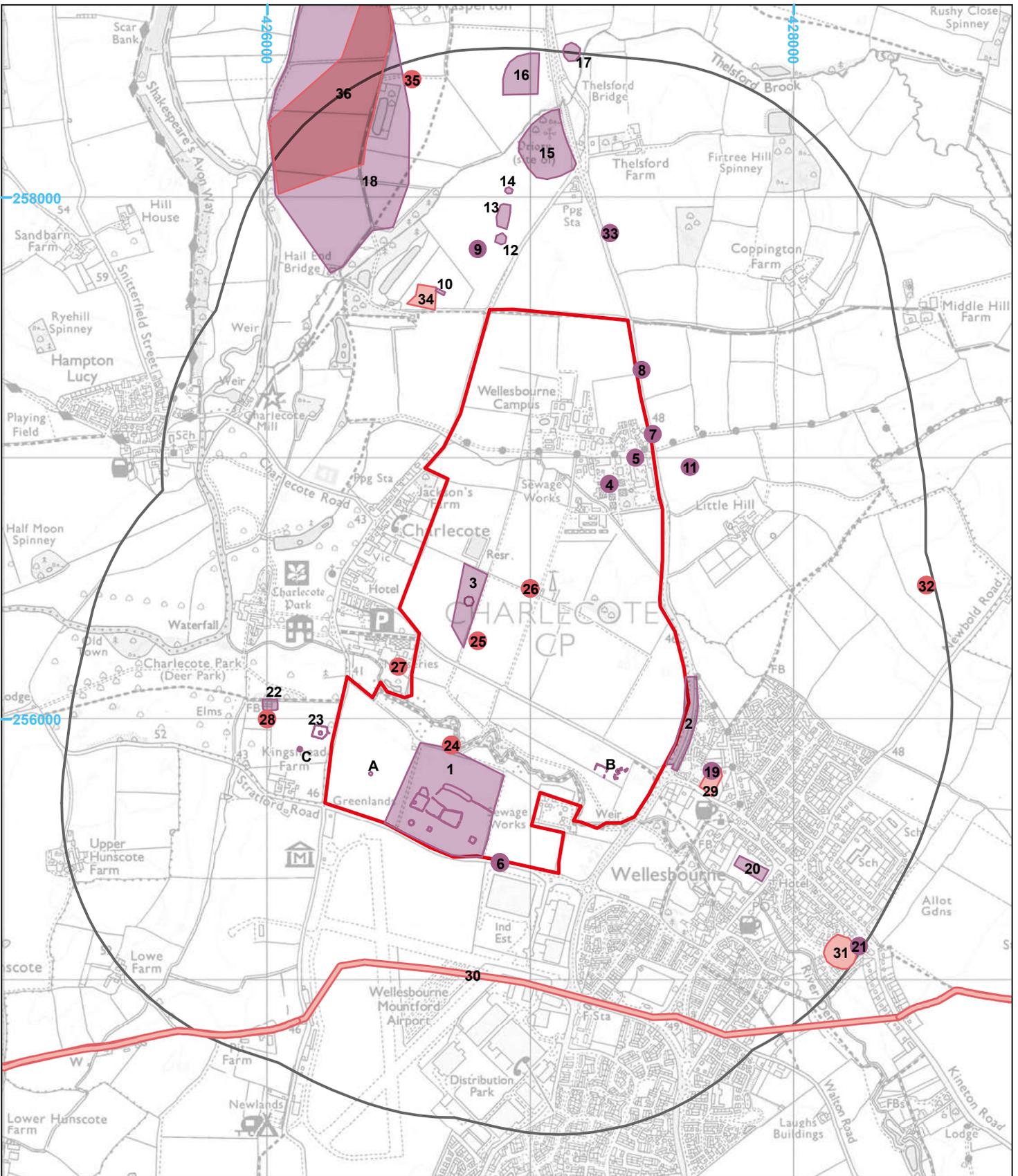
#### *Previous archaeological investigations*

3.10. A considerable amount of archaeological fieldwork has previously been carried out within the study area and within the Site. Previous investigations, which included assessments as well as a range of intrusive works, such as watching briefs, evaluations, and excavations, if of relevance to this assessment are listed in Appendix 2 and their results are discussed chronologically below.

#### *Prehistoric and Roman*

3.11. There are several known remains of the prehistoric and Roman periods recorded within the Site, and the evidence for the study area is quite extensive.

3.12. The most conclusive evidence of occupation of the study area during the prehistoric period which in most cases continued into the Romano-British period comprises areas of enclosures, and field systems. The most impressive group is located within the Site (Fig. 3, **1**) which recorded several ring and linear ditches, enclosures and pits that can be viewed as cropmarks in aerial photographs. This site has been scheduled due to its scale and importance (Fig. 2, **SM1**) and has been interpreted as incorporating several phases of occupation, the first phase corresponding to a possible ring ditch dating to the Neolithic or Bronze Age and the second to later Iron Age and Romano-British farmsteads which survive as entirely buried structures, layers and deposits visible as a complex series of crop and soil marks on aerial photographs with no surface remains. There are at least three large rectangular enclosures two of which are apparently joined with at least two hut circles, pit alignments and ditches and other ancillary rectangular and linear features and additional enclosures. In 1823 a burial urn was found in the field and there have been stray finds of Iron Age and Romano-British pottery (Webster & Hobley 1964).



- Legend**
- Site
  - Study area
  - Prehistoric
  - Romano-British



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**FIGURE TITLE**  
**Prehistoric and Roman archaeological features**

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- 
- 3.13. A second area within the Site including prehistoric remains which have been scheduled (Fig. 2, **SM2**; Fig. 3, **3**) comprises a ring ditch and cursus on a gravel terrace north of the River Dene, close to confluence with the river Avon. A sub-circular cropmark representing a ring ditch, lying on the line of the western cursus ditch, is thought to indicate the remains of a bowl-barrow. The cropmark, measuring 20m in diameter, represents the ditch that enclosed the former mound which is no longer evident. Located centrally within the circular ditch is a roughly circular crop mark, about 8m in width, believed to represent the remains of a burial pit over which the mound would have been raised. Flint implements, mostly from the Neolithic to the Early Bronze Age have been found in the area, with a concentration of artefacts noted in the vicinity of the cursus and barrow.
- 3.14. Two findspots are also recorded within the Site comprising a flint scatter (Fig. 3, **4**) and a palaeolithic hand axe (Fig. 3, **5**).
- 3.15. Several archaeological evaluations and/or excavations within the study area have recorded an Iron Age boundary ditch c.20m to the east of the Site (Fig. 3, **2**), a ditch with fragments of pottery and flint of possible Bronze Age c.200m to the west of the Site (Fig. 3, **11**), a Neolithic or Bronze Age round barrow c.280m to the north of the Site (Fig. 3, **12**), a mortuary enclosure including rectangular enclosure, long barrow and cursus c.360m to the north of the Site (Fig. 3, **13**), a Neolithic round barrow with an inhumation and a flint knife c.460m to the north of the Site (Fig. 3, **14**), post-holes and ditches with associated pottery and flints c.640m to the north of the Site (Fig. 3, **15**), a Neolithic enclosure c.910m to the north of the Site (Fig. 3, **16**) and two ditches with Iron Age pottery located c.180m to the east of the Site (Fig. 3, **19**).
- 3.16. A few other excavated sites revealed multiperiod occupation, in some cases spanning from the Neolithic to the iron Age and even possibly beyond. In advance of quarrying works an excavation located c.670m to the north-west of the Site (Fig. 3, **18**) revealed a Neolithic settlement, Bronze Age ditches and an Iron Age mortuary enclosure from where pottery from all these periods and a Neolithic stone axe were recovered (Hughes & Crawford 1995; Wright 2006). A field system comprising several shallow ditches, two wide linears and a single pit located c.520m to the south-east of the Site (Fig. 3, **20**) was undated, but their morphology was tentatively associated with the Iron Age or Roman periods (Evans 2015).

- 
- 3.17. Several other sites in the area with similar features, even though in a much smaller scale, and recorded during the National Mapping Program, have been tentatively interpreted as Bronze Age, possibly even Iron Age, but have yet to be investigated. Two of these are recorded within the Site (Fig. 3, **6A** and **B**), with the remaining being recorded c.20m to the west (Fig. 3, **C**), c.1km to the north of the Site (Fig. 3, **17**), c.290m to the west of the Site (Fig. 3, **22**) and c.90m to the west of the Site (Fig. 3, **23**).
- 3.18. The remaining evidence for the prehistoric period comprises findspots and chance finds as below:
- A Neolithic flint located c.10m to the east of the Site (Fig. 3, **7**),
  - A Neolithic or Bronze Age flint tool located c.10m to the east of the Site (Fig. 3, **8**),
  - A Neolithic arrowhead and Bronze Age scrapper located c.240m to the north of the Site (Fig. 3, **9**),
  - A palaeolithic flint located c.200m to the west of the Site (Fig. 3, **10**), and
  - A Mesolithic stone mace located c.1km to the south-east of the Site (Fig. 3, **21**)
- 3.19. This seemingly well-settled landscape during the prehistoric period already had signs of continuity with either continuous occupation of sites during the transition into the Romano-British period, or through the reoccupation of those sites. Romano-British settlement is, in its nature more systematic with a more legible impact on the landscape and that is visible in the resource for the period within the area.
- 3.20. A Romano-British road, or parts of one, which would intersect with the Foss Way, c.3.78km to the east has been recorded, from documentary evidence, c.440m to the south of the Site (Fig. 3, **30**). The site of a Romano-British cemetery was also found c.980m to the south-east of the Site (Fig. 4, **31**), a total of 3 skeletons were found in building trenches on the Willowdene housing development in 1966. The skeletons included a piece of tile from near the pelvis and iron nails or rivets from boots and 3 pot sherds and a piece of lava. The skeletons were about c.0.9m down in sandy loams and it is likely that further skeletons were disturbed during building work (WM 1966; Thomson 1983). Two settlement sites of the period have also been excavated c.250m to the west (Fig. 3, **34**) and c.1km to the north-west (Fig. 3, **36**) of the Site. These were both small rural settlement sites (Gray 1967; Rankov *et al.*

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1982). A ditch, possible post holes and two pottery sherds dating to the Roman period were found during excavations c.200m to the east of the Site (Fig. 3, **29**).

3.21. Within the Site, however, the recorded resource for the period is solely comprised of findspots, including pottery (Fig. 3, **24** and **26**) and a bone weaving comb (Fig. 3, **25**). Further findspots scattered throughout the study area comprise:

- A brooch found c.60m to the west of the Site (Fig. 3, **27**),
- A bronze ring found c.290m to the west of the Site (Fig. 3, **28**),
- Pottery and other material found c.1.1km to the east of the Site (Fig. 3, **32**),
- Pottery and flint flake c.340m to the north of the Site (Fig. 3, **33**), and
- A grouping of assorted finds found c.930m to the north-west of the Site (Fig. 3, **35**).

3.22. Based on the known evidence it is likely that, during the Romano-British period, the Site lay within the agricultural hinterland associated with known settlement areas. These seem to follow the course of the River Dene which crosses the study area from the northwest to the southeast. This location, associated with the underlying geology, which is suitable to the preservation of archaeological remains, makes the Site a desirable location for settlement and/or other activities during the prehistoric and Romano-British periods. As such there is some potential for remains of these periods to be present within the Site boundary.

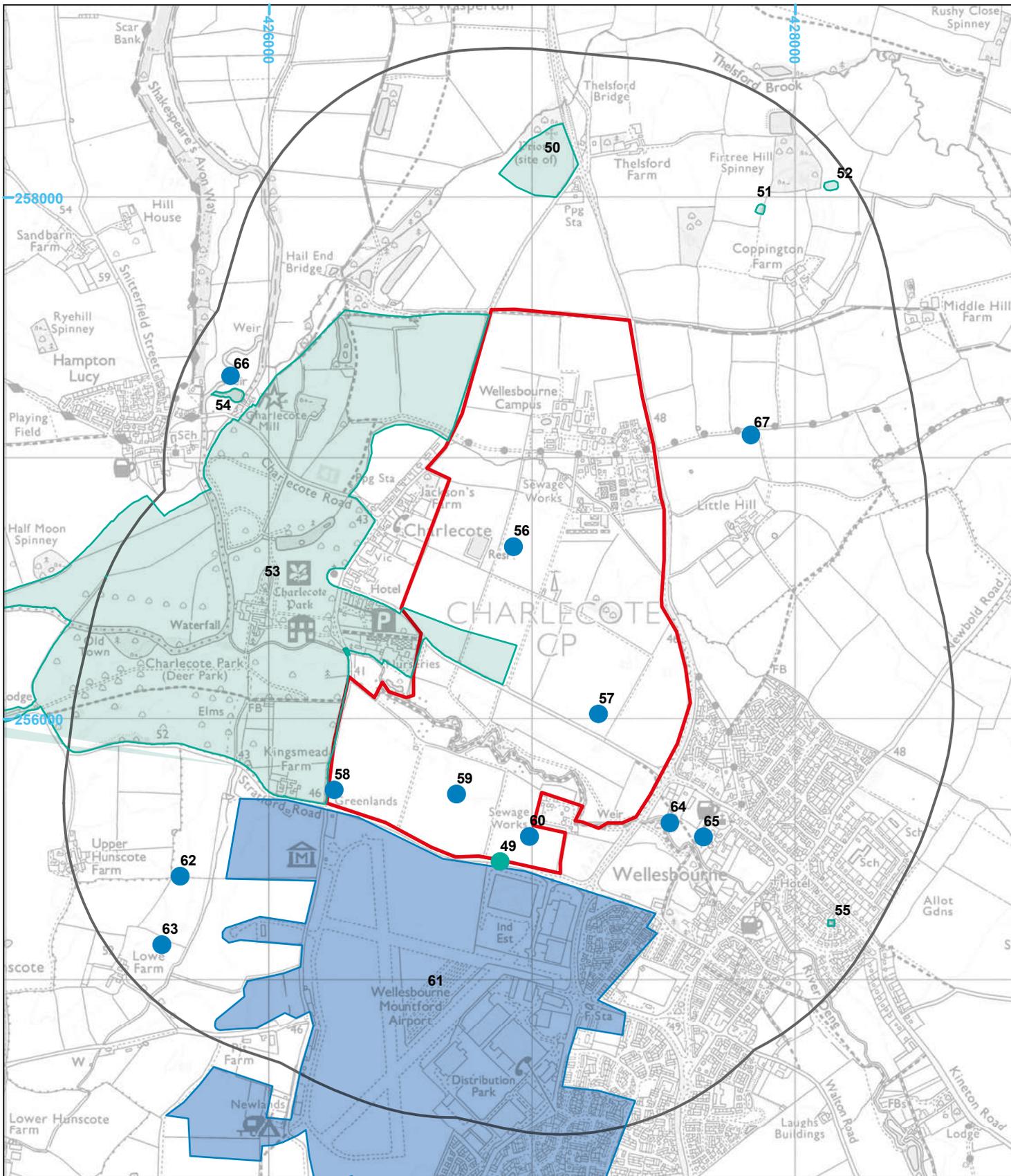
#### *Early medieval and medieval*

3.23. There is one known record relating to the early medieval period within the Site. This comprises a findspot of pottery sherds (Fig. 4, **37**).

3.24. Early records indicate that in 860 the parliament of Mercia met at Wellesbourne and this has led to speculation that a royal palace was located somewhere in the village. The Domesday Book records the village of Wellesbourne-Hastings, located c.420m to the south-east of the Site (Fig. 4, **38**) as one entity under the royal manor of Kineton (R & PB 1989). Part of an Early Medieval trackway known as the 'Saltway' is recorded c.830m to the south-west of the Site (Fig. 4, 43), it is mentioned in a charter of 969 AD and was a part of a major routeway across the country heading east from Stratford upon Avon. The only other record of the early medieval period comprises a findspot located c.940m to the north-west of the Site (Fig. 4, **39**). This comprised a saucer brooch recovered from the backfill during excavations.



- 
- 3.25. By the medieval period Wellesbourne-Hastings had grown in size, with its tentative extent being located c.220m to the east of the Site (Fig. 4, **40**). The area has substantial evidence recorded including findspots, field systems and similar (Doubleday & Page 1904). Wellesbourne Mountford, located c.430m to the south-east of the Site (Fig. 4, **41**) was part of the estate of Peter de Montfort in the 14th century but post this era the ownership of lands in this part of the village became divided between different local manorial families, these included the Mordaunts of nearby Walton, the Venour family of Kineton and Wellesbourne Mountford, and the Lucy family of Charlecote (LS1949). A third village was also extant during this period, Hampton Lucy, located c.830m to the west (Fig. 4, **46**). Two deserted medieval village sites are recorded in Charlecote, one c.140m (Fig. 4, **44**) and the second c.380m to the west (Fig. 4, **45**) of the Site. Remains of the settlements are visible as earthworks which include house platforms and a hollow way (Palmer 2009; MVRG 1978).
- 3.26. The site of the Priory of the Augustinian order of the Holy Sepulchre, founded prior to 1200 has also been recorded after excavations c.640m to the north of the Site (Fig. 4, **48**). After 1214, a hospital is recorded there for the relief of the poor and reception of pilgrims. It appears to have been granted to the Trinitarians in 1214 but did not come into their full possession until after 1224. It was dissolved in 1538. Excavations have located the church, which although robbed of walling, was shown to be of three periods. It was cruciform in plan (Grey 1966).
- 3.27. Further archaeological excavations within the area have also recorded medieval field boundaries c.20m to the south of the Site (Fig. 4, **42**) and ridge and furrow c.710m to the west of the Site (Fig. 4, **47**).
- 3.28. A few blocks of ridge and furrow have also been recorded during the NMP project and are scattered across the study area with a few being located within the Site (Fig. 4) and being visible on Lidar (Fig. 6).
- 3.29. During the medieval period, the Site is likely to have formed part of the agricultural hinterland of the settlements in the area. This is based on the proximity to the settlement since no earthworks relating to these activities are clearly visible on Lidar (see below), or as cropmarks in aerial imagery, having been possibly masked by the more intensive agricultural practices of more recent times (see below).



**Legend**

- Site
- Study Area
- Post-medieval
- Modern



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**PROJECT TITLE**

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**FIGURE TITLE**

**Post-medieval and modern archaeological features**

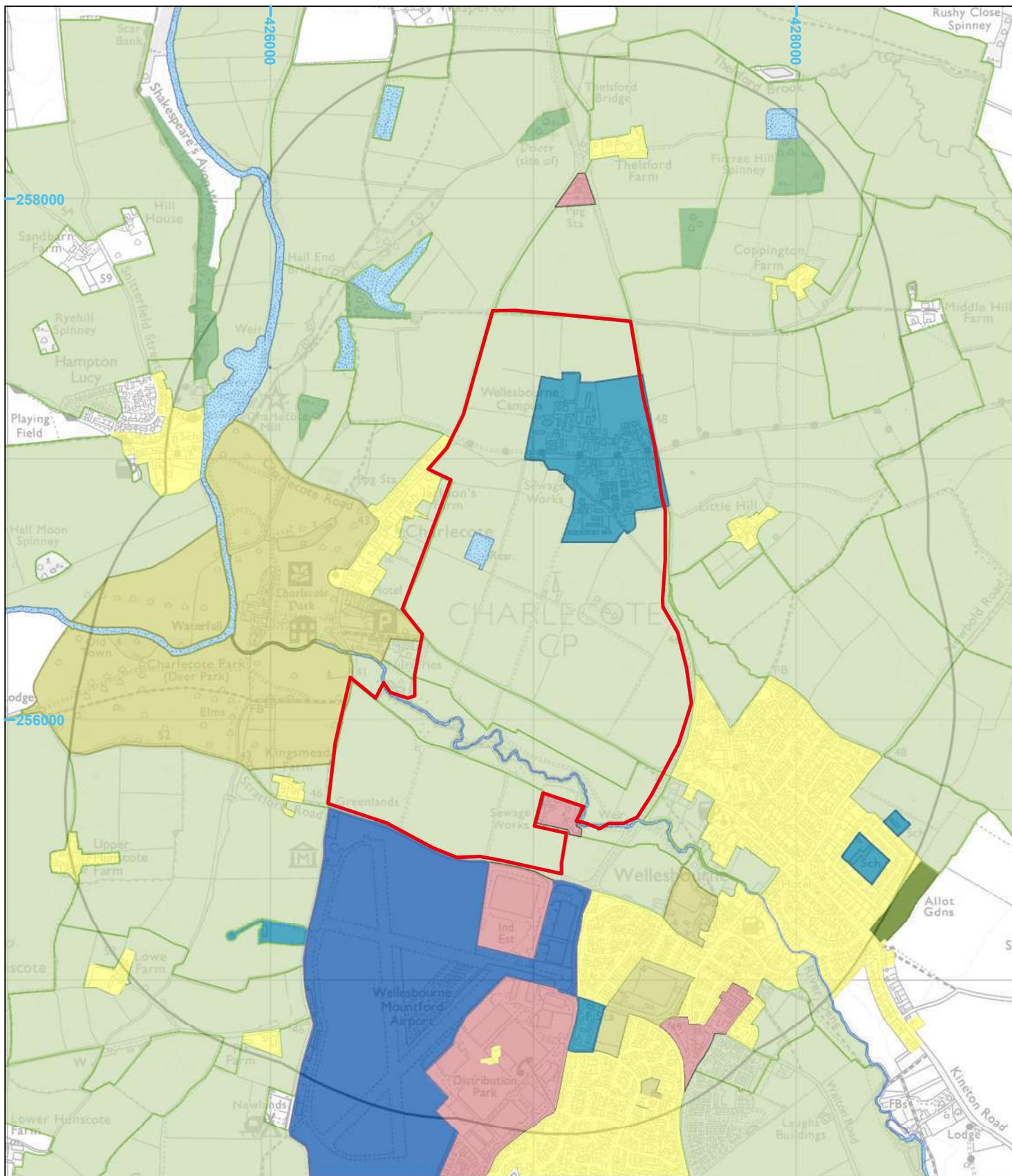
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## *Post-medieval and modern*

### *Context*

- 3.30. This period saw the increased development of the village with a somewhat gentrified scale, visible in the number of properties still extant and of Grade II\* and Grade II status (Fig. 2) as well as the ornamental park and garden at Charlecote Park which used to extend within the Site (Fig. 5, **53**) and whose extant remains are now a Grade II\* Registered Park and Garden (Fig. 2, **RPG1**).
- 3.31. The archaeological resource for the period is not abundant comprising a few industrial sites such as the site of the gas works c.860m to the south-east of the Site (Fig. 5, **55**), two quarries located c.550m (Fig. 5, **51**) and c.900m to the north-east (Fig. 5, **52**) of the Site, the dam, sluice, race, and pond associated with Charlecote watermill c.880m to the west of the Site (Fig. 5, **54**) and the results of a few archaeological excavations. Observations during water main excavations recorded post-medieval pottery, one sherd salt-glazed and three black -glazed, one piece of slag was probably contemporary with these, c.10m to the south of the Site (Fig. 5, **50**). Archaeological excavations c.650m to the north-east of the Site (Fig. 5, **51**) discovered several ditches, or robbing trenches, dating to the post-medieval period which contained pottery from the 16th and 17th centuries.
- 3.32. The expansion and development of Wellesbourne only increased in the modern period, with the encroachment of residential development onto the more agricultural areas of the village. With the Second World War a site c.20m to the south of the Site was commissioned to be the RAF base at Wellesbourne Mountford (Fig. 5, **61**) for which most ancillary features and buildings were located within its boundary. Several crash sites are also documented scattered across the study area (Fig. 5, **62-67**) with five being located within the Site itself (Fig. 5, **56-60**).
- 3.33. The Historic Landscape Characterization for Warwickshire (Fig. 6) records the categories Fieldscapes, Water Features and Civic within the Site, which accommodate for the agricultural fields, reservoir and River Dene and the Wellesbourne Campus, which are all located within the Site. Neither category is considered of particular interest or rarity within the county and, hence, it is not considered a heritage asset on its own right.



**Legend**

- Site
- Study area
- Civic
- Fieldscape
- Industry
- Orchard
- Parkland
- Settlement
- Transport
- Water features
- Woodland



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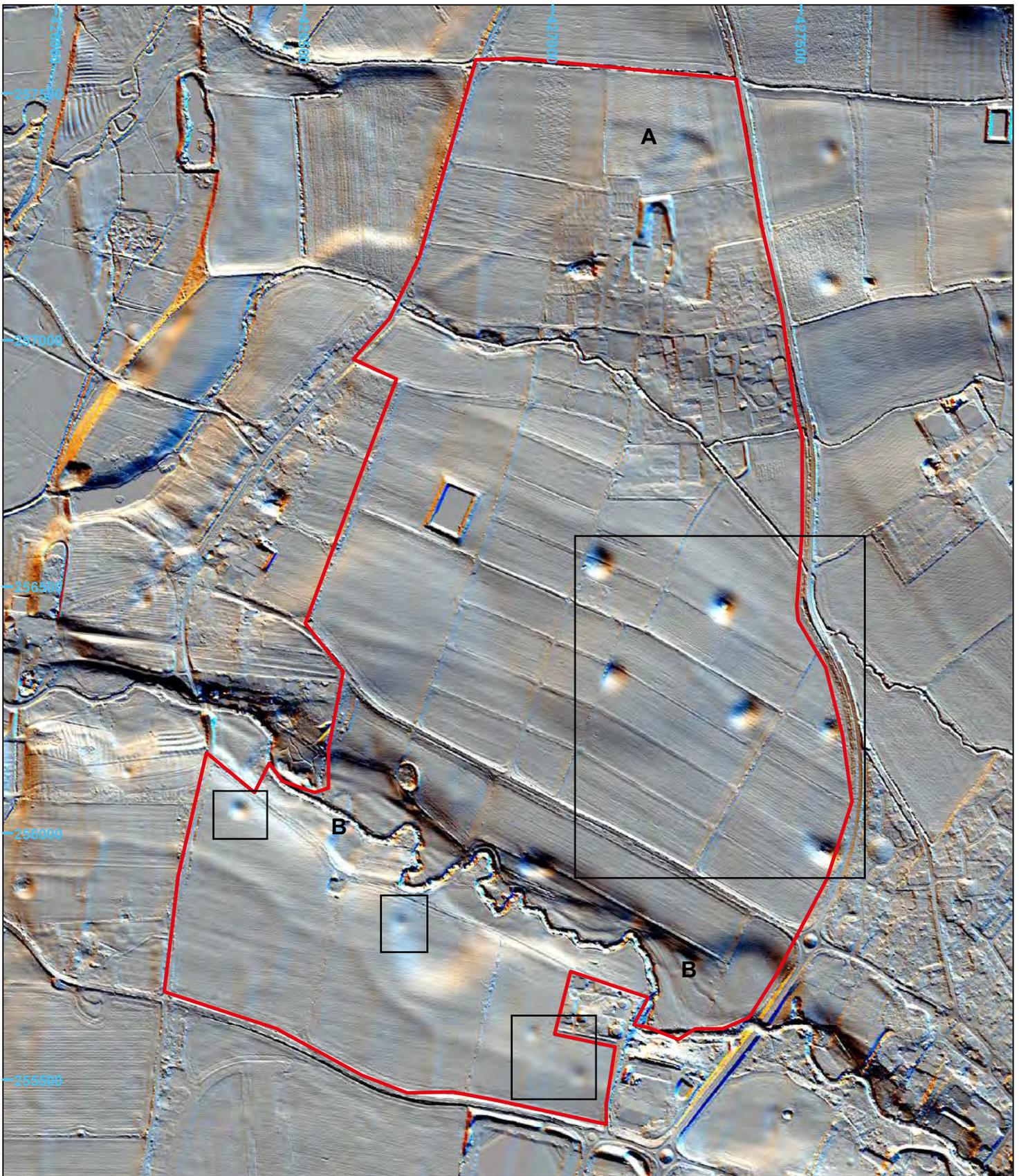
**PROJECT TITLE**

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**FIGURE TITLE**

Historic Landscape Characterisation

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Site



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FIGURE TITLE

Lidar imagery. DTM at 1m resolution.

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3.34. Considering the above evidence, and the recorded use for agricultural practices since at least the post-medieval period it is considered that there is some potential for the preservation of archaeological horizons of the period although the more intensive modern ploughing activities may have disturbed and even truncated any remains extant in the upper layers. The aforementioned crash sites recorded within the Site are protected by law under the Protection of Military Remains Act 1986 and may represent a constraint to development.

#### *Lidar analysis*

3.35. As previously mentioned, Lidar analysis of the Site has been undertaken (Fig. 7). Apart from the obvious modern features of the campus, reservoir and it also shows field boundaries, some extant and some historic, which are fainter. Small pockets of ridge and furrow (Fig. 7, B) are also distinguishable as well as the area historically used for quarrying (Fig. 7, A).

3.36. Several unknown features are also visible within the central portion of the Site, and just south of the River Dene, these look like small hillocks which were not visible to the naked eye during the walkover survey. Considering their alignment, it is quite possible that these features comprised barrows that have been ploughed over after the lidar survey. If this is the case, subsurface remains may still survive, although it is also quite possible that these were natural in origin. Another possibility relates to Second World War bomb craters, considering the proximity of the Wellesbourne Airfield and the extensive number of crash sites in the area and within the Site.

#### *Recorded development of the Site*

3.37. The northern area of the Site is included within Charlecote Parish whilst the southern area of the Site is within Wellesbourne Mountford, with the parish boundary effectively being the River Dene, and for this reason there is no complete depiction of the Site within a single tithe map.

3.38. The earliest tithe is the 1843 tithe for Wellesbourne (Fig. 8a) which shows the Site as occupying several agricultural fields. A summary of the apportionment can be found on Table 3.1 below.

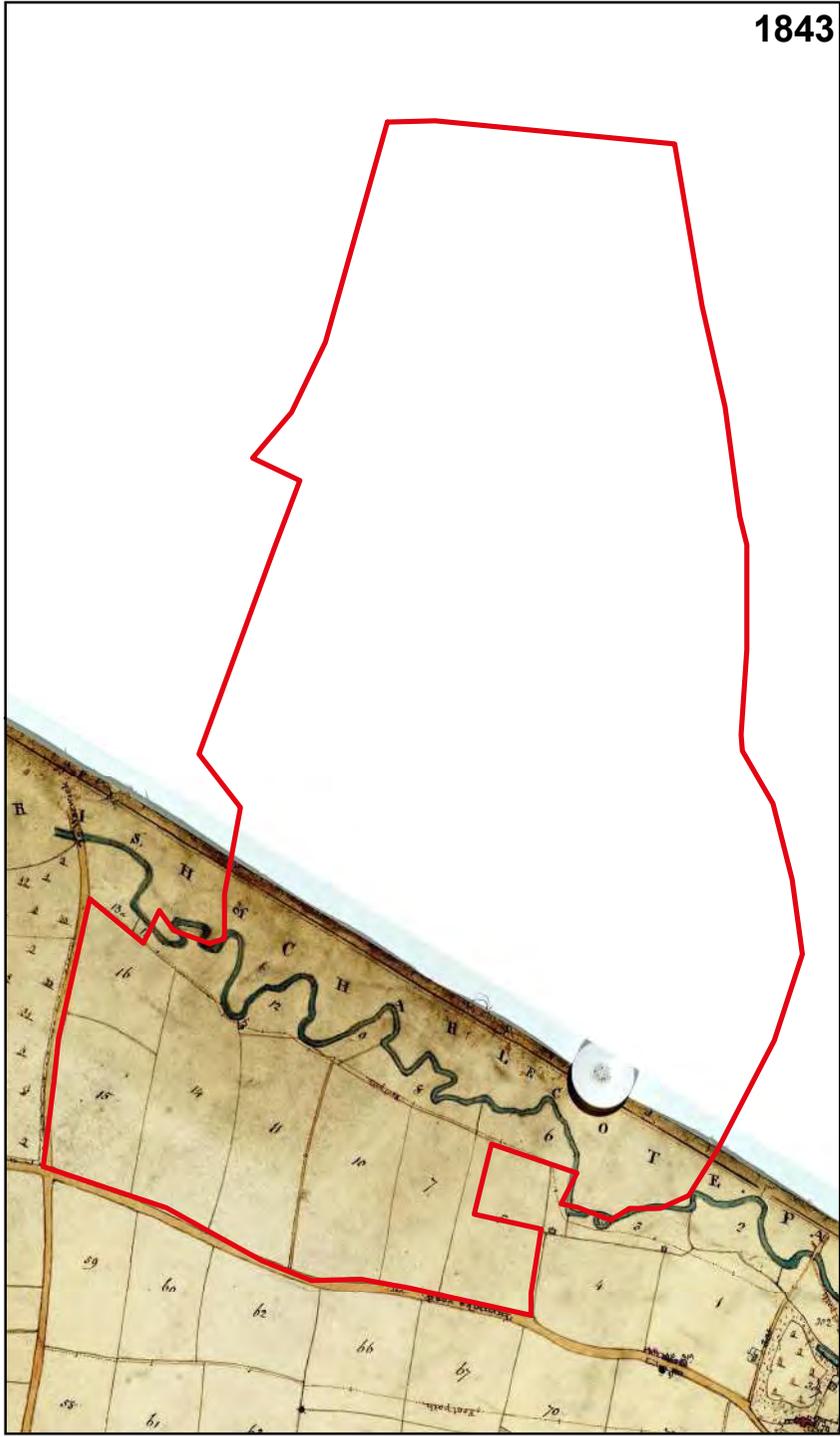
Plot no	Ownership	Tenant	Name and landuse
4	George Lucy Esquire	Mrs Cherry	Cole's Mill Close - Arable
5	Maria Venour	Edward Freeman	Sheep Pen Ground - Arable
6	Maria Venour	Edward Freeman	Old Meadow - Meadow
7	George Lucy Esquire	James Wallington	Long Close - Arable

8	George Lucy Esquire	James Wallington	Deep Slade Meadow - Meadow
9	The Reverend Lord Charles Paulet Glebe	James Wallington & others	Deep Slade Meadow - Meadow
10	George Lucy Esquire	James Wallington	Deep Slade - Arable
11	George Lucy Esquire	James Wallington	Parson's Close - Arable
12	George Lucy Esquire	James Wallington	Bayliss's Nook - Meadow
13	George Lucy Esquire	James Wallington	Part of Hunts Mill Meadow - Meadow
13a	George Lucy Esquire	George Lucy Esquire	Part of Hunts Mill Meadow
14	George Lucy Esquire	James Wallington	Thirteen Acre Close - Arable
15	George Lucy Esquire	James Wallington	Ten Acre Close - Arable
16	George Lucy Esquire	James Wallington	Hunts Mill Close - Arable

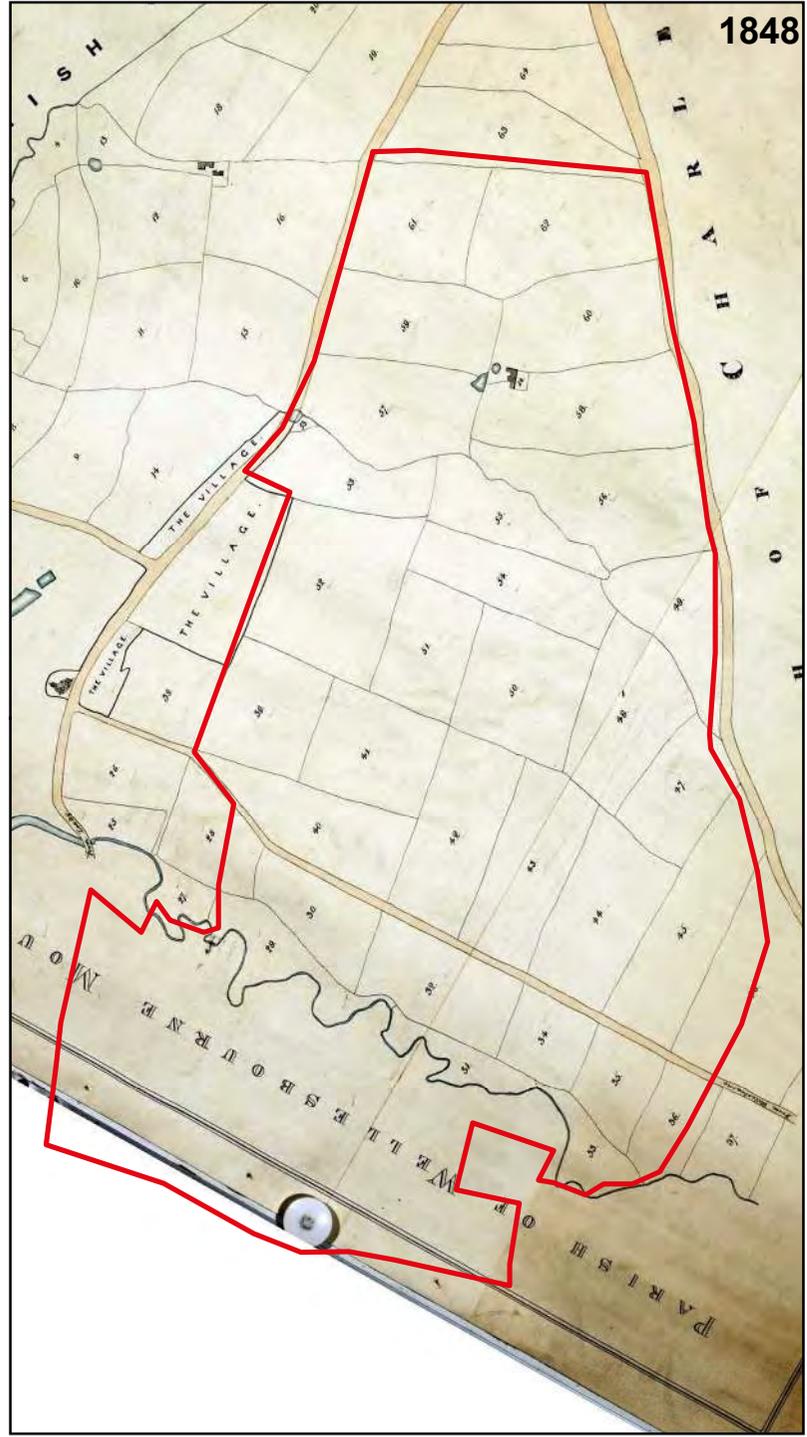
**Table 3.1** Summary of Wellesbourne Mountford tithe apportionment for 1843

- 3.39. The fields within the Site seemed to have been all under agricultural uses, as meadow or arable, and most of the field names are self-explanatory, including references of past ownership, size and use. None seem to include any archaeological references.
- 3.40. The Charlecote tithe dates from 1848 (Fig. 8a) and shows the Site as occupying several agricultural fields. A summary of the apportionment can be found on table 3.2 below.
- 3.41. As with the previous apportionment the Site was under agricultural uses, as meadow or arable but the field name evidence is slightly more complex, with several records alluding to gravel pits and a pump. These features are not graphically recorded within the map and hence it is not possible to know if these are references to past uses or if they reflected activities at the time of the tithe survey.
- 3.42. The barn range on the north-western side of the campus buildings is illustrated on this map (Fig. 8a; and see also Fig. 10), in field plot 58 which was 'barn ground'. The tithe map depicts a reversed 'F'-shaped structure, with the pond, which also remains today, to its west on the line of the field boundary. Although the tithe map is not highly accurate, comparison with the later 1886 Ordnance Survey map (Fig. 8b) suggests that it may be the western wing of the current barn range which is depicted. The barn is discussed further in Section 4, below.

1843



1848



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PROJECT TITLE  
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FIGURE TITLE  
Historic maps 1843 and 1848

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Plot no	Ownership	Tenant	Name and landuse
28	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Cow Ground - Pasture
29	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Great Meadow - Meadow
30	Henry Spencer Lucy Esquire (A Minor)	James Wallington	First Gravel Pit Ground - Arable
31	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Farther Meadow - Meadow
32	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Second Gravel Pit Ground - Arable
33	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Floodgate Meadow - Meadow
34	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Third Gravel Pit Ground - Arable
35	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Forth Gravel Pit Ground - Arable
36	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Not recorded
39	Henry Spencer Lucy Esquire (A Minor)	James Wallington	First Pump Ground - Pasture
40	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Walk Ground - Pasture
41	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Second Pump Ground - Arable
42	Henry Spencer Lucy Esquire (A Minor)	James Wallington	First Ground - Arable
43	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Second Ground - Arable
44	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Sheeppen Ground - Arable
45	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Long Ground - Arable
46	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Soapwater Ground - Arable
47	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Farther Ground - Arable
48	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Two-furlong Ground - Arable
49	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Gallows Lerps - Pasture
50	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Great Sheeppen Ground - Arable
51	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Little Sheeppen Ground - Arable
52	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Walk Ground - Arable
53	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Brook Close - Meadow
54	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Floodgate Close - Arable
55	Henry Spencer Lucy Esquire (A Minor)	James Wallington	Upper Meadow - Meadow
56	Henry Spencer Lucy Esquire (A Minor)	William Witherington	Meadow Heck - Pasture

57	Henry Spencer Lucy Esquire (A Minor)	William Witherington	First Townsend Ground - Pasture
58	Henry Spencer Lucy Esquire (A Minor)	William Witherington	Barn Ground - Arable
59	Henry Spencer Lucy Esquire (A Minor)	William Witherington	Second Townsend Ground - Arable
60	Henry Spencer Lucy Esquire (A Minor)	William Witherington	Gravel Pit Ground - Arable
61	Henry Spencer Lucy Esquire (A Minor)	William Witherington	Road Ground - Arable
62	Henry Spencer Lucy Esquire (A Minor)	William Witherington	Oakhill Ground - Arable

**Table 3.2** Summary of Charlecote tithe apportionment for 1848

- 3.43. The 1886 1s Edition Ordnance survey (Fig. 8b) records that some amalgamation of some smaller plots had occurred. By this date, the barn range is labelled as ‘Cottage Farm’, and the building had been extended to comprise the current courtyard arrangement, with east and west wings, and a shorter connecting northern wing. As noted previously, the existing pond is also shown to its west. A further small structure is also shown just to the north of the pond, which no longer survives. A pump is also illustrated in the courtyard of the barn range.
- 3.44. A cottage at the site of the sewage pumping station (Fig. 8b and Fig. 10) is also first illustrated on this 1886 map, also associated with a probable pump. The building comprises a single-storey cottage with upper attic rooms. It is built of red brick, with shallow arch-headed windows, hooded window moulds and decorated barge boards. The cottage has been modified in the post-war period, with the construction of an extension and new door entrance, and new window insertions (without arches, and with concealed lintels).
- 3.45. A few other pumps are annotated across the Site as well as several footpaths. No differences are recorded within the Site until the 1955 Ordnance Survey (Fig. 8b) which only records a slightly larger gravel pit next to Cottage Farm and the construction of the Sewage Works adjacent to the south of the Site. The next map recording development within the Site is the 1975 Ordnance Survey (Fig. 8c) which shows that further amalgamation of smaller plots had occurred, the farm was not included within the Vegetable Research Station which included several buildings and greenhouses, and a sewage works. The building known as The Farmhouse, which lies a short distance to the north-west of the aforementioned cottage, is of post-war date.

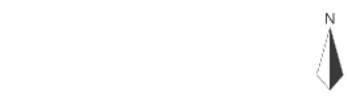
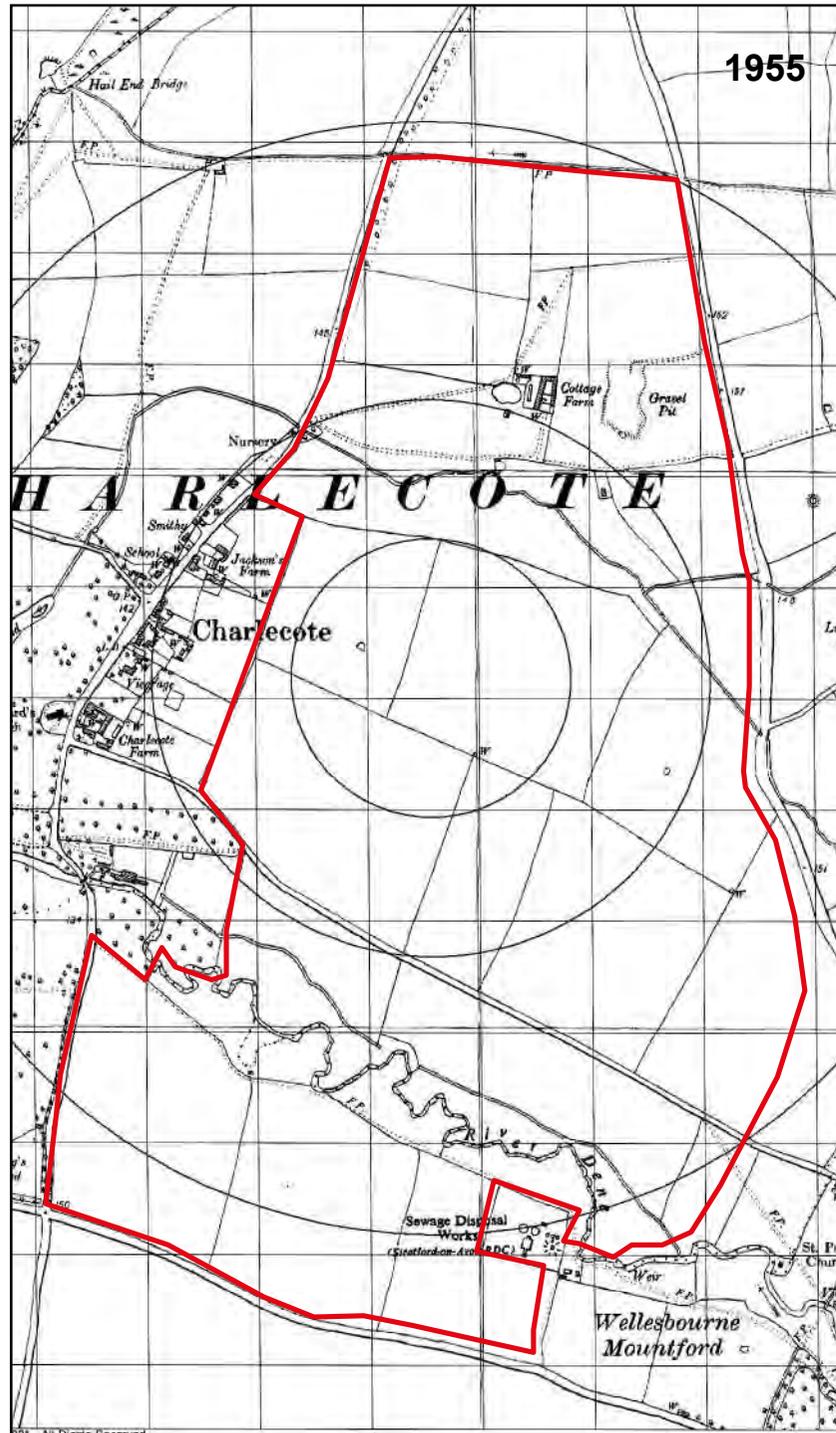
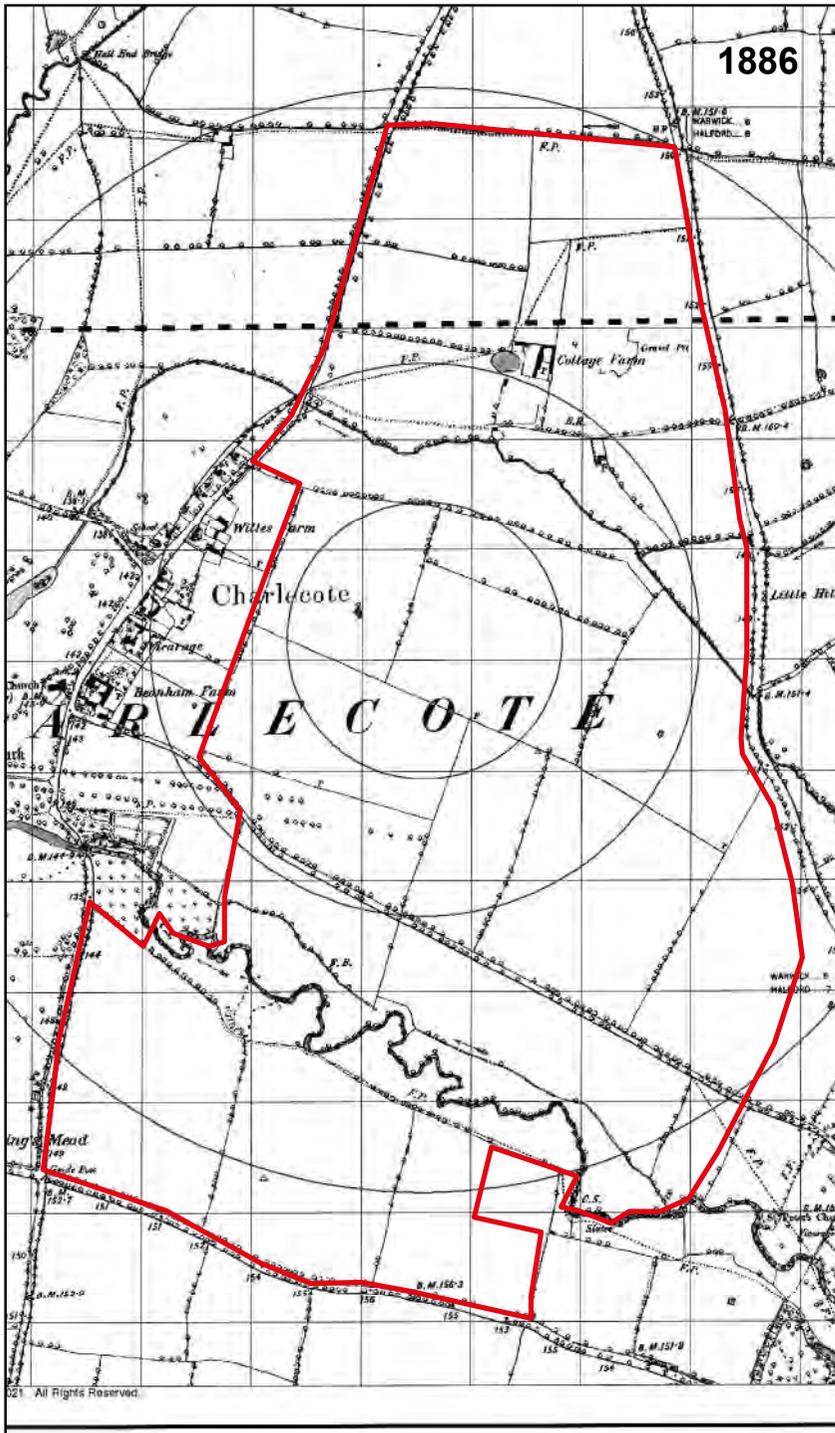
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3.46. The following map of 1991 (Fig. 8c) shows that the institution within the Site has been renamed as Institute for Horticultural Research and its campus grew somewhat with the addition of further buildings and greenhouses. No further changes are recorded.

3.47. Currently the Site includes a slightly larger campus with further buildings and structures having been added, but still concentrated within the same rough area. Most of the Site is still under agricultural use as arable or meadow (Photos below).

### *Hedgerows*

3.48. A number of the hedgerows within and bounding the Site are illustrated on the parish tithe maps discussed above, and are thus likely to comprise 'important' hedgerows under the 1997 Hedgerow Regulations. The relevant hedgerows are illustrated on Fig. 10.



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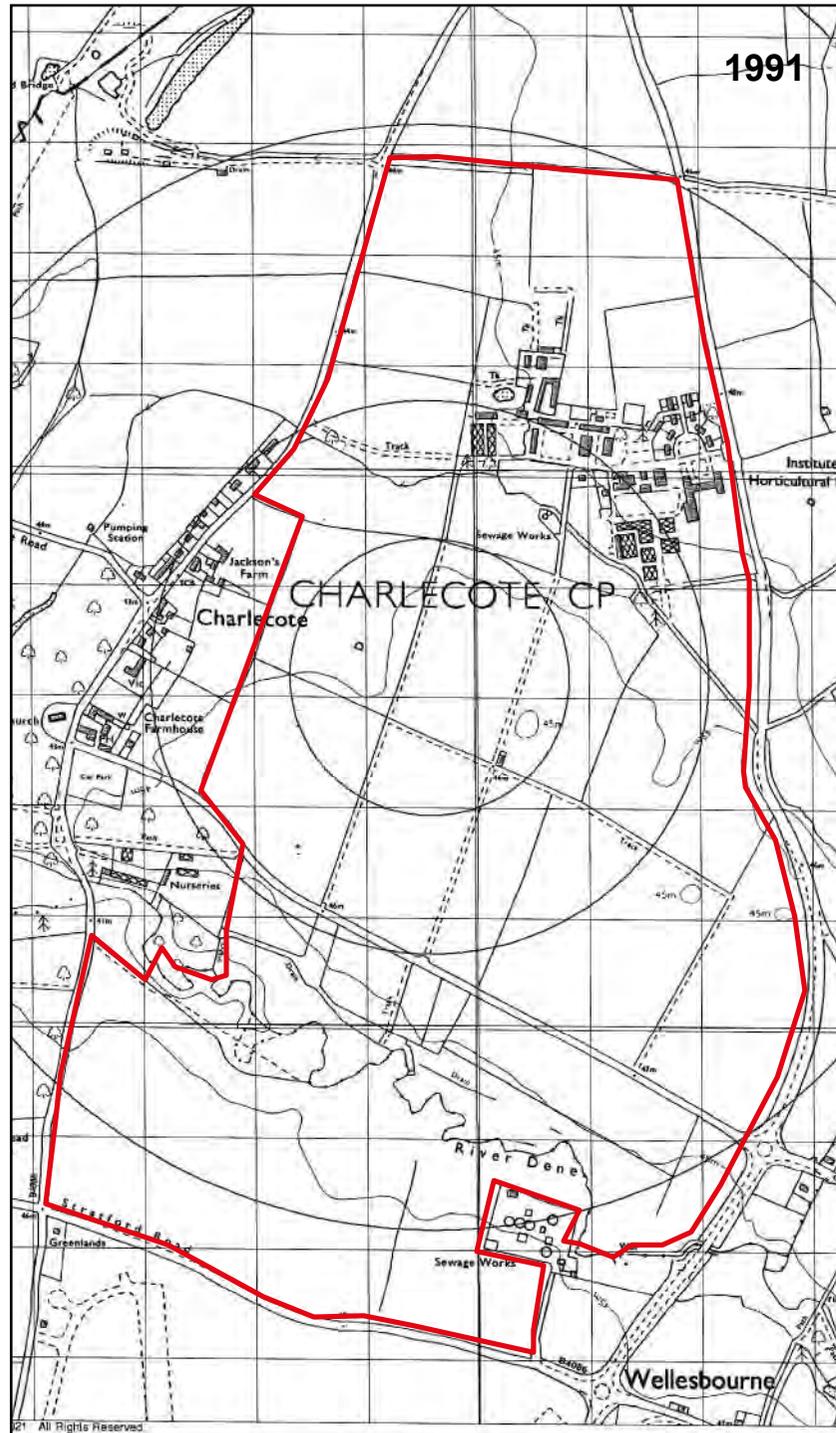
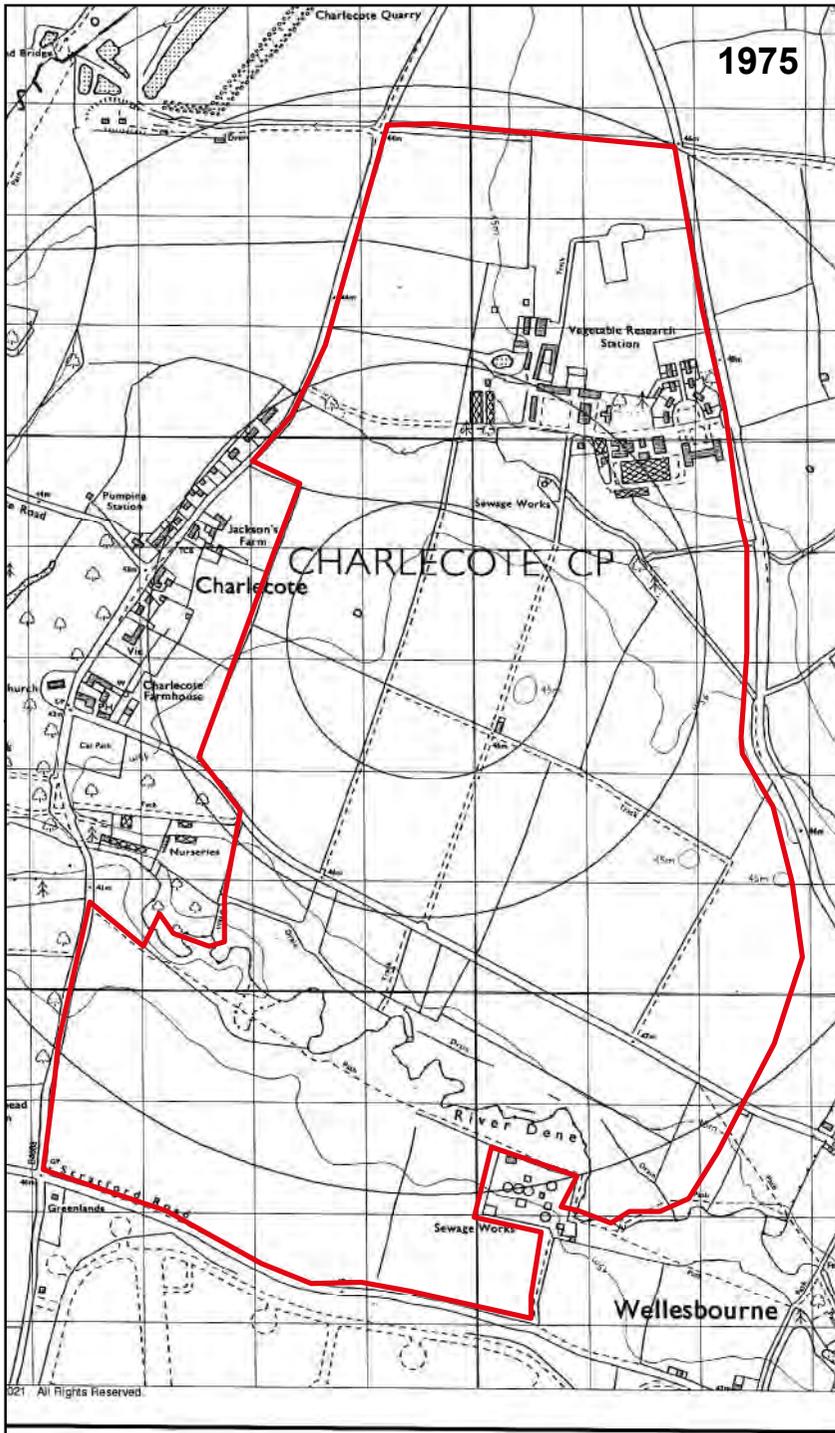
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**PROJECT TITLE**  
 Wellesbourne Campus, Wellesbourne, Warwickshire

**FIGURE TITLE**  
 Historic maps 1886 and 1955

DRAWN BY	CJ	PROJECT NO.	CR0645	FIGURE NO.
CHECKED BY	JS	DATE	24/03/2021	
APPROVED BY	AB	SCALE @ A4	1:13 700	<b>8b</b>







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**PROJECT TITLE**  
 Wellesbourne Campus, Wellesbourne, Warwickshire

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**FIGURE TITLE**  
 Historic maps 1975 and 1991

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DRAWN BY	CJ	PROJECT NO.	CR0645	FIGURE NO.
CHECKED BY	JS	DATE	24/03/2021	
APPROVED BY	AB	SCALE @ A4	1:13 700	<b>8c</b>



**Photo 1** The campus facing north



**Photo 2** The Site facing south



**Photo 3** The Site facing east



**Photo 4** The Site facing south



**Photo 5** The Site facing west



**Photo 6** Views from the Site facing south-east, towards Wellesbourne Conservation Area

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## 4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

### *Previous impacts*

- 4.1. As discussed, the Site was in agricultural use for most of its recorded history. This mostly entailed seasonal use as pasture, meadow and as arable according to the Site's conditions. The more intensive use of the Site as arable, which increased in the last century or so, and is clearly visible on Lidar data (Fig. 7), is likely to have impacted upon the onsite deposits, either truncating or obscuring any earlier remains, although the levels of such impact are difficult to ascertain without further investigation. The post-war campus buildings, and associated landscaping, will also have impacted on any below-ground deposits.

### *Archaeological remains*

- 4.2. This assessment has identified that designated archaeological remains are located within the Site; *designated* archaeological remains will therefore be sensitive to development within the Site.
- 4.3. Considering the known resource recorded within the Site and in the surrounding area as well as the recorded geology (Section 3), potential archaeological remains within the Site may comprise:
- Prehistoric remains which would have historic (illustrative) and evidential values as heritage assets, providing information on the early development of settlement in the area
  - Romano-British remains which would have historic (illustrative) and evidential values as heritage assets, providing information on the early development of settlement patterns across the area. These would most likely relate to rural field systems, paddocks, and similar type features. Settlement activity has been found and recorded and there is potential for further remains
  - Remains associated with the agricultural use of the area during the medieval and post-medieval periods that would have limited historic (illustrative) and evidential values as heritage assets by providing information on the social and economic development of Charlecote and Wellesbourne such as medieval to postmedieval agricultural features (drainage channels, ridge and furrow, etc)

- 
- Remains associated with the Second World War crash sites that would have limited historic (illustrative) evidential and communal values as heritage assets by providing information on the war time in Britain

### *The historic landscape*

- 4.4. Tithe maps from the mid 19th century illustrate that the Site largely comprised regular enclosed agricultural fields from at least this date. Several hedgerows within and bordering the Site are illustrated on these maps, and are likely to comprise 'important' hedgerows under the criteria for archaeology and history of the Hedgerows Regulations 1997 (Fig. 2). These hedgerows comprise a 'non-designated heritage asset' of low heritage value. The historic landscape type itself, comprising regular enclosure following the medieval period, is well-represented in the region, and does not comprise a 'non-designated heritage asset' in and of itself.

### *Buildings within the Site*

- 4.5. A barn range is illustrated on the location of the current barn range on the north-west side of the campus buildings on the Charlecote Tithe map of 1848 (Fig. 2). This may represent one part of the existing courtyard arrangement, which is shown in its broad current form on the 1886 Ordnance Survey map (although the earlier barn may potentially have been rebuilt). The barn range is built of red brick with tile roof, a timber roof structure, with large full-height double doors with shallow arches. The existing pond on the western side of the range is also illustrated on the 1848 map. The barn range is not listed, and Stratford-on-Avon does not have a 'local list' of buildings. However the barn range is considered to have a level of heritage significance to comprise a 'non-designated heritage asset', of moderate heritage significance.
- 4.6. A cottage at the site of the sewage pumping station is of later date, and appears to be that which was constructed in the later 19th century, and first illustrated on the 1886 Ordnance Survey associated with a probable pump. The building comprises a single-storey cottage with upper attic rooms. It is built of red brick, with shallow arch-headed windows, hooded window moulds and decorated barge boards. The cottage has been modified in the post-war period, with the construction of an extension and new door entrance, and new window insertions (without arches, and with concealed lintels). On balance, it is considered that the building is of sufficient heritage significance to comprise a 'non-designated heritage asset', but of low

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heritage value (and more limited architectural and historic interest than the barn range).

- 4.7. The building known as The Farmhouse, which lies a short distance to the north-west of the cottage, is of later, 20th-century, date and is not of sufficient heritage interest to comprise a heritage asset. Similarly, the various buildings which have developed across the campus in the post-war period are not considered to display particular architectural or historical interests as to comprise non-designated heritage assets.

#### *Potential development effects*

- 4.8. Significant known archaeological remains have been identified within the Site, and there is considered to be a potential for unknown archaeological remains to survive buried within the Site.
- 4.9. After analysing the archaeological resource for the area this assessment has identified that the Site has attested prehistoric activity within its boundaries. Further potential for prehistoric, Romano-British, medieval, post-medieval and modern deposits to survive within the Site. Such remains would be of varying evidential and historic (illustrative) value, but it is highly unlikely that they would be of such significance that they would preclude development of the Site. The heritage impacts of their truncation and/or removal would need to be mitigated through a programme of appropriate and proportionate archaeological works to be agreed with the Stratford-upon-Avon District Council.
- 4.10. The Scheduled Monuments within the Site (Fig. 2 SM1 and SM2) comprise designated heritage assets of the highest significance. Their scheduled areas include very limited capacity for change, and it is not recommended to extend the development within it. The Scheduled Areas should remain undeveloped as open green space, which can be integrated within a design that has been suitably informed. Appropriate buffering from development would be required, not only to preserve the physical remains but also to provide a buffer in terms of their setting (see Section 5 below). Development within the designated areas will require Scheduled Monument Consent prior to any development and consultation with Stratford-upon-Avon District Council and Historic England.

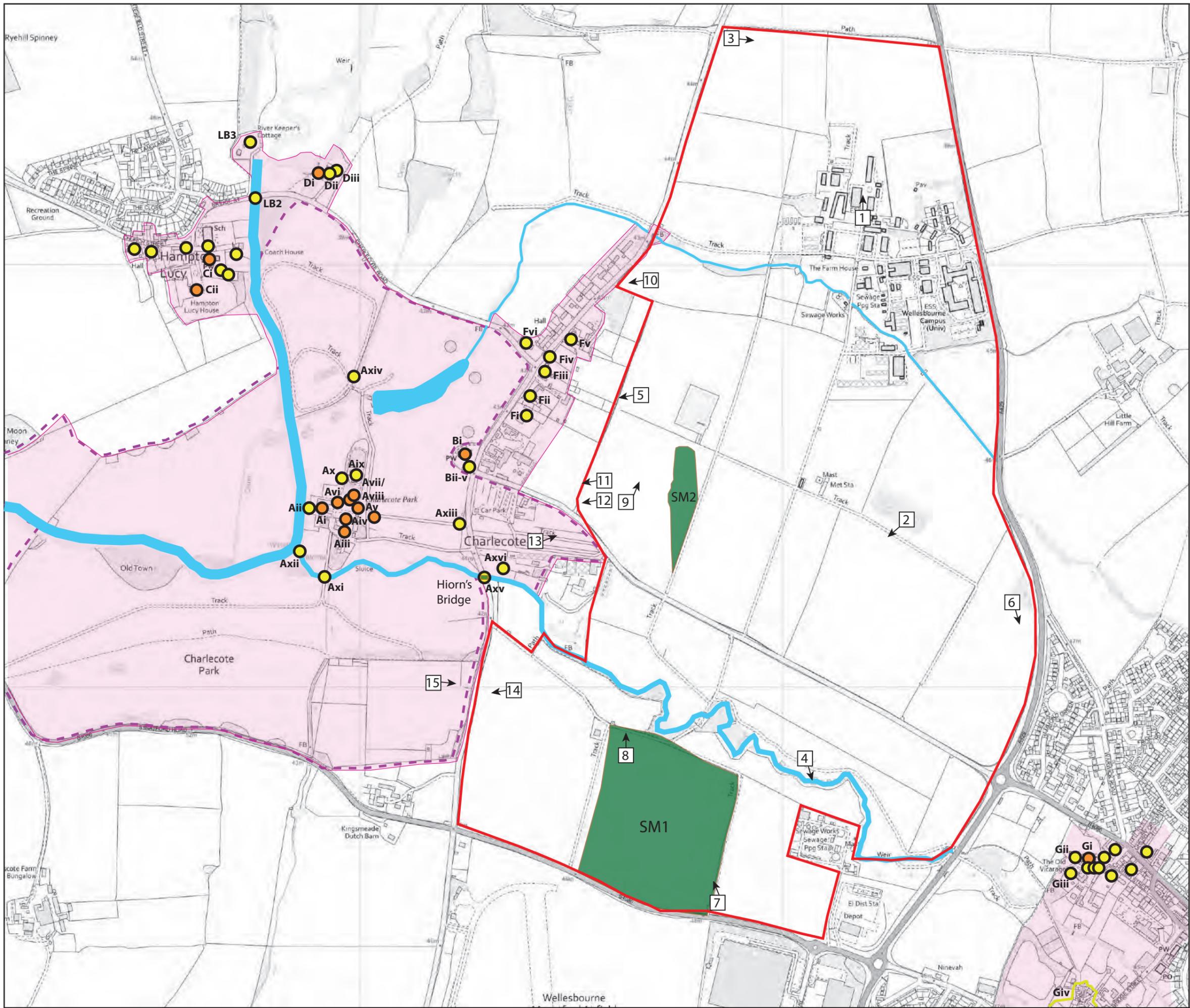
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## 5. THE SETTING OF HERITAGE ASSETS

- 5.1. This section considers the contribution that the Site makes to the significance of heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 2 and 9. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.
- 5.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9). Heritage assets identified as requiring assessment are illustrated on Figs 2, 9 and 10 and discussed below.
- 5.3. All heritage assets considered as part of Step 1 are included in the gazetteer in Appendix 2 of this report.

### *Enclosures c.550m east of King's Mead Scheduled Monument (Figs 2, 9, and 10; SM1)*

- 5.4. The enclosures c.550m east of King's Mead Scheduled Monument (Fig. 2 and 9 and 10, SM1), henceforth the Enclosures, are located within the Site, adjacent to its southern boundary, where it meets Stratford Road. The Enclosures include several enclosed Iron-Age or possibly even Romano-British farmsteads situated on the southern bank and floodplain of the River Dene. The farmsteads survive as entirely buried structures, layers, and deposits visible as a complex series of crop and soil marks on aerial photographs with no surface remains (Fig. 3, 1). There are at least three large rectangular enclosures two of which are apparently joined together with at least two hut circles, pit alignments and ditches and other ancillary rectangular and linear features and additional enclosures. In 1823 a burial urn was found in the field and there have been stray finds of Iron Age and Romano-British pottery. The Enclosures have been scheduled since they survive comparatively well and will contain archaeological and environmental evidence relating to their construction, development, function, date, relative chronologies, interrelationships, social organisation, longevity, agricultural practices, domestic arrangements, and overall landscape context. No remains are visible to the naked eye (Photo 7 and 8).



-  Site
-  Conservation Area
-  Registered Park
-  Listed building Grade I or II\*
-  Listed building Grade II
-  Rivers and the Lake
-  Scheduled Monuments
-  Photo views

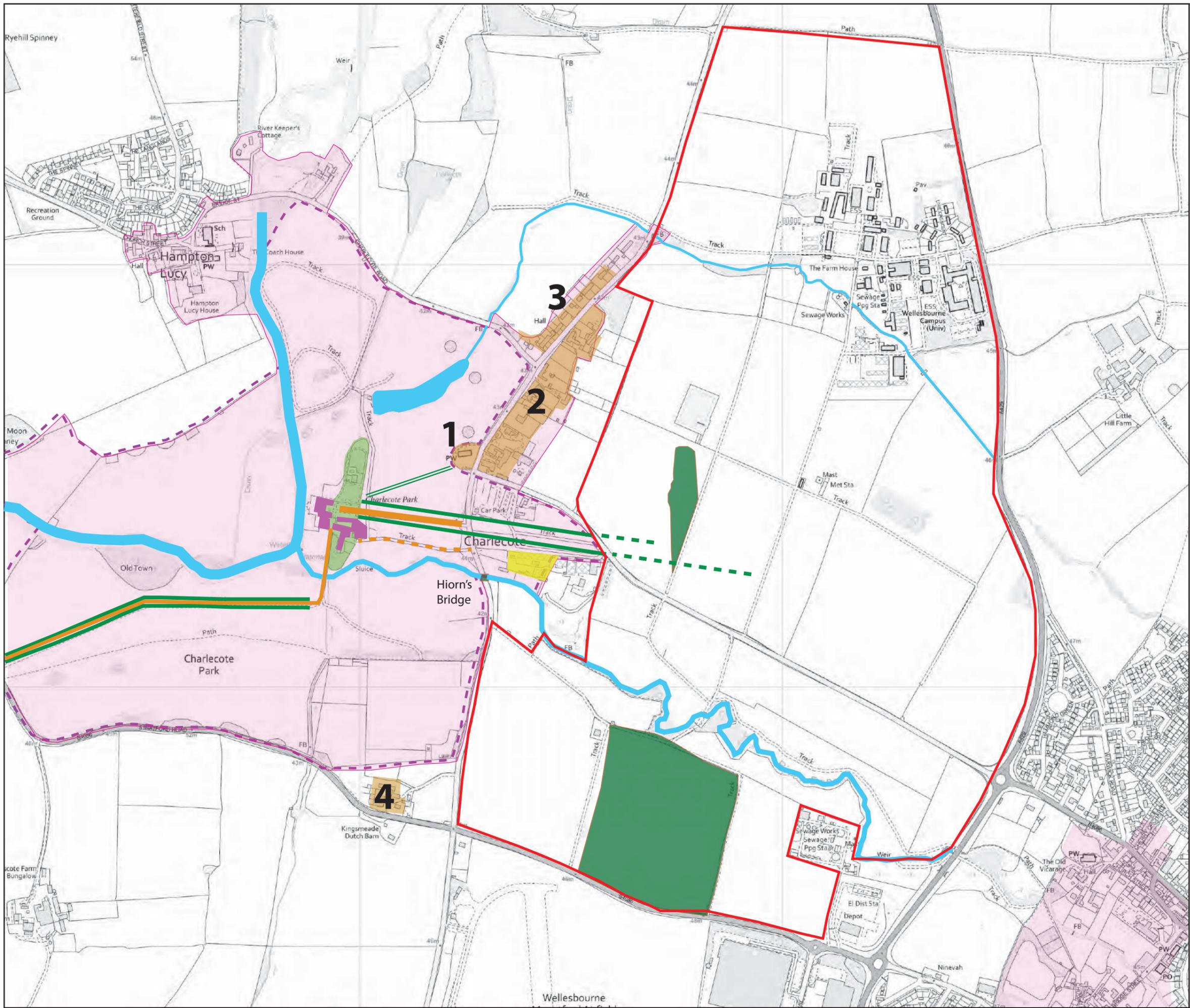
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PROJECT TITLE  
 University of Warwick, Wellesbourne Campus

FIGURE TITLE  
 Summary of listed buildings and photograph locations

DRAWN BY	RM	PROJECT NO.	CR1181	FIGURE NO.
CHECKED BY	RM	DATE	2 Sept 2022	9
APPROVED BY	RM	SCALE@A3	NTS	



- Site
- Conservation Area
- Registered Park
- House and outbuildings
- Gardens
- Rivers and the Lake
- Main carriage drives
- Service drive
- Tree-lined avenues
- Former tree-lined avenue
- Kitchen garden
- 19th-century building foci  
1 - Church  
2 - Vicarage & Farms  
3 - Houses  
4 - King's Mead
- Scheduled Monuments



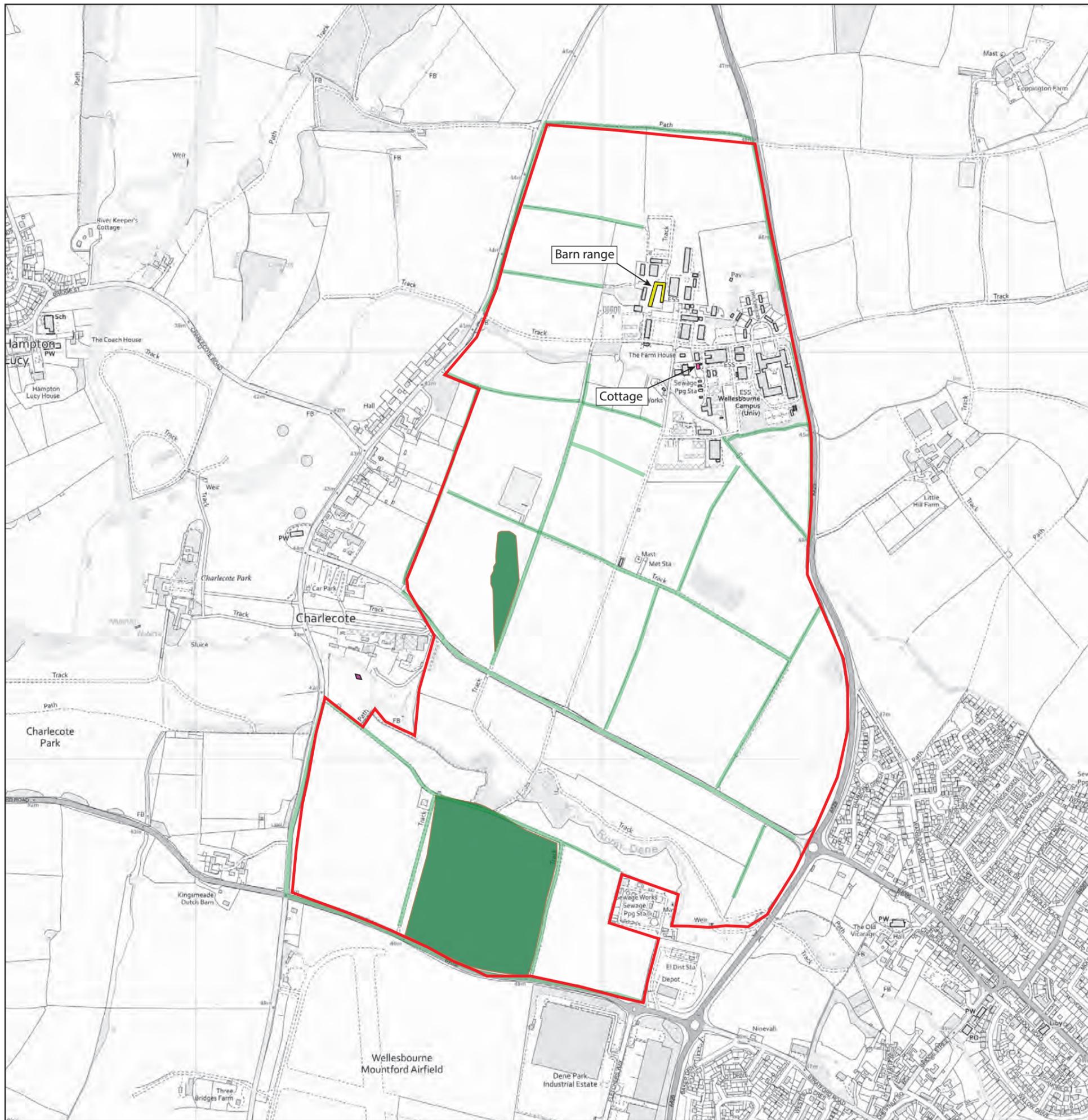
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**PROJECT TITLE**  
 University of Warwick, Wellesbourne Campus

**FIGURE TITLE**  
 The Site and Charlecote Park

<b>DRAWN BY</b> RM	<b>PROJECT NO.</b> CR1181	<b>FIGURE NO.</b>
<b>CHECKED BY</b> RM	<b>DATE</b> 2 Sept 2022	<b>10</b>
<b>APPROVED BY</b> RM	<b>SCALE</b> @A3	<b>NTS</b>



 Site

**Designated heritage assets**

 Scheduled Monuments

**Non-designated heritage assets**

 19th century Cottage Farm barn range

 Later 19th century cottage

 Potential 'important' hedgerows

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**PROJECT TITLE**  
 University of Warwick, Wellesbourne Campus

**FIGURE TITLE**  
 Summary of heritage assets within the Site

DRAWN BY	RM	PROJECT NO.	CR1181	FIGURE NO.
CHECKED BY	RM	DATE	30 Sept 2022	11
APPROVED BY	RM	SCALE@A3	NTS	

- 
- 5.5. The significance of the Enclosures primarily derives from its evidential (archaeological remains) and historic (illustrative and associative) values embodied by its below-ground buried remains. These remains, in particular, provide information on the socio-economic development of prehistoric and/or Romano-British populations within the area.
- 5.6. The Enclosures are located immediately to the south of the River Dene, and within a landscape that was extensively settled (see Section 3). The possible cursus and bowl barrow monument (see below) may have had tangible associations with the Enclosures to prehistoric and Roman communities, not only due to their proximity, but also due to its use as a religious and funerary monument close to settlement. The geology and the proximity of water courses in the area is also ideal for the fixation of these population providing fresh water for drinking, irrigation, and fertile soils. This location was therefore likely chosen for practical reasons and makes a positive contribution to the significance of the Enclosures by illustrating its geographical/landscape context.



**Photo 7** Views from the Enclosures towards north

- 5.7. The wider prehistoric and Roman landscape of the Enclosures is not, of course, known precisely. However, it will have included small rural settlement, discrete areas of field and paddock enclosures, and areas of waste and woodland. The funerary landscape to its north may also have retained a presence at that time. The

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current historic landscape and field enclosure pattern is of later medieval and post-medieval date, and does not reflect this earlier landscape.

- 5.8. The Enclosures are located within private land and although adjacent to Stratford Road, the tall boundary hedgerows means that no visibility of the monument can be attained from it. To further limit this experience, the remains survive buried, being only visible as cropmarks from aerial imagery when the conditions are ideal. Although the preservation of the remains obviously makes a positive contribution to its significance, this limited experience means that the existence of the monument is virtually unknown to any passer-by that manages to get access into the field. This also means that the relationship between this monument and others within the wider landscape is significantly hampered and not legible (Photos 7 and 8). Thus, the current experience of the Enclosures makes no appreciable contribution to its significance by not allowing the monument or its role/relationship with the landscape and similar monuments to be appreciated.



**Photo 8** Views from the Enclosures towards the Cursus, facing north

- 5.9. Views out from the Enclosures to the wider landscape are relatively limited, due to vegetation and intervening built form (Photo 8). The key association in terms of monuments is that of the prehistoric cursus and bowl barrow to the north. Although these are not now visible in the landscape, they may have retained a presence to

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the later prehistoric communities: and thus the cursus and bowl barrow SM2 (discussed below) also contributes to the significance of the Enclosures.

- 5.10. The key significance of the Scheduled Monument comprises its buried remains, as discussed in Section 3. Also as set out in Section 3, there is some potential for associated below-ground archaeological remains outside of the Scheduled Monument within the Site. If any such remains were associated with the monument, they may potentially be of high archaeological significance, in and of themselves, and also to contribute to the heritage significance of the Scheduled Monument itself. However, the rest of the Site is not considered to be a location whence the special historic interest of the asset can be experienced, as the remains are below-ground. It is the case that buried archaeological remains can sometimes have elements of a 'setting' that contribute to their significance. In the present case, the remains pre-date the existing post-medieval field enclosure pattern, and thus they cannot be appreciated or identified if one is not aware of their location. Thus they are not 'experienced' in their surroundings. As noted, although the cursus and bowl barrow to the north (SM2) are not now visible in the landscape, they may have retained a presence to the later prehistoric communities: and thus the cursus and bowl barrow SM2 (discussed below) also contributes to the significance of the Enclosures.

*Conclusion, potential effects and recommendations*

- 5.11. On the basis of the above, the key consideration with regard to change within the Site is the potential for associated below-ground archaeological remains outside of the Scheduled area. Additional archaeological survey techniques, such as geophysical survey and potentially evaluation investigation, are methods which can provide further information on this point in order to inform detail design consideration.
- 5.12. Given the buried nature of the remains, and their situation in a later field enclosure system, their evolved 'setting' does not contribute notably to their significance. Change within their vicinity is therefore not necessarily a key constraint, subject to the aforementioned associated below-ground remains. It is likely that a suitable 'buffer' of undeveloped and non-impacted space would be required, in order to ensure the remains are suitably protected – and possibly consideration of the monument into a wider green space strategy. The green infrastructure strategy may include consideration of the association between the two Scheduled Monuments, reflected in potential green linkage. There is also an opportunity for positive

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enhancements to the monument, including signage (to provide legibility which is currently absent) and consideration of linkage via wider circulation.

*Cursus and bowl barrow 450m south east of Jackson's Barn (Fig. 2 and 9, and 10, SM2)*

- 5.13. The Cursus and bowl barrow 450m south east of Jackson's Barn (Fig. 2, 9, and 10, SM2), henceforth the Cursus, includes the buried remains of a cursus and ring ditch on a gravel terrace north of the River Dene, close to its confluence with the River Avon. The buried remains are visible as cropmarks (areas of enhanced plant growth over buried archaeological features) on aerial photographs. The former extent of their survival beyond the scheduling is not known. Flint implements, dating chiefly from the Neolithic to the early Bronze Age period, have been found in the area, with a concentration of artefacts noted in the vicinity of the cursus and barrow. Situated on a river terrace, the cursus and barrow are part of a wider landscape of prehistoric and later features recorded along the Avon valley.
- 5.14. The significance of the cursus and bowl barrow primarily derives from its evidential (archaeological remains) and historic (illustrative and associative) values embodied by its physical remains, material cultural and the information these provide in terms of the socio-economic development of prehistoric populations within the area.
- 5.15. The Cursus is located to the north of the River Dene, and within a landscape that was extensively settled (see Section 3). The Enclosures monument (see above for its assessment) may have been associated to the Cursus, not only due to their proximity, but also due to its use as a religious and funerary monument, usually in use in association with a nearby settlement. The geology and the proximity of water courses in the area is also ideal for the fixation of these population providing fresh water for drinking, irrigation, and fertile soils. This location was thus most likely chosen for practical reasons and makes a positive contribution to the significance of the Cursus by illustrating its geographical/landscape context.



**Photo 9** The Cursus facing north with reservoir on the background

- 5.16. As with the Enclosures, the key significance of the Scheduled Monument comprises its buried remains. Also as set out in Section 3, there is some potential for associated below-ground archaeological remains outside of the Scheduled Monument within the Site. If any such remains were associated with the monument, they may potentially be of high archaeological significance, in and of themselves, and also to contribute to the heritage significance of the Scheduled Monument itself. Again, the rest of the Site is not considered to be a location whence the special historic interest of the asset can be experienced, as the remains are below-ground. It is the case that buried archaeological remains can sometimes have elements of a 'setting' that contribute to their significance. In the present case, the remains pre-date the existing post-medieval field enclosure pattern, and thus they cannot be appreciated or identified if one is not aware of their location. Thus they are not 'experienced' in their surroundings. As discussed above, the presence of these funerary sites may have retained a presence for later prehistoric communities occupying the area to the south (SM1), and thus this association also contributes to the heritage significance of the Scheduled Monument.

*Conclusion, potential effects and recommendations*

- 5.17. It is again the case that the key consideration with regard to change within the Site is the potential for associated below-ground archaeological remains outside of the

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Scheduled area. Additional archaeological survey techniques, such as geophysical survey and potentially evaluation investigation, are methods which can provide further information on this point in order to inform detail design consideration.

- 5.18. Given the buried nature of the remains, and their situation in a later field enclosure system, their evolved ‘setting’ does not contribute notably to their significance. The exception to this is the association with the later prehistoric and Roman Enclosures to the south. Change within their vicinity is therefore not necessarily a key constraint, subject to the aforementioned associated below-ground remains. It is likely that a suitable ‘buffer’ of undeveloped and non-impacted space would be required, in order to ensure the remains are suitably protected – and consideration of the monument into a wider green space strategy – particularly considering and reflecting the relationship between the two Scheduled Monuments. There is also an opportunity for positive enhancements to the monument, including signage (to provide legibility which is currently absent) and consideration of linkage via wider circulation.

*Charlecote and Hampton Lucy Conservation Area (Fig. 2, 9 and 10), Grade II\* listed Registered Park and Garden Charlecote Park (Fig. 2 and 9, RPG1) and key listed buildings*

- 5.19. The Grade II\* Registered Park of Charlecote Parks and Gardens occupies much of the Conservation Area, but lies wholly outside of the Site (Figs 9 and 10). A small portion of the designated Conservation Area lies within the Site area, on the western side of the Site at the junction of the trackway and the Birmingham Road to Charlecote.
- 5.20. Charlecote Park house itself (Figs 9 and 10) originated in the 16<sup>th</sup> century, although it was the subject of notable extension and rebuild in the early and mid 19<sup>th</sup> century. The house is Grade I listed, and lies in the centre of the park alongside a range of associated park buildings of Grade I, II\* and II listed status (Figs 9 and 10). Prior to the mid 18<sup>th</sup> century the park included complex formal gardens to the north of the house, which were removed in widespread remodelling of the park by Lancelot ‘Capability’ Brown in the later 18<sup>th</sup> century. The gardens were remodelled at the period to form a broad garden area on the main frontage of the house, in the area illustrated on Fig. 10.
- 5.21. The main façade of the house faces east over these gardens, and is thus displayed in the main carriage drive approach from the east entrance on the Birmingham

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Road (Fig. 10). A further carriage drive was accessed from a lodge on the western side of the park, and approached the southern side of the house in a more serpentine, Picturesque, manner.

- 5.22. The use of water was an important part of the Landscape approach championed by Brown. The lake on the north-east side of the park (Fig. 10) was likely re-modelled by Brown from a series of earlier smaller lakes (which are illustrated on early maps of the area). It was fed by a small stream, which flows from the east through the Wellesbourne Campus and crossed by the bridge on the Birmingham Road. To the south, the River Dene flows east from Wellesbourne through the lower part of the Site, and Hiorn's Bridge over the river (Fig. 10) is both a Scheduled Monument and a Grade II listed building. The bridge was built in 1755 by David Hiorn for George Lucy (when the public road was diverted further away from the park). The Dene then meets the River Avon in Charlecote Park, which runs immediately to the rear of the terraced gardens on the west-facing frontage of the house.
- 5.23. Both carriage drive approaches were framed within tree-lined avenues, as illustrated on Fig. 10. At the main entrance approach, this avenue continued on the eastern side of the Birmingham Road across a field, as it does today. The kitchen gardens, and some associated structures, lay on the southern side of the avenue in this location between the two roads (Fig. 10). This extension of the avenue was designed to provide a continuing aspect to the approach when viewed eastwards from the house (although, of course, the carriage drive did not extend beyond the Birmingham Road itself). The First Edition Ordnance Survey map of 1886 (Figs 8b and 10) also records the avenue extending, in a more fragmentary form, to the east of the Chalecote Road, within the western part of the Site. The lower line of trees reached beyond the Scheduled Monument of the cursus and bowl barrow, although the upper line of trees ended just short of it. These trees east of the Wellesbourne Road have since been removed, and the former extent is shown as a dotted line on Fig. 10.
- 5.24. The narrower avenue of trees running from the house to the church (Fig. 10) was replanted in the mid 20<sup>th</sup> century, following the course of a former avenue shown on an early 18<sup>th</sup>-century painting of Charlecote. Illustrations by Beighton (1722), Fish (1736) and Clarke (1791) show a single avenue, but this did not survive by the time of the 1886 Ordnance Survey map.

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5.25. The south-west approach is also lined by trees (limes). The listing description notes views from this approach north-east across the River Avon towards the house, and also east across the southern area of the park. A service drive enters the park around 80m south of the main entrance, and runs parallel to the main carriage drive to the house. The listing description notes the designed views south across the park and the River Dene from this service drive.

5.26. The heritage assets have different levels of experience depending on their location and character. The Conservation Area and Park, due to their size and layout can be approached through most directions and by most means (on foot, by bicycle, by car). It is, however, the case, regardless of access, that to best appreciate its appearance and historic interest one should be within the limits of the Conservation Area to be able to closely inspect the built form and appreciate the relationship between the spaces and built form and how they evolved.



**Photo 10** Views from the Site towards the assets facing south-west

5.27. Most of the approaches are lined with mature hedgerows, tall trees and interspersed with 20th century residential developments which give way to more historic and characterful properties towards the centre of the designated area.

5.28. The existence of ample and varied views across the Conservation Area and Park makes a positive contribution to the significance of the assets, and the key views

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within the park allow one to experience the landscape objectives of Brown's design, as well as the earlier origins, particularly around the house and outbuildings in the forecourt. The photographs below are located on Fig. 9.



**Photo 11** Views from the Site towards the assets, facing west



**Photo 12** Views from the Site towards the Park facing south-west



**Photo 13** Views from the Park's tree lined entrance towards the Site



**Photo 14** Views from the Site towards the Park facing west



**Photo 15** Views from the Park towards the Site facing east

5.29. As illustrated in the photographs, views out from the park towards the Site are generally limited and highly screened. However, as a park remodelled in the landscape tradition, use was made by Brown of elements of the surrounding landscape: both natural and man-made. These notable elements of ‘setting’ and ‘borrowed landscape’ are discussed in the listing description for the park provided by Historic England. As discussed above, the key designed elements lie within the park itself, and are experienced there; and those elements comprise the major heritage interest of the park. However, the following elements of setting (including elements within the park, and extending out) particularly contribute to a degree to this overall significance (both of the park, and to the Conservation area).

- 1. Views west to the house and park from the Birmingham Road (main entrance and service drive)
- 2. Views from the house east along the main avenue of trees
- 3. Views from the house north-east along the re-planted avenue to the church
- 4. Views south across the southern area of the park from the service drive (and also, in this direction, from the main approach)
- 5. Views from the south-western carriage drive approach, looking north-east across the River Avon, and east across the southern parkland

- 6. Extensive views west from the house over the terraced gardens and the River Avon to the Welcombe Hills, north of Stratford-on-Avon
- 7. Views from the house and gardens to the towers of the Church of St Leonard at Charlecote, and the Church of St Peter ad Vincula at Hampton Lucy (which act as 'eyecatchers')
- 8. From the north bastion of the wilderness north of the house, there are extensive views across the park towards Charlecote village and agricultural land beyond the park

5.30. With regard to point 1, the Site is not present in these views. Its most notable contribution to the above elements is the extent of the former east-west avenue of trees (point 2) which ran to the Scheduled Monument, in an extended line from the main driveway approach. The Site lies beyond the views from the house to St Leonard's Church (point 3), and is very largely obscured. Similarly, the Site does not lie within the southern views from the main approach and service drive (point 4).

5.31. In the eastern views across the southern parkland from the south-west carriage drive approach (point 5), the Site is again largely obscured beyond the edges of the park, along the Birmingham Road, although there is some limited visibility of the agricultural fields (see photograph Fig. 15). Point 6 regards views in the opposite direction from the Site. As noted in point 3, the Site lies beyond St Leonard's Church and is largely obscured; it does not lie within views to the church at Hampton Lucy (point 7). Regarding point 8, the wider agricultural fields seen in views north to the village are more pertinently those west of the Birmingham Road, as the fields around Wellesbourne Campus (the northern part of the Site) are largely obscured (see photographic Fig. 10 above, taken from the Site looking towards the park).

#### *Conclusion, potential effects and recommendations*

5.32. Although the Site lies in close proximity to the park and Conservation Area, much of the land in the Site makes little if any contribution to their significance. This is largely due to the excluding nature of later 18<sup>th</sup> century parkland architecture, which emphasised containing tree belts and woodland. The landscape movement also utilised the wider 'setting' of a chosen park in specific ways, and for specific view lines. Thus 'setting', in the context of parks of this date, is another design element, and was used selectively. Particularly relevant views and use of 'setting' have been

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itemised above, informed both by the research and site inspections for the present report, and also the descriptions in the Historic England listing.

- 5.33. Within the Site, the most sensitive part is the location of the former extension to the main avenue, which runs up as far, and slightly beyond, the cursus Scheduled Monument.
- 5.34. The south-west 'corner' of the Site (which lies between the park and the Enclosures Scheduled Monument) has some relevance to wider views from the park. This is limited, but sensitivity and use of green space/green infrastructure connections on the eastern side of the Birmingham Road would be appropriate options in consideration of change. Whilst the western edge of the Site is less sensitive moving northwards, a general emphasis in green space, reduced densities, lower heights, will all be appropriate considerations.
- 5.35. Regarding the Conservation Area boundary, the north-eastern side of the Conservation Area extends along the Birmingham Road to a point adjoining the bridge and the footpath access to Wellesbourne Campus. Consideration may be given in masterplanning to suitable green space and green infrastructure treatment at this point (and potentially improved signage including heritage information).

#### *Listed buildings Group A*

- 5.36. A summary of the location of listed buildings within the Conservation Area is provided on Fig. 9.
- 5.37. As noted above, Charlecote House itself is approached from the main driveway from the Birmingham Road, and is situated at **listed building group A**. The house (Ai) is Grade I listed, and its first iteration was begun in 1558, and partly restored and extended for the Lucy family between 1829-34 by C.S. Smith and 1847-67 by John Gibson. It is of two storeys with an attic level, of brick with ashlar detailing. The terrace wall to the west of the house (Aii), and steps to the croquet lawn, are Grade II listed. To the south-east of the house, the historic outbuildings (carriage house, stables, laundry and brewhouse; Aiii) also date from the house's origins in the 16<sup>th</sup> century and are Grade I listed. The walls, gates and piers to the north (Aiv) are Grade II\* listed. The gatehouse frames the main driveway entrance to the house (Av) and is Grade I listed. The gateway entrance at the road (Axiii) is Grade II listed. The walls on the north side of the forecourt are also Grade II\* listed, and lead statues of a shepherd (Avii) and shepherdess (Avii/Aviii) are placed here. In

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the gardens to the north, the Orangery of 1857 (now the tea rooms) is Grade II listed, as is the Summerhouse ('Granny's Summerhouse') to its west (Ax).

- 5.38. To the south of the carriage buildings and stables the bridge over the River Dene (Axi) was built in 1867 of ashlar and wrought iron, and is Grade II listed. The cascade feature to its west (Axii) was built as part of Brown's phase of landscaping work, but was rebuilt at the same time as the bridge in 1867. On the north side of the house, close to the lake, the dam and cascade (Axiv) are also Grade II listed.
- 5.39. Hiorn's Bridge (Axv), over the River Dene, has been discussed above, and is both a Scheduled Monument and a Grade II listed building. Charlecote Gardens (Axvi), just to its north is Grade II listed, and was built in 1839 next to the kitchen gardens.

#### *Conclusion, potential effects and recommendations*

- 5.40. In many respects, the conclusions regarding the form and 'setting' of the park apply to the group of buildings comprising Group A; particularly given the close alignment of the built and natural environments in 18<sup>th</sup> and early 19<sup>th</sup> century landscape theory. As with the park, the key sensitivity, of historical design relevance, is the east-facing view from the house (which lies at the heart of this group of buildings) down the main driveway and avenue. The former extent of the avenue into the Site is illustrated on Fig. 10. The same considerations for any future design here as set out above apply, namely use of green space, potential enhancement measures in the green infrastructure approach, rational integration into the wider green infrastructure approach, including foot and cycle access.

#### *Listed buildings Group B*

- 5.41. The Church of St Leonard (Bi) is situated on the western side of the Birmingham Road, and is Grade I listed. It was re-built in 1851-3 by John Gibson, who also worked on the house. Four headstones in the graveyard on the south side of the church are Grade II listed (Bii-v).

#### *Conclusion, potential effects and recommendations*

- 5.42. There is notable built form and tree cover on the opposite side of the road to the church, between it and the Site. Occasional site of the spire can be gained from places within the Site, although these do not have specific historic relevance and are part of general wider visibility of this tall structure in the landscape (this point regarding the wide visibility of church towers and spires is discussed in the Historic England settings guidance GPA3). The same area on the western side of the Site,

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between the cursus Scheduled Monument SM2 and the Site boundary, which formerly contained the extended driveway avenue is also of relevance with regard to the church. Thus the careful use of green space and green infrastructure in this area would be suitable in this case also.

#### *Listed buildings Group F*

- 5.43. A number of listed buildings are situated on the east side of the Birmingham Road, after the park entrance and the church, travelling north. The first of these comprises the Vicarage (Fi), which dates from 1836 and is Grade II listed. Further north lie Rowell Cottage/Woodlea (Fii), which comprises four houses of the seventeenth century with later alterations (timber-framed with brick infill). The houses are Grade II listed. Further north, the Malthouse (Fiii) is also Grade II listed, and also dates from the seventeenth century.
- 5.44. Jackson's Farmhouse/Wayside/Willows End (Fv) lie to the north again, and comprise Grade II listed buildings also dating from the seventeenth century. AK6 telephone kiosk (Fiv) is Grade II listed, on the east side of the road south of the farmhouse. On the west side of the road, Bambi Cottage (Fvi) is also Grade II listed and is timber-framed of the seventeenth century.

#### *Conclusion, potential effects and recommendations*

- 5.45. The buildings comprising Group F lie within an area of built development outside of the park itself, with origins at least in the 17<sup>th</sup> century (as summarised on Fig. 10). This area on the eastern side of the road, and the junction with the Hampton Lucy road, forms a distinct character (towards and from the main park entrance) of 17<sup>th</sup>-century houses in well-spaced plots, largely associated with mature tree cover. This historic linear settlement form continues to the north-east, towards the present Site edge, and the small bridge over the river. After Jackson's Farmhouse, however, the buildings are 20<sup>th</sup>-century and thus represent a much more recent extension to this settlement pattern.
- 5.46. Development within the Site would need to consider the established, and legible, linear form to the settlement here. Thus the use of green space and green infrastructure at the boundary with the Conservation Area (which includes a small part of the Site at the bridge) would be an important element. There may also be opportunities to provide enhancements such as improved foot connectivity and

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signage (potentially with heritage information, and connecting to wider heritage interpretation).

#### ***Hampton Lucy (Listed Building Groups C and D, and LB2 and LB3)***

- 5.47. Charlecote Mill (Group D) lies on the River Avon to the north of Charlecote Park. The mill, and the wall to the south (Di), are Grade II\* listed and date from the 18<sup>th</sup> and 19<sup>th</sup> centuries. The mill house and outbuilding to its east (Dii and Diii) are Grade II listed.
- 5.48. The historic settlement of Hampton Lucy lies on its south side, at Group C, focussed around the Church of St Peter ad Vincula (Ci). The church was constructed in 1822-6, and altered by Sir Gilbert Scott in 1858. The church yard contains a Grade II listed gravestone, and the south graveyard wall is also Grade II listed (as is the 1710 house and former schoolhouse of Avonside to its east). Hampton Lucy House (Cii) also dates from the early 18<sup>th</sup> century and was formerly the Rectory. Several further Grade II listed houses lie on the south side of Street.
- 5.49. Between the mill and the settlement, two buildings are situated on the River Avon. The bridge (LB2) was built in 1829, and is of cast iron and ashlar, and is Grade II listed. A 17<sup>th</sup>-century cottage lies to its north (LB3), also Grade II listed.

#### ***Conclusion, potential effects and recommendations***

- 5.50. No specific sensitivity of the Site to the historic buildings and Conservation Area element comprising Hampton Lucy has been identified.

#### ***Wellesbourne Conservation Area (Listed Building Group G)***

- 5.51. Wellesbourne Conservation Area lies to the south-east of the Site (Figs 2, 9 and 10). The Church of St Peter (Gi) dates from the late 13<sup>th</sup> century, and is Grade II\* listed. Several Grade II listed headstones and monuments lie in the churchyard on its south side. The railings and gate to the churchyard from Hopper's Lane are also Grade II listed; as is the War Memorial (Gii) on the western side of the church.
- 5.52. The Old Vicarage (Giii) lies to the south-west of the church, and is Grade II listed. The King's Head lies immediately east of the church, on Hopper's Lane, and is also Grade II listed. To the east, White Cottage and 33-5 Warwick Street are also Grade II listed. The southern focus of historic settlement at Wellesbourne is clustered around Church Walk, Chapel Street and Wellesbourne Hall (Group Giv).

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### *Conclusion, potential effects and recommendations*

- 5.53. The buildings in the northern part of the Conservation Area form a discrete group, which is separated from the main A429 by several small field enclosures (on its eastern side). Mature trees lie around and between the buildings, Church Street and Hopper's Lane. Given the intervening fields and the tree cover, the land within the Site does not notably contribute to the architectural or historical significances of the group. There is visibility of the tower of St Peter's from places in the Site, and in particular the field immediately south of the Charlecote Road, on the eastern side of the Site. The very extensive legibility of church towers and spires in the landscape has been noted above, and is set out in Historic England's settings guidance (which notes that such views will not necessarily contribute to architectural or historical significance). With regard to future change in this area, the location of the church might suitably inform design measures, and potentially form an external reference point; use of green space on the eastern boundary to the road may also be a suitable consideration.
- 5.54. It is considered that the southern focal point of the Conservation Area, which includes Wellesbourne Hall, is less sensitive to change in the Site, as there is greater intervening distance and a greater presence of later built form (including the depot on the corner of the roundabout). However, the use of measures such as the aforementioned would also be applicable with regard to these buildings and the Conservation Area overall.

### *Thelsford Priory Scheduled Monument (SM3) and Thelsford Farm and outbuildings (Group E)*

- 5.55. The remains of the medieval Thelsford Priory comprise two adjacent Scheduled Monuments approximately 680m to the north of the Site (Fig. 2; SM3). A group of Grade II listed buildings is situated at Thelsford Farm, approximately 650m north-east of the Site (Group E). These include the farmhouse itself, and three additional outbuildings. Thelsford Bridge, to the north of the Scheduled Priory, is also a Grade II listed building.
- 5.56. Inter-visibility between the Site and this group of designated heritage assets is relatively limited, given the c. 0.5km intervening land and hedgerows. Glimpses to the farm complex and Priory site are possible, but do not form a part of the setting which notably contributes to the heritage significance of these heritage assets. It is also the case that the post-war buildings of the campus are situated on the same

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alignment, some 200m or so to the south of the Site boundary. However, design for change in the Site would suitably consider the role of green infrastructure along the northern Site boundary, and potential consideration of building heights in the northernmost zone.

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## 6. CONCLUSIONS AND RECOMMENDATIONS

- 6.1. Considering the results of this assessment, the size of the Site and its likely impact in the surrounding landscape the following heritage recommendations would apply.

### *The Scheduled Monuments*

- 6.2. No development should take place within the areas of the two Scheduled Monuments within the Site. Scheduled Monuments have Class Consents, which allow some types of works (largely related to ongoing agricultural or gardening needs) to continue to be carried out. Any other works, however, cannot take place, and require Scheduled Monument Consent from the Secretary of State (via the government's advisor, Historic England).
- 6.3. Any potential proposals should seek the opportunity to better reveal the Scheduled areas, possibly even restoring any views, or signalling them appropriately to make them more legible for the wider public may constitute a heritage benefit. This could potentially be achieved by designing a "heritage trail" connecting the monuments within the wider place-making approach.
- 6.4. Recognition of the connection between the two Scheduled Monuments within the Site may be advantageous. The two Scheduled Monuments are located in relative proximity and may have been connected within the wider landscape. Prehistoric and even Roman landscapes have a strong visual component where elements such as barrows and settlements are visually connected even if at distance. This ritualistic landscape and connection may be considered as a potential design influence in masterplanning, possibly including for green space, cycle/pedestrian routes, etc - as a way of acknowledging the relevance of the connection between the monuments and reflecting this in the new place-making. Such considerations may allow the monuments to be better revealed (and made for intelligible to people), which is an objective of heritage policy in the NPPF.
- 6.5. Depending upon the emerging design proposals, the production of a Conservation Management Plan for the Scheduled Monuments may be beneficial. These plans aim to respond to the need for conservation, by providing 'a sound framework for the management of significant places, particularly those in responsible long-term ownership' (Historic England 2008, p48).

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### *Other below-ground archaeological remains*

- 6.6. The presence of several Second World War crash sites across the Site may present some development constraints as these sites are protected by law under the Protection of Military Remains Act 1986 and may represent a constraint to development. An opportunity to include a monument to the fallen in battle, or memorial, within the development, has the potential to present heritage benefit.
- 6.7. A geophysical survey followed by targeted trial trenching (including some trenching in any 'blank' areas identified by geophysical survey to test the reliability of the results) is likely to be a requirement by the archaeological advisor to Stratford-upon-Avon District Council. This would suitably inform any decisions on the archaeological potential within the Site and on the likely impacts of any proposals.

### *The historic landscape*

- 6.8. Tithe maps from the mid 19th century illustrate that the Site largely comprised regular enclosed agricultural fields from at least this date. Several hedgerows within and bordering the Site are illustrated on these maps, and are likely to comprise 'important' hedgerows under the criteria for archaeology and history of the Hedgerows Regulations 1997 (Fig. 2). These hedgerows comprise a 'non-designated heritage asset' of low heritage value. It is normally the case that a degree of removal of hedgerow boundaries is acceptable. However, an emphasis on retention and/or improvement could be regarded as a small heritage benefit and provide useful visual and sound screening.
- 6.9. The historic landscape type itself, comprising regular enclosure following the medieval period, is well-represented in the region, and does not comprise a 'non-designated heritage asset' in and of itself, and does not comprise a design constraint or influence.

### *Built heritage*

- 6.10. This assessment report has identified two buildings within the Site of some heritage interest. Neither building is listed, and Stratford-on-Avon does not have a 'local list' of buildings. However, it is considered that both buildings have sufficient heritage interest to comprise 'non-designated heritage assets'.
- 6.11. The barn range is the earlier of the buildings, and is illustrated on the Charlecote Tithe map of 1848, and then extended to the present courtyard arrangement later in the 19<sup>th</sup> century. The barn range is considered to have a level of heritage

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significance to comprise a ‘non-designated heritage asset’, of moderate heritage significance. It is recommended that the barn range is retained if possible within any development proposals. It is likely that a degree of alteration would be achievable if required, as part of the place-making approach to the Site. If physical change is required, then it is likely that a more detailed ‘level 2 or level 3’ would be required in order to provide further detail on the significance of built fabric, and to inform on the ‘capacity for change’.

- 6.12. The cottage at the site of the sewage pumping station is of later Victorian date, and has been modified in the post-war period. The architectural treatment of the cottage is consistent with the period, but it is a form of building relatively well-represented in the region. As a non-designated heritage asset, retention of the cottage would be a suitable measure, if possible. However, the values of the cottage are more limited than the barn range, and if its removal is required (in order to facilitate suitable place-making) then a detailed record of the building (level 3 or 4) would be recommended.

*The setting of heritage assets (outside of the Site)*

- 6.13. The Site lies wholly outside of the Grade II\* Registered Park of Charlecote Park and Charlecote and Hampton Lucy Conservation Area, although the park/Conservation Area lies immediately adjacent to the western Site boundary. The house is Grade I listed, and lies in the centre of the park alongside a range of associated park buildings of Grade I, II\* and II listed status (Fig. 2). Prior to the mid 18<sup>th</sup> century the park included complex formal gardens to the north of the house, which were removed in widespread remodelling of the park by Lancelot ‘Capability’ Brown in the later 18<sup>th</sup> century. The lake on this north-east side of the park was likely re-modelled by Brown from a series of earlier smaller lakes (which are illustrated on early maps of the area). The main carriage drive entrance to the house is from the east entrance on the Birmingham Road.
- 6.14. The key features of the historic park and the Conservation Area are included within the designated areas. Proximity to the park does not comprise an over-arching constraint to change within the present Site, but will require consideration to suitable heritage influences. Discussion of the park and its influences is set out in Section 5 above. Key points for consideration with regard to the wider ‘setting’ of the park and Conservation Area include:

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- On the western side of the Site , the tree-lined lined avenue within the park (which is still partially extant although interrupted by a car park), formerly extended partially into the Site. There would be a rationale in acknowledging this feature in emerging design; and this may tie-in with considerations for treatment around the northern Scheduled Monument (SM2), and the connectivity of green space
  - The use of green space in this area would also have a design rationale with regard to the presence of the Grade II listed buildings forming the linear settlement of Charlecote outside of the park, and also the Church of St Leonard
  - The north-eastern side of the Conservation Area extends along the Birmingham Road to a point adjoining the bridge and the footpath access to Wellesbourne Campus. Consideration may be given in masterplanning to suitable green space and green infrastructure treatment at this point (and potentially improved signage including heritage information)
  - There is only a limited sensitivity to the Wellesbourne Conservation Area and the foci of historic buildings within it. However, acknowledgement of the Church of St Peter may be suitable in future change in the Site, and consideration of green space on the eastern side, south of the Charlecote Road
  - Consideration of the role of green infrastructure along the northern Site boundary, and potential consideration of building heights in the northernmost zone
  - There are opportunities for potential heritage enhancements, such as heritage signage as part of an overall strategy for foot and cycle connections

**6.15.** The Site is situated in an area of land which lies in close proximity to heritage assets of high importance, at Charlecote Park to the west, and Wellesbourne to the east. There is a capacity for change in the Site for development, although the presence of these heritage assets will require heritage influences to be a key part of future designs as part of the heritage objective of ‘maximising heritage enhancement and minimising heritage harm’.

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## APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

### *Heritage Statute: Scheduled Monuments*

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

### *Heritage Statute: Listed Buildings*

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

### *Note on the extent of a Listed Building*

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1<sup>st</sup> July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2021) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution, it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to

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include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on '[Listed Buildings and Curtilage: Historic England Advice Note 10](#)' (Historic England 2018).

### **Heritage Statue: Conservation Areas**

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.*').

The NPPF (2021) also clarifies in [Paragraph 207](#) that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

### **National heritage policy: the National Planning Policy Framework**

#### **Heritage assets and heritage significance**

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2021), Annex 2). The NPPF (2021), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential', 'historical', 'aesthetic' and 'communal'.

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The July 2021 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states that *‘Non-designated heritage assets are buildings, monuments, sites, places, areas or 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.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’*, with this information *‘accessible to the public to provide greater clarity and certainty for developers and decision makers’*.

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

### **The setting of heritage assets**

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF (2021), Annex 2). Thus, it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

### **Levels of information to support planning applications**

Paragraph 194 of the NPPF (2021) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be

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proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

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### Designated heritage assets

Paragraph 194 of the NPPF (2021) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 199 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 201 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites) ...should be wholly exceptional'.

Paragraph 202 clarifies that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use'.

### Development Plan

The principal document of the local development plan is the West Oxfordshire Local Plan 2031. This contains the following policies of relevance to this assessment:

#### POLICY EH9:

Historic environment All development proposals should conserve and/ or enhance the special character, appearance and distinctiveness of West Oxfordshire's historic environment, including the significance of the District's heritage assets, in a manner appropriate to their historic character and significance and in a viable use that is consistent with their conservation, in accordance with national legislation, policy and guidance for the historic environment.

In determining applications, great weight and importance will be given to conserving and/or enhancing the significance of designated heritage assets, including:

- the outstanding universal values for which Blenheim Palace and Park is inscribed as a World Heritage Site (WHS), as guided by its WHS Management Plan (see also Policy EW9);
- the special architectural and historic interest of Listed Buildings, with regard to their character, fabric and their settings;

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- the special architectural and historic interest, character and/or appearance of the District's Conservation Areas and their settings, including the contribution their surroundings make to their physical, visual and historic significance;
  - the special archaeological and historic interest of nationally important monuments (whether Scheduled or not), both with regard to their fabric and their settings;
  - the special cultural, architectural and historic interest of Registered Parks and Gardens, including the contribution their surroundings make to their physical, visual and historical significance.

Significant weight will also be given to the local and regional value of non-designated heritage assets, including non-listed vernacular buildings (such as traditional agricultural buildings, chapels and mills), together with archaeological monuments that make a significant contribution to the District's historic environment.

All applications which affect, or have the potential to affect, heritage assets will be expected to:

- a) use appropriate expertise to describe the significance of the assets, their setting and historic landscape context of the application site, at a level of detail proportionate to the historic significance of the asset or area, using recognised methodologies and, if necessary, original survey. This shall be sufficient to understand the potential impact of the proposal on the asset's historic, architectural and archaeological features, significance and character;
- b) demonstrate that the proposal would, in order of preference:
  - avoid adverse impacts on the significance of the asset(s) (including those arising from changes to their settings) and, wherever possible, enhance or better reveal the significance of the asset(s);
  - minimise any unavoidable and justified (by the public benefits that would accrue from the proposed development – see below) adverse impacts and mitigate those impacts in a manner proportionate to the significance of the asset(s) and the nature and level of the impact, investigate and record changes to or loss of physical fabric, features, objects or other remains and make the results publicly available.
- c) demonstrate that any new development that would result in the unavoidable and justified loss of all or part of a heritage asset would proceed within a reasonable and agreed timetable that makes allowance for all necessary safeguarding and recording of fabric and other remains, including contingencies for unexpected discoveries.

### **Designated assets**

Proposals which would harm the significance of a designated asset will not be approved,

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unless there is a clear and convincing justification in the form of substantive tangible public benefits that clearly and convincingly outweigh the harm, using the balancing principles set out in national policy and guidance

### **Non-designated heritage assets**

When considering proposals that affect, directly or indirectly, the significance of non-designated heritage assets, a balanced judgement will be made having regard to:

- the scale of any harm or loss;
- the significance of the heritage asset; and
- the public benefits of the development. If it is determined through the relevant evidence that currently non-designated buildings, structures, historic landscapes or archaeology are of national significance, those elements of this policy for designated heritage assets will apply.

### **Record and advance understanding**

Where development that would result in substantial harm to or loss of the significance of a heritage asset is permitted, developers will be required to record and advance understanding of the significance of that asset, in a manner appropriate to the nature of the asset, its importance and the impact, and publish that evidence and make it publicly accessible.\* \*(For the avoidance of doubt, the ability to mitigate loss of significance through investigation and recording will not contribute to the balancing judgement of whether such a loss is justifiable under this policy.)

### **Good Practice Advice 1-3**

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably

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possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

### **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

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Regarding 'levels' of significance the NPPF (2021) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### ***Effects upon heritage assets***

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2021) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or

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beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2021) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

#### **Effects upon non-designated heritage assets**

The NPPF (2021) paragraph 203 guides that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

#### **The Hedgerows Regulations 1997**

##### **Schedule 1 Additional Criteria for Determining "Important" Hedgerows: Part II Archaeology and History**

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose, "historic" means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is:
  - a. included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979(7); or
  - b. recorded at the relevant date in a Sites and Monuments Record.
3. The hedgerow:
  - a. is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
  - b. is associated with any monument or feature on that site.

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4. The hedgerow:

- a. marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or
- b. is visibly related to any building or other feature of such an estate or manor.

5. The hedgerow:

- a. is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts (8); or
- b. is part of, or visibly related to, any building or other feature associated with such a system, and that system –
  - i. is substantially complete; or
  - ii. is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act (9), for the purposes of development control within the authority's area, as a key landscape characteristic.

## APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ca Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
1	Cropmark, possible Iron Age/Romano-British enclosures, Wellesbourne	Prehistoric	SP 5569 2667	MWA1141 MWA6272
2	Iron Age boundary ditch, Charlecote Road, Charlecote	Prehistoric	SP 5598 2757	MWA8197
3	Possible Cursus Monument 400m Southeast of Charlecote Ring ditch and cursus on gravel terrace of north of the River Dene, close to confluence with river Avon.	Prehistoric	SP 5643 2676	MWA1145 MWA6076
4	Findspot - Prehistoric flint scatter	Prehistoric	SP 5690 2730	MWA7483
5	Palaeolithic hand axe found near Charlecote.	Prehistoric	SP 5700 2740	MWA1115
A and B	Diches and enclosures recorded on aerial photographs	Prehistoric	N/A	N/A
7	Findspot - Neolithic flint, Stratford Rd, Wellesborne	Prehistoric	SP 55452 26884	MWA8843
8	Findspot - Neolithic or Bronze Age flint tool, Warwick Rd, Charlecote	Prehistoric	SP 57092 27466	MWA8841
9	Findspot - Neolithic arrowhead & Bronze Age scraper	Prehistoric	SP 57338 27423	MWA8840
10	Findspot - Palaeolithic flint	Prehistoric	SP 5780 2680	MWA5174
11	Prehistoric ditch, Charlecote	Prehistoric	SP 5763 2665	MWA5169 EWA3071
12	Neolithic or Bronze Age Round Barrow	Prehistoric	SP 5784 2687	MWA1148
13	Mortuary Enclosure 400m SW of Thelsford Farm	Prehistoric	SP 5791 2691	MWA1146
14	Neolithic Ring Ditch 300m SW of Thelsford Farm	Prehistoric	SP 5802 2691	MWA4731
15	Prehistoric features found at Thelsford Priory Findspot - Prehistoric Flint	Prehistoric	SP 5820 2706	MWA5172 MWA6278 MWA8135
16	Semicircular feature 100m NE of Thelsford Bridge Enclosure 100m NE of Thelsford Bridge	Prehistoric	SP 5848 2696	MWA4652 MWA7540 EWA3199
17	Prehistoric Ring Ditch 300m SW Glebe Farm nmp	Prehistoric	SP 5855 2715	MWA6761 EWA637
18	Excavation of Neolithic Settlement at Wasperton Excavation of Bronze Age Ring Ditches at Wasperton Mortuary Enclosure 700m S of Wasperton Findspot - Neolithic stone axe Wasperton (Iron Age) Field 19	Prehistoric	SP 5838 2627	MWA1845 MWA5499 MWA6059 MWA6060 MWA22884 EWA7731 EWA6124

Ca Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
19	Iron Age Features at 2/3 Charlecote Rd, Wellesbourne Findspot - Prehistoric Worked Flint	Prehistoric	SP 5577 2768	MWA7926 MWA7925 EWA3225 EWA3226
20	The remains of an undated field system were identified during investigations in 2015, it is thought that the features may be of an Iron Age to Romano-British date.	Prehistoric	SP 5542 2783	MWA30982 EWA11032
21	Findspot - Mesolithic stone mace	Prehistoric	SP 5513 2825	MWA1139
22	Part of a possible Iron Age or Roman rectilinear enclosure was recorded from aerial photos.	Prehistoric	SP 5605 2601	MWA19364 EWA10302
23	An enclosure and ring ditch visible as cropmarks	Prehistoric	SP 5594 2619	MWA19362 EWA10302
C	Ditch PIT CIRCLE/TIMBER CIRCLE	Prehistoric	N/A	N/A
24	Findspot - Roman pottery	Romano-British	SP 5590 2670	MWA5165 MWA6271
25	Findspot - Roman bone weaving comb from Charlecote.	Romano-British	SP 5630 2680	MWA1164
26	Possible Romano British finds from the HRI site	Romano-British	SP 5650 2700	MWA5168
27	Findspot - Roman brooch, Charlecote	Romano-British	SP 5620 2650	MWA1165
28	Findspot - Roman bronze ring	Romano-British	SP 5600 2600	MWA1166
29	Romano-British features at 2/3 Charlecote Rd, Wellesbourne	Romano-British	SP 5576 2768	MWA7927
30	A road, possibly of Roman origin, parts of which are referred to in Early Medieval charters.	Romano-British	SP 5507 2636	MWA4760
31	Roman cemetery, Wellesbourne	Romano-British	SP 5510 2817	MWA1110
32	Find of Roman material	Romano-British	SP 56512 28505	MWA9827
33	Findspot - Roman pottery sherds & possible Bronze Age flint flake	Romano-British	SP 57862 27304	MWA8838
34	Possible Roman settlement	Romano-British	SP 5760 2659	MWA1147
35	Findspot - Roman Assorted Finds	Romano-British	SP 5845 2655	MWA5868
36	Excavation of Roman Settlement at Wasperton	Romano-British	SP 5838 2623	MWA5502
37	Findspot - Early Medieval pottery during field survey in 1978	Early medieval	SP 5590 2670	MWA1143 EWA1431
38	Site of Possible Early Medieval Settlement to W of Church on Bridge Street	Early medieval	SP 5542 2781	MWA3363

Ca Ref	Description	Grade/ Period	NGR	HE ref. HER ref. HEA ref.
39	Anglo Saxon Brooch to S of Wasperton	Early medieval	SP 2655 5845	MWA5869 EWA5594
40	Medieval Settlement of Wellesbourne Hastings Ditches Medieval Finds from Church St Findspot Findspot	Medieval	SP 27801 55555	MWA9005 MWA6410 MWA1152 MWA1150 EWA10302
41	Wellesbourne Mountford Medieval Settlement	Medieval	SP 27842 55158	MWA9006
42	During archaeological work at Wellesbourne Airfield possible field boundaries were discovered	Medieval	SP 2699 5524	MWA7965 EWA975
43	Saltway running east from Wellesbourne	Medieval	SP 4322 5571	MWA8666
44	Possible DMV at Charlecote (Church site)	Medieval	SP 2626 5656	MWA6270
45	Site of Charlecote DMV (Old Town site)	Medieval	SP 2564 5620	MWA1123
46	Hampton Lucy Medieval Settlement	Medieval	SP 25546 57101	MWA9132
47	An archaeological excavation discovered evidence of ridge and furrow cultivation dating to the Medieval period	Medieval	SP 2605 5747	MWA7220
48	Thelsford Priory Field system Findspot The site of a possible moat The site of a ford	Medieval	SP 2702 5816	MWA6275 MWA6279 MWA1111 MWA6276 MWA1116 MWA8679 EWA3165
49	Finds during water main excavations were Post Medieval pottery	Post-Medieval	SP 26879 55453	MWA8844 EWA6866
50	Archaeological excavation discovered several ditches, or robbing trenches, dating to the Post Medieval period	Post-Medieval	SP 2702 5814	MWA5173
51	The site of a quarry	Post-Medieval	SP 2785 5794	MWA7767
52	The site of a quarry	Post-Medieval	SP 2815 5803	MWA7768
53	The 18th-19th century landscaped Charlecote Park	Post-Medieval	SP 2565 5662	MWA7112 MWA19952 MWA19951 MWA4653 MWA13111
54	The dam, sluice, race, and pond associated with Charlecote watermill	Post-Medieval	SP 2584 5724	MWA1153 EWA2173
55	Possible Location of Gas Works	Post-Medieval	SP 2813 5521	MWA7132
56	Reported crash site of Hotspur Glider (HH268)	Modern	SP 2693 5666	MWA20410
57	Reported crash site of Wellington (R1036)	Modern	SP 2725 5601	MWA20403

Ca Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
58	Reported crash site of Wellington (HF759)	Modern	SP 5572 2624	MWA20381
59	Reported crash site of Wellington (R1082)	Modern	SP 5571 2671	MWA20451
60	Reported crash site of a Wellington	Modern	SP 5555 2699	MWA20414
61	RAF Wellesbourne Mountford	Modern	SP 5412 2649	MWA7981
62	Reported crash site of Wellington (R3198).	Modern	SP 5539 2566	MWA20383
63	Reported crash site of Wellington (R3198)	Modern	SP 5513 2559	MWA20409
64	Reported crash site of Wellington (X9640) in a sand pit	Modern	SP 5560 2752	MWA20365
65	Reported crash site of Wellington (DV934)	Modern	SP 5554 2765	MWA20402
66	Reported site of B17G crash	Modern	SP 5725 2586	MWA20361
67	Reported crash site of Heinkel 111 Reported crash site of Wellington aircraft	Modern	SP 5708 2783	MWA20355 MWA20356
	Drem Mark II Aviation Ground Lighting for Wellesbourne Mountford Airfield	Modern	SP 5489 2648	MWA20579
<b>Designated heritage assets</b>				
SM1	Enclosures 600yds (550m) E of King's Mead	Scheduled monument	SP 55685 26704	<b>1005716</b>
SM2	Cursus and bowl barrow 450m south east of Jackson's Barn	Scheduled monument	SP 56464 26771	<b>1020437</b>
SM3	Thelsford priory	Scheduled monument	SP 58294 27173	<b>1013162</b>
RPG 1	Charlecote Park	Grade II* Registered Park and Garden	SP 56287 25704	<b>1001187</b>
A	Charlecote Park Gatehouse Laundry, brewhouse, Stables and coach house South forecourt wall, gates and piers North forecourt wall, gates and piers Lead statue of shepherdess Lead statue of shepherd East entrance gate, railings and piers Charlecote Gardens Hiorn's Bridge Park bridge Cascade at mouth of River Dene	Grade I Grade I Grade I Grade II* Grade II* Grade II* Grade II Grade II Grade II Grade II Grade II	SP 56425 25906	<b>1381799</b> <b>1381800</b> <b>1381808</b> <b>1381805</b> <b>1381802</b> <b>1381804</b> <b>1381803</b> <b>1381801</b> <b>1381825</b> <b>1381826</b> <b>1381812</b> <b>1381810</b>
B	Church of St Leonard Seeley headstone Southam headstone Seeley headstone Ford headstone	Grade I Grade II	SP 56552 26249	<b>1381830</b> <b>1381833</b> <b>1381834</b> <b>1381832</b> <b>1381831</b>

<b>Ca Ref</b>	<b>Description</b>	<b>Grade/ Period</b>	<b>NGR</b>	<b>HE ref. HER ref. HEA ref.</b>
<b>C</b>	Church of St Peter ad vincula Hampton Lucy House Wall to the south side of churchyard including 3 headstones Chest tomb Avonside Railings and gates to the north of churchyard and 2 gates to the west	Grade I Grade II* Grade II Grade II Grade II Grade II	SP 25647 57013	<b>1382119</b> <b>1382124</b> <b>1382123</b> <b>1382121</b> <b>1382117</b> <b>1382122</b>
<b>D</b>	Charlecote mill and wall Charlecote mill house Outbuilding north-east of mill house	Grade II* Grade II Grade II	SP 25902 57215	<b>1382109</b> <b>1381814</b> <b>1381815</b>
<b>E</b>	Thelsford farmhouse Barn, stable and shelter shed Cart shed Barn	Grade II Grade II Grade II Grade II	SP 27361 58203	<b>1381816</b> <b>1381818</b> <b>1381819</b> <b>1381817</b>
<b>F</b>	Bambi Cottage Jacksons Farmhouse Wayside Willows End K6 telephone kiosk The Malt House Rowell Cottage The Vicarage and the Glebe	Grade II Grade II Grade II Grade II Grade II Grade II	SP 26392 56814	<b>1381823</b> <b>1381829</b> <b>1381835</b> <b>1381828</b> <b>1381827</b> <b>1381836</b>
<b>G</b>	Wellesbourne Hall The Lodge at Wellesbourne Hall The Little House Church of St Peter Includes further 30 Grade II Listed buildings	Grade II* Grade II Grade II* Grade II*	427587, 255219	<b>1382037</b> <b>1382038</b> <b>1382012</b> <b>1382017</b>
<b>LB1</b>	Thelsford Bridge	Grade II	SP 27167 58395	<b>1325528</b>
<b>LB2</b>	Bridge over river Avon	Grade II	SP 25755 57159	<b>1382105</b>
<b>LB3</b>	Cottage on the west bank of the River Avon	Grade II	SP 25739 57295	<b>1382111</b>

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## APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

# Historical Mapping Legends

## Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	<b>-285</b> Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

## Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Coppice		Heath
	Rough Grassland		Marsh
	Reeds		Saltings
	Building		Glasshouse
	Sloping Masonry		Pylon
	Electricity Transmission Line		Pole
	Cutting		Embankment
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		
	Administrative County, County Borough or County of City		
	Municipal Borough, Urban or Rural District, Burgh or District Council		
	Borough, Burgh or County Constituency Shown only when not coincident with other boundaries		
	Civil Parish Shown alternately when coincidence of boundaries occurs		
	BP, BS Boundary Post or Stone		Pol Sta Police Station
	Ch Church		PO Post Office
	CH Club House		PC Public Convenience
	F E Sta Fire Engine Station		PH Public House
	FB Foot Bridge		SB Signal Box
	Fn Fountain		Spr Spring
	GP Guide Post		TCB Telephone Call Box
	MP Mile Post		TCP Telephone Call Post
	MS Mile Stone		W Well

## 1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	MHW(S) Mean high water (springs)		MLW(S) Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

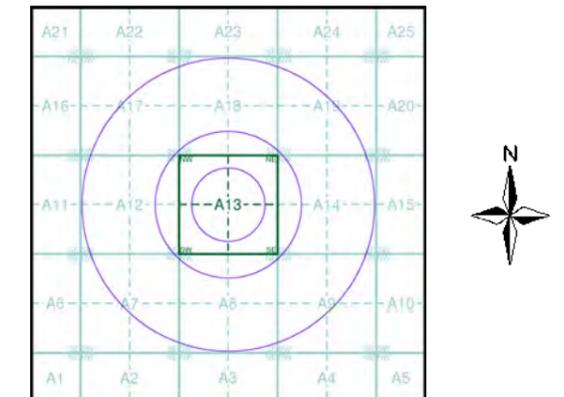
# Envirocheck®

LANDMARK INFORMATION GROUP®

## Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Warwickshire	1:10,560	1886	2
Warwickshire	1:10,560	1906	3
Warwickshire	1:10,560	1922 - 1926	4
Warwickshire	1:10,560	1938	5
Ordnance Survey Plan	1:10,000	1955	6
Ordnance Survey Plan	1:10,000	1975	7
Ordnance Survey Plan	1:10,000	1991	8
10K Raster Mapping	1:10,000	1999	9
Street View	Variable		10

## Historical Map - Slice A



## Order Details

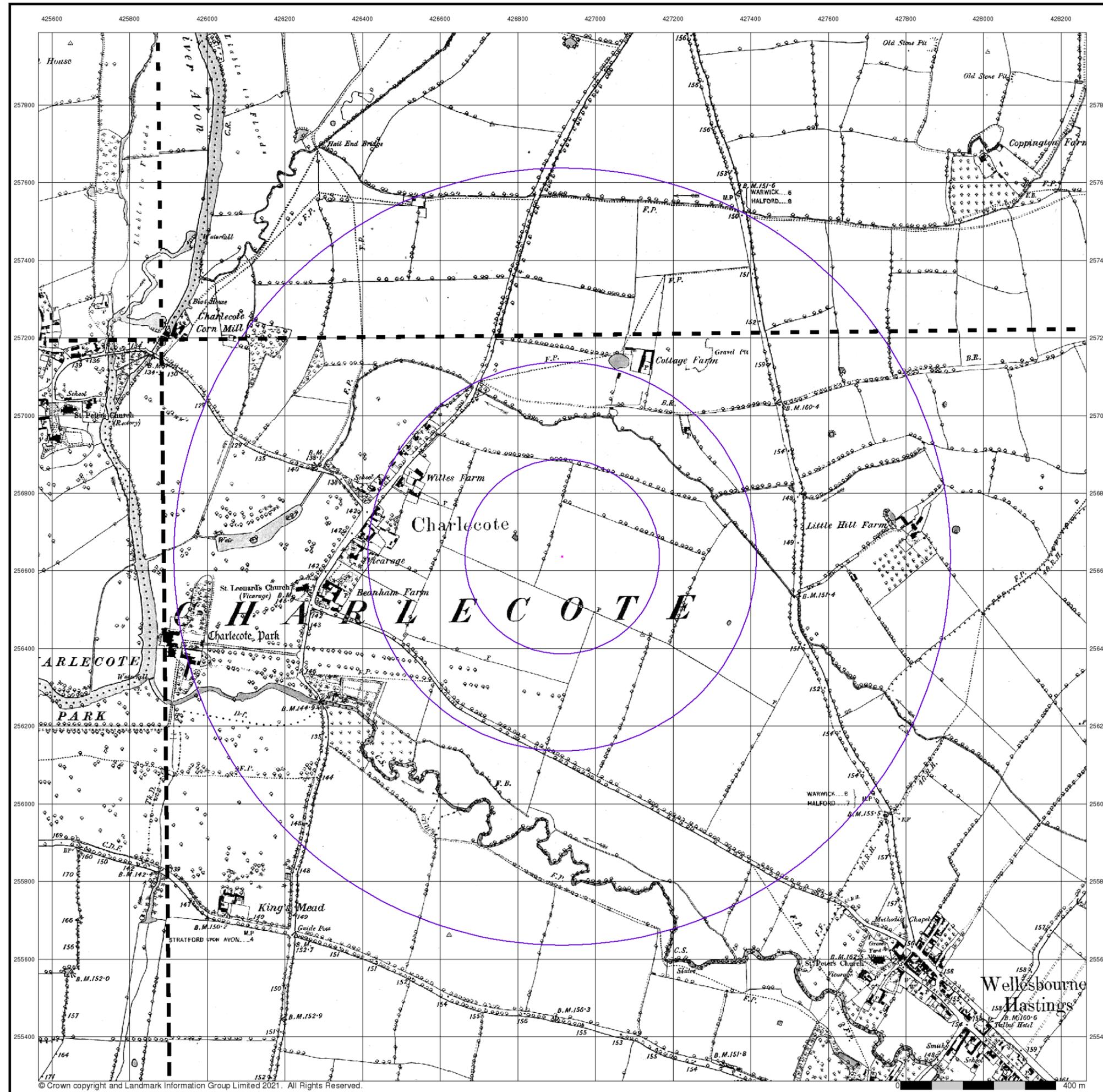
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 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

## Site Details

Site at, Wellesbourne, Warwickshire

**Landmark**  
 INFORMATION GROUP

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 Web: www.envirocheck.co.uk



## Warwickshire

Published 1886

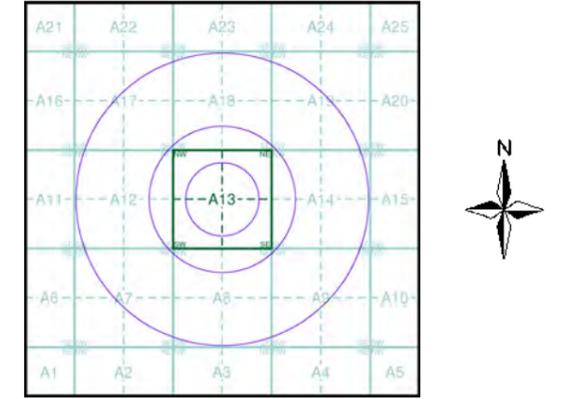
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

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044NE 1886 1:10,560	045NW 1886 1:10,560

### Historical Map - Slice A

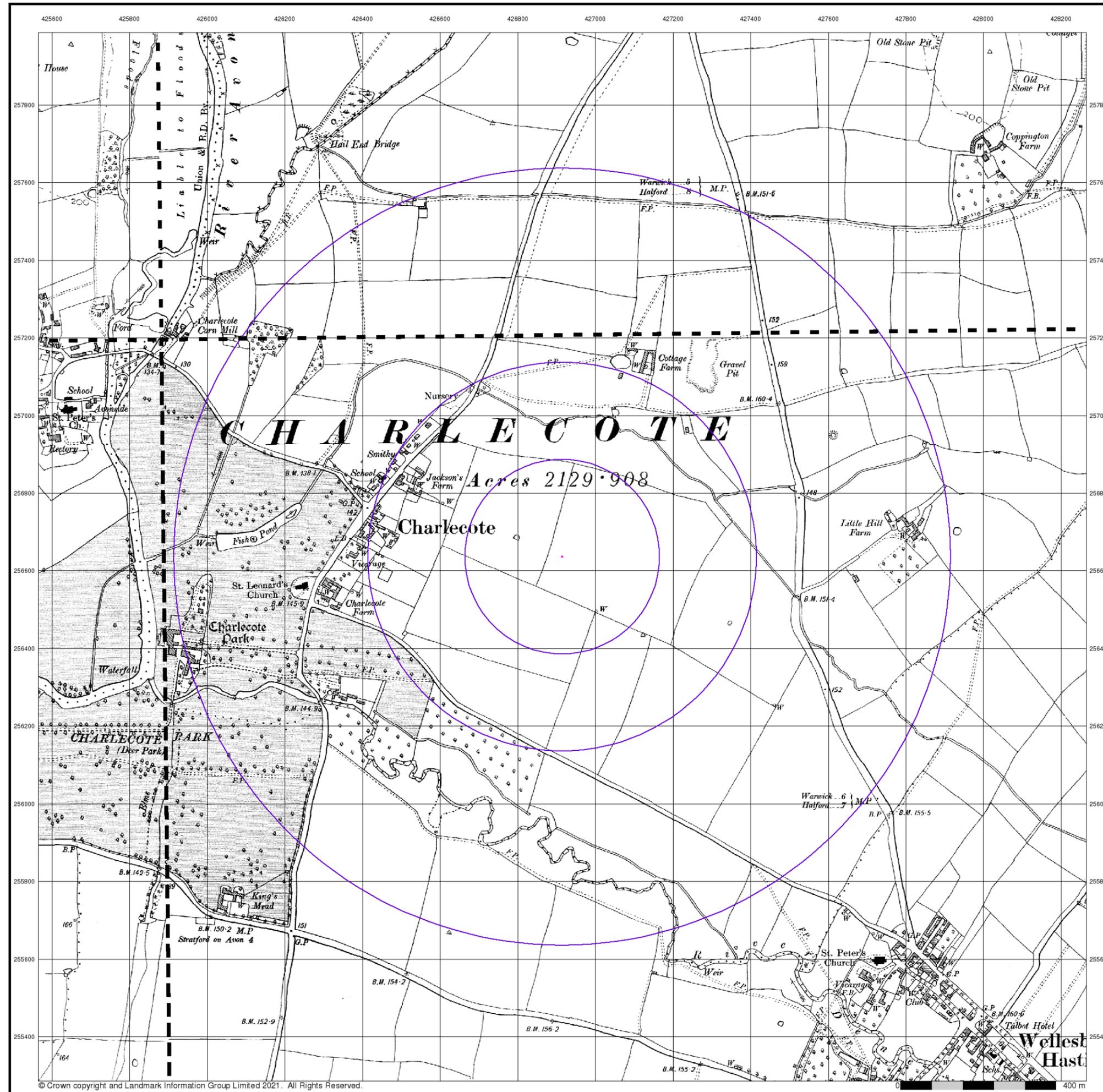


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### Site Details

Site at, Wellesbourne, Warwickshire



## Warwickshire

Published 1906

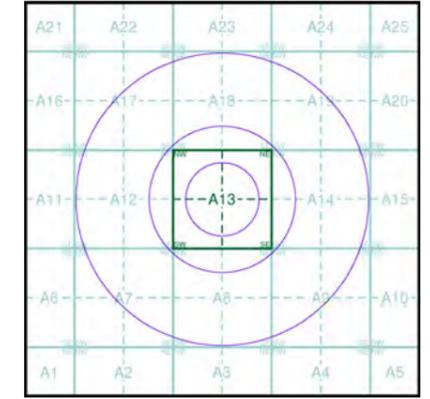
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

### Map Name(s) and Date(s)

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044NE 1906 1:10,560	045NW 1906 1:10,560

### Historical Map - Slice A

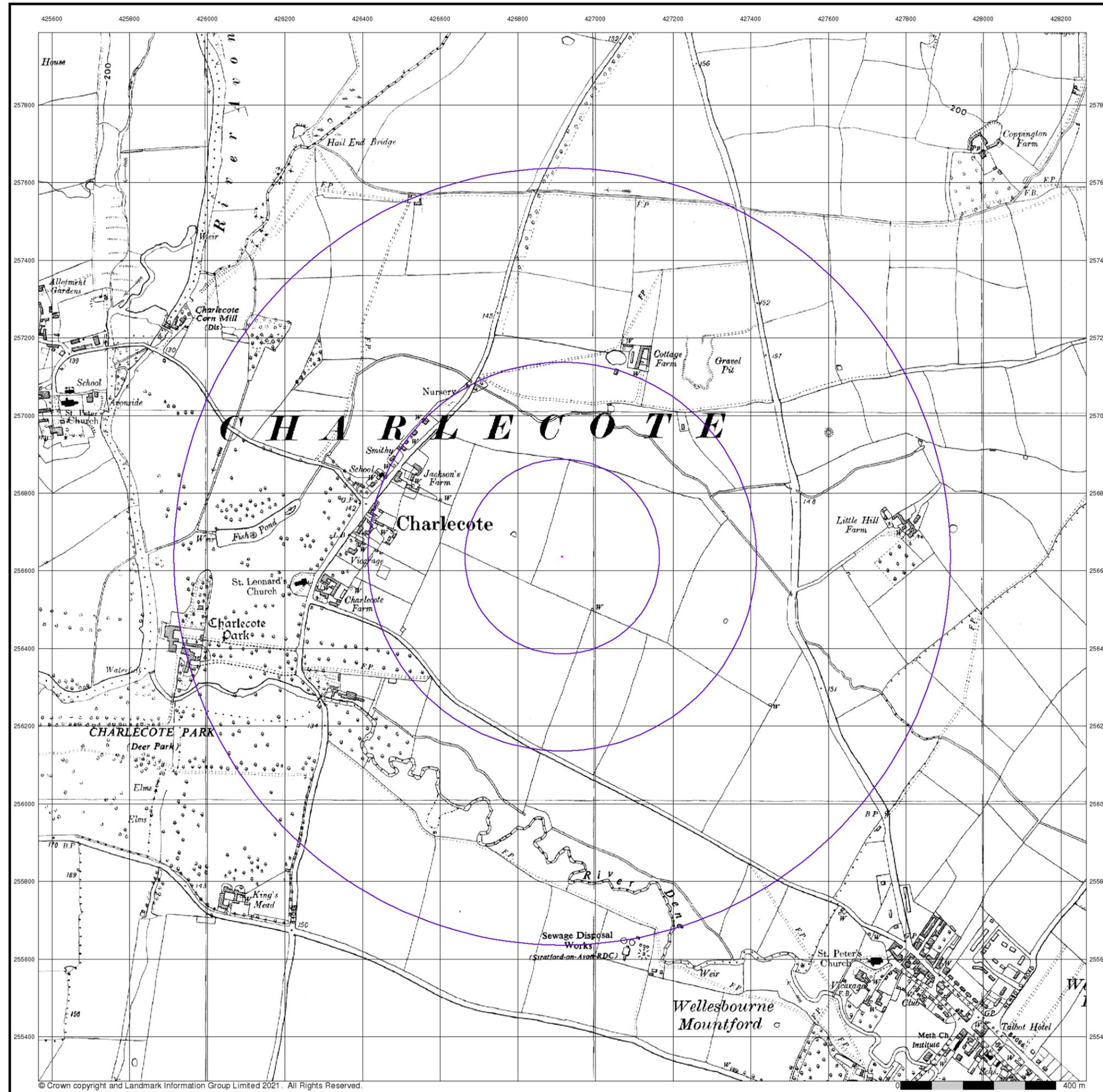


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**Site Details**

Site at, Wellesbourne, Warwickshire

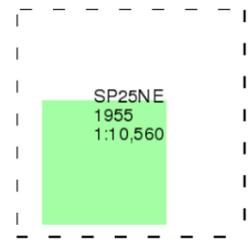


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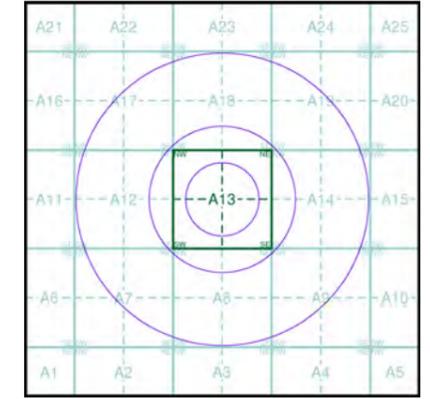
## Ordnance Survey Plan Published 1955 Source map scale - 1:10,000

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### Map Name(s) and Date(s)



### Historical Map - Slice A

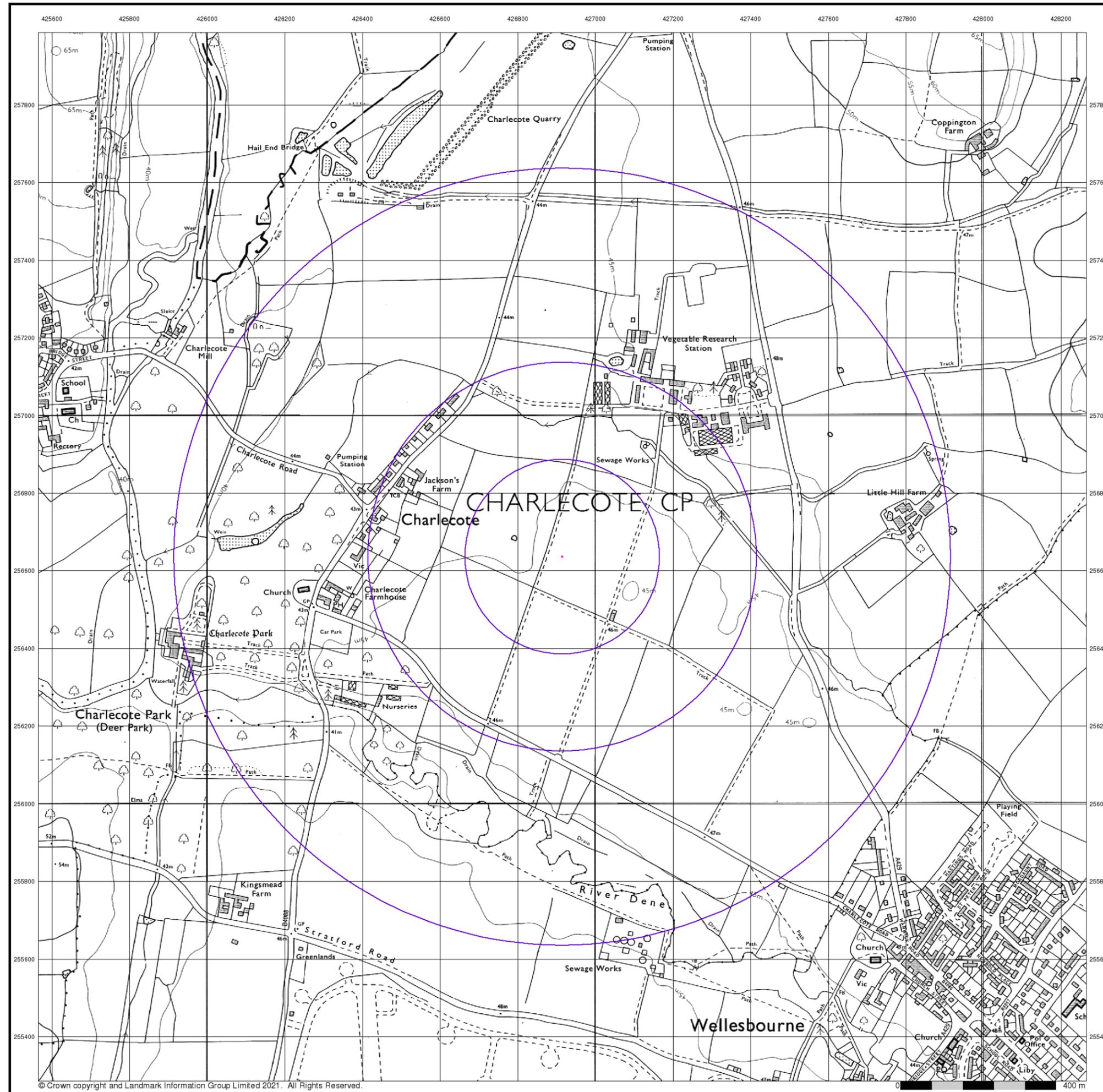


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### Site Details

Site at, Wellesbourne, Warwickshire

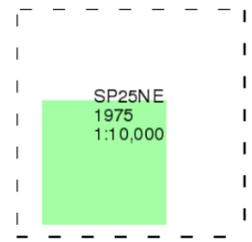


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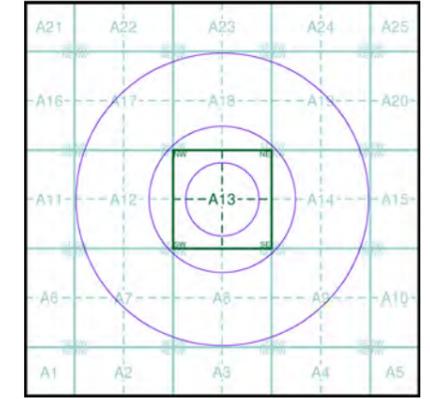
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### Map Name(s) and Date(s)



### Historical Map - Slice A

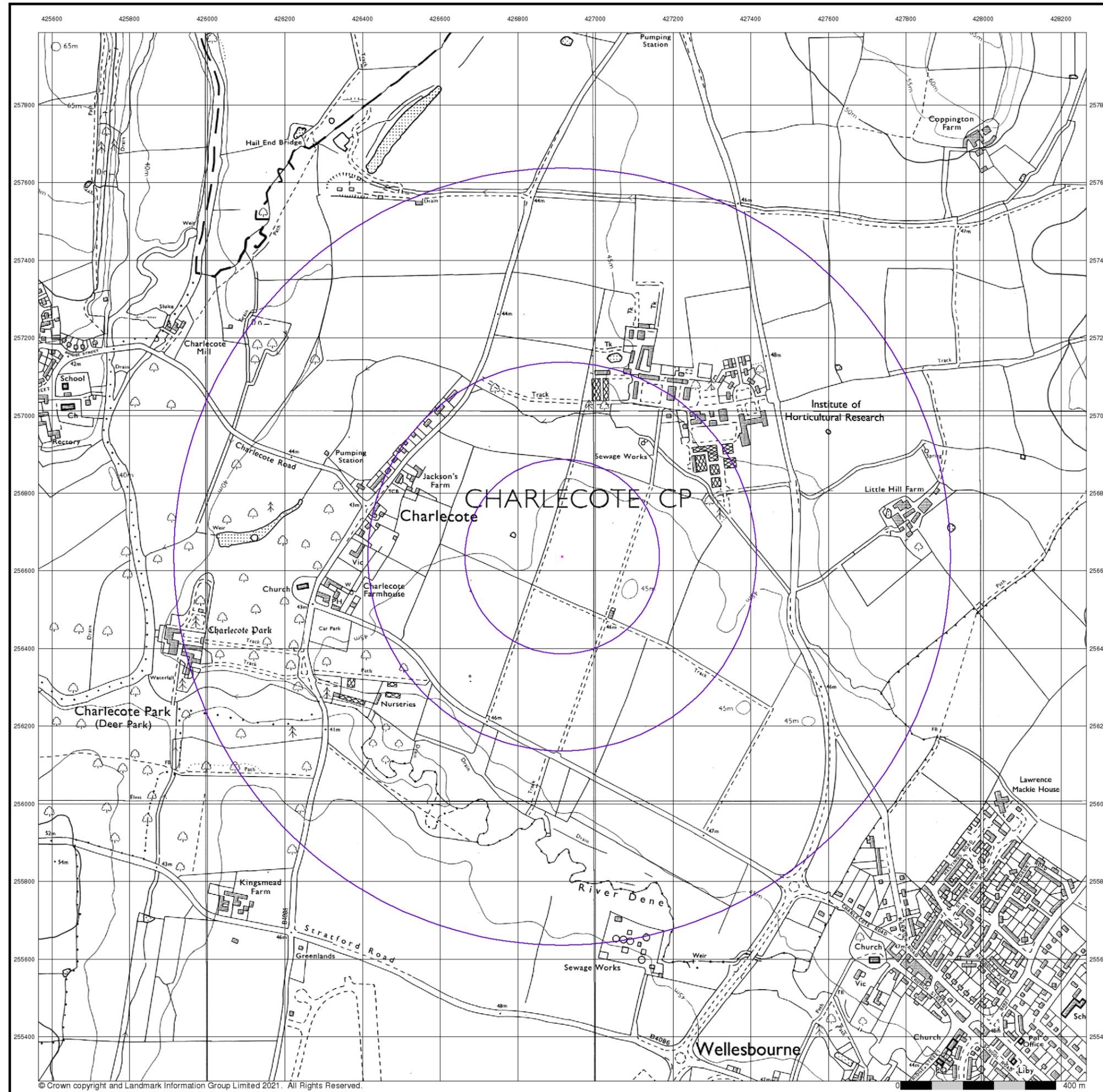


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### Site Details

Site at, Wellesbourne, Warwickshire

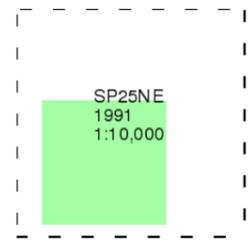


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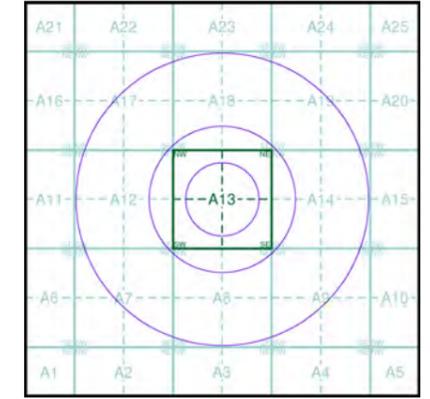
## Ordnance Survey Plan Published 1991 Source map scale - 1:10,000

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### Map Name(s) and Date(s)



### Historical Map - Slice A

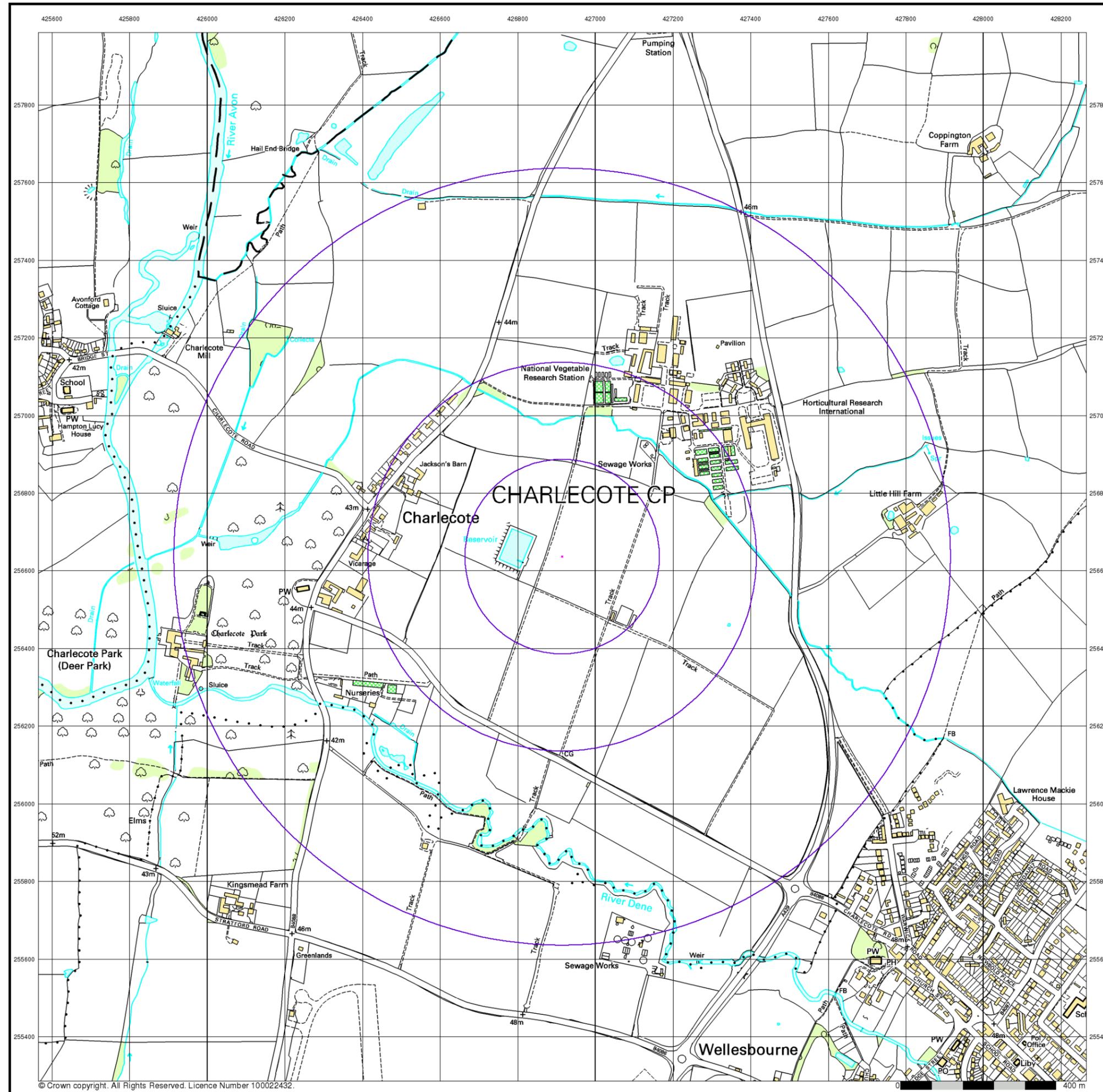


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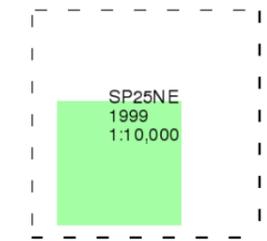
Site at, Wellesbourne, Warwickshire



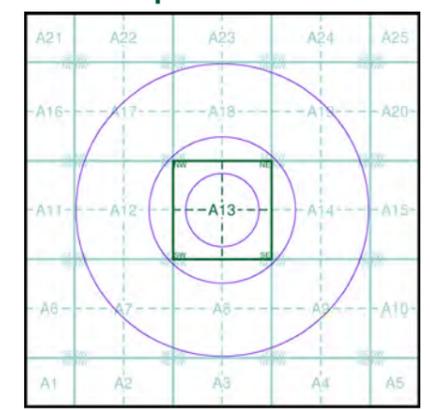
**10k Raster Mapping**  
**Published 1999**  
**Source map scale - 1:10,000**

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

### Map Name(s) and Date(s)



### Historical Map - Slice A

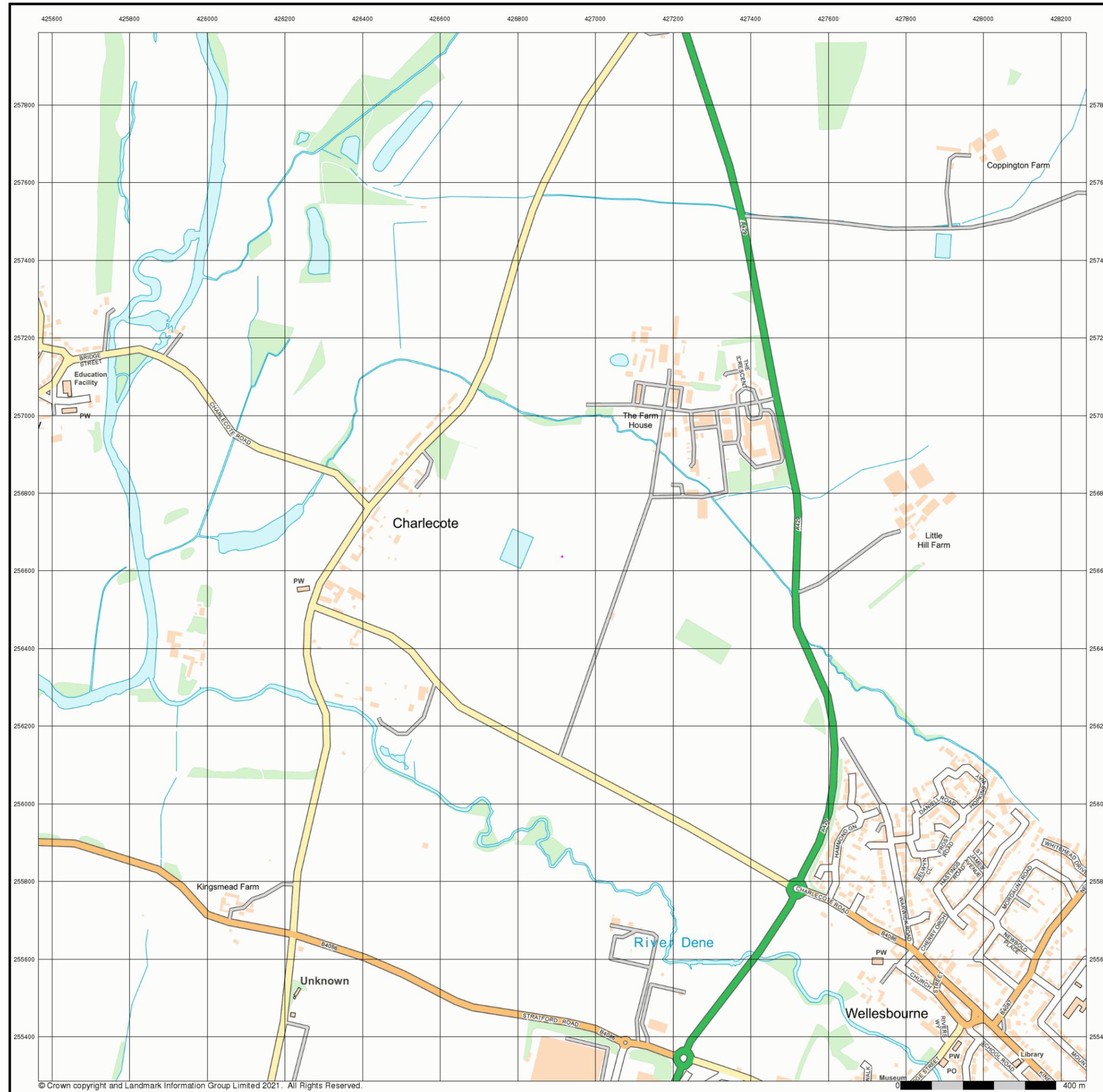


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### Site Details

Site at, Wellesbourne, Warwickshire

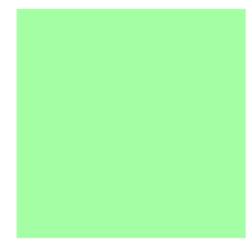


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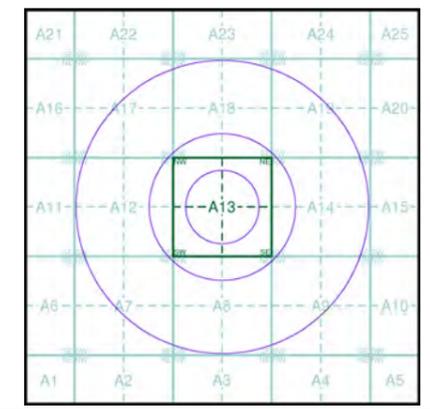
**Street View**  
**Published 2021**  
**Source map scale - 1:10,000**

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

**Map Name(s) and Date(s)**



**Street View Map - Slice A**



**Order Details**  
 Order Number: 275261957\_1\_1  
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 National Grid Reference: 426910, 256640  
 Slice: A  
 Site Area (Ha): 0.01  
 Search Buffer (m): 1000

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