



**PERSIMMON HOMES**

**'WELLESBOURNE SOUTH',  
LAND AT ETTINGTON ROAD, WELLESBOURNE, WARWICKSHIRE**

**HERITAGE IMPACT ASSESSMENT**

**December 2014**

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**PERSIMMON HOMES**

**WELLESBOURNE SOUTH**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

**DECEMBER 2014**

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## SUMMARY

Wardell Armstrong Archaeology was commissioned by Persimmon Homes, to undertake a heritage impact assessment of 'Wellesbourne South', a parcel of land at Ettington Road, Wellesbourne (NGR SP 27690 54159). The assessment, undertaken in November and December 2014, consisted of a desk based consultation of primary archaeological sources and a site visit.

The purpose of the assessment is to identify heritage assets within a 1.5km radius of the proposed development site boundary. Those assets within the site are identified, and the possible impact of development upon the heritage assets is considered. In addition, the potential impact of any development upon the setting of any designated heritage assets within the wider study area is also considered.

112 assets were identified within the study area, of which 7 were within the proposed development site boundary. Of these 7, 1 is of negligible significance and the other 6 are of local significance. Thus, any development may result in substantial impact upon, or even loss of these assets. A substantial impact, or loss, equates to a limited impact, which "may need evaluation to establish appropriate mitigation".

Any development within the site would be likely to have no impact on the heritage significance of 45 Grade II and 3 Grade II\* listed buildings, with 'no change' to their settings.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong Archaeology thanks Persimmon Homes for commissioning the project.

Wardell Armstrong Archaeology also thanks staff at Warwickshire County Record Office for their help during this project.

The desk-based assessment research was undertaken by Fiona Wooler. The site visit was undertaken by Nick Daffern. The report was written by Cat Peters and the figures were produced by Adrian Bailey. The report was edited by Richard Newman, Post Excavation Manager and the project was managed by Nick Daffern, Senior Project Manager, Wardell Armstrong Archaeology.

## **1 INTRODUCTION**

### **1.1 Circumstances of the Project**

1.1.1 This archaeological desk-based assessment has been prepared by Wardell Armstrong Archaeology (WAA) in response to a request by Persimmon Homes. The report sets out the archaeological and historical background of the site of 'Wellesbourne South'.

1.1.2 The desk-based assessment comprised two distinct phases of investigation: a search of both published and unpublished records and a site visit. A search was made of records held by the Historic Environment Record (HER), held by Warwickshire County Council and local libraries in the vicinity, holding local historical information, as well as a search of the archives and library held by Wardell Armstrong Archaeology. The site visit aimed to identify any previously unrecorded surface archaeological features, to make an assessment of the condition of individual historic features and note any potential impacts of the scheme on statutory designated sites.

1.1.3 For the purpose of this assessment, a study area of approximately 1.5km radius around the site boundary has been defined in order to set the site into its wider context. This radius is distinct from the proposed development site, which only refers to the area of direct impact, containing the footprint of the proposed development.

1.1.4 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area. The report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area.

### **1.2 Statutorily and Non-Statutorily Designated Sites**

### **1.3 National Planning Policy**

1.3.1 The National Planning Policy Framework (NPPF) defines the role of the planning system as to promote and achieve sustainable development and involves 'seeking positive improvements in the quality of the built, natural and historic environment' (9).

1.3.2 Under the NPPF plan making and decision taking is informed by 12 core planning principles, including the requirement for the planning system to 'conserve heritage assets in a manner appropriate to their significance', so they can be enjoyed for their contribution to the quality of life for this and future generations (s17).

- 1.3.3 Where heritage assets are to be affected by development, local authorities should require the applicant to describe the significance of the assets affected (including the contribution made to the significance of the asset by its setting); the level of detail being proportionate to the asset's importance, which may include an archaeological evaluation and/or mitigation. The NPPF also requires developers to 'record and advance understanding of the significance of any heritage assets to be lost' through archaeological excavations and reporting (s141).
- 1.3.4 The more important the heritage asset is the greater the weight that should be given to its conservation. The significance of a heritage asset can be compromised, reduced or lost through alteration, destruction or negative impacts on setting. The NPPF considers negative impacts on heritage assets in terms of loss, 'substantial harm' and 'less than substantial harm'. Heritage assets that are of the highest significance, such as scheduled monuments or grade I and II\* listed buildings, will be protected from loss or substantial harm in all but 'wholly exceptional circumstances'. Those of high but lesser significance such as grade II listed buildings or registered parks and gardens will be protected from loss or substantial harm in all but 'exceptional circumstances' (s132).

#### **1.4 Local Policy**

- 1.4.1 The Stratford-on-Avon District Local Plan, adopted in July 2006, includes a section on 'Protecting and Enhancing Environmental Features' (Section 4). Policy EF.11 states that, "Sites of archaeological importance and their settings will be protected, enhanced and preserved. There will be a presumption in favour of the physical in-situ preservation of remains of national importance, whether scheduled or otherwise. Developers will be expected to assist in that process where such remains are affected by development proposals. Development which would adversely affect such remains or their setting will not be permitted. In the case of remains of regional or local importance, the case for in-situ preservation will be assessed against other factors including the importance of the remains and the need for the proposed development. Those proposing development on sites which may contain important archaeological remains will need to submit the results of an archaeological assessment/ field evaluation with their planning application. Failure to supply such an assessment or evaluation may delay the progress of the application or lead to the refusal of planning permission.



1.4.2 Furthermore, Policy EF.11A states that, “where it is considered, in the light of expert advice, that in situ preservation of archaeological remains is not merited, appropriate provision for an agreed programme of archaeological works will need to be made before planning permission is granted”. Additionally, Policy EF.11B cites that, “the management and enhancement of archaeological sites, including provision for public access and interpretation, will be sought and secured, in appropriate cases, through the use of conditions and/or legal agreements”.

## 2 METHODOLOGY

### 2.1 Introduction

2.1.1 Wardell Armstrong Archaeology was commissioned by the client to undertake a desk-based assessment of 'Wellesbourne South', a parcel of land at Ettington Road, Wellesbourne, Warwickshire. All work undertaken was consistent with the relevant standards and procedures of the Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (IfA 2012).

### 2.2 Desk-Based Assessment

2.2.1 For the purposes of the report, the term 'site' is used to refer to the area within the site boundary. The term 'search area' relates to the wider area defined for the purposes of baseline information collection, which for this assessment comprised approximately 1.5km radius around the site.

2.2.2 Several sources of information were consulted, in accordance with accepted best practice and local council requirements. A further search of online resources was undertaken in order to identify any designated sites such as Scheduled Ancient Monuments, Listed Buildings and Conservation Areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were the Historic Environment Record (HER), historical maps and secondary sources.

2.2.3 **Warwickshire Historic Environment Record (HER):** the HER maintained by Warwickshire County Council was consulted in October 2014, in order to obtain information regarding known designated heritage assets (for example Listed Buildings, Scheduled Ancient Monuments and Conservation Areas), and non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated. Reports relating to previous archaeological work undertaken in the vicinity of the proposed development area, and any relevant aerial photographs, were also assessed for information relating to site and the wider area.

2.2.4 There were a total of 104 HER heritage assets within the study area which has been defined as a 1.5km radius around the site. Full details of these are included in Appendix 1 and their locations are represented by asset numbers on Figure 3.

2.2.5 **Warwickshire County Record Office, Warwick (WCROW):** a search of maps covering the area was carried out at the archives at Warwick in October 2014. Only those that reveal the area around the development site and of direct relevance have been included (Appendix 2). In particular, the First, Second and Third Editions of the Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.

2.2.6 **Wardell Armstrong Archaeology (WAA):** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong Archaeology library and any, as yet, undeposited archives of the sites themselves were examined.

### 2.3 Site Visit

2.3.1 The site was visited in November 2014 to assess whether any as-yet unknown archaeological features were visible within the boundaries of the proposed development area, and to assess the impact any development may have on known archaeological, historical or cultural features in the vicinity.

2.3.2 The site visit included an assessment of the potential visual impact of the proposed development on the setting of identified designated heritage assets within the vicinity, and to assess any other indirect impacts associated with the proposed scheme.

### 2.4 Reporting

2.4.1 A final bound copy of the report will be deposited with the Historic Environment Record at Warwickshire County Council, where viewing will be made available on request.

2.4.2 Wardell Armstrong Archaeology and Warwickshire County Council support the **Online Access to the Index of archaeological investigations (OASIS)** project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong Archaeology, as a part of this national scheme. This project has the unique identifier of **wardella2-197020**.

### 3 BACKGROUND

#### 3.1 Location, Topography and Geology

3.1.1 The proposed development site of 'Wellesbourne South' is located within three fields, one to the east, and two to the west of Ettington Road (A429) to the south of Wellesbourne in Warwickshire. The three fields total an area of approximately 22.8ha in total, centred on Ordnance Survey grid reference SP 2773 3541.

3.1.2 The underlying geology at the site comprises mudstone of the Mercia Mudstone Group. This sedimentary bedrock was formed approximately 206 to 248 million years ago in the Triassic Period (BGS 2001). This is overlain by sand and gravel deposits from the Wasperton Sand and Gravel formation. The site is situated on a gravel terrace 340 metres west of the River Dean.

3.1.3 The proposed development area occupies a gentle northeast-facing slope, with a low point of c. 50m on the northeast side of the site. Elevations rise to c. 54m along Ettington Road, and rise further to c.64m on the southwest side of the site.

#### 3.2 Historic Landscape Characterisation

3.2.1 The Historic Landscape Characterisation of the area records the proposed development site as occupying 'Planned Enclosure' fieldscapes retaining the planned ordered appearance generally reflecting that which is portrayed on the First Edition Ordnance Survey mapping (HER HWA1379, FSC-16).

#### 3.3 Historical Background

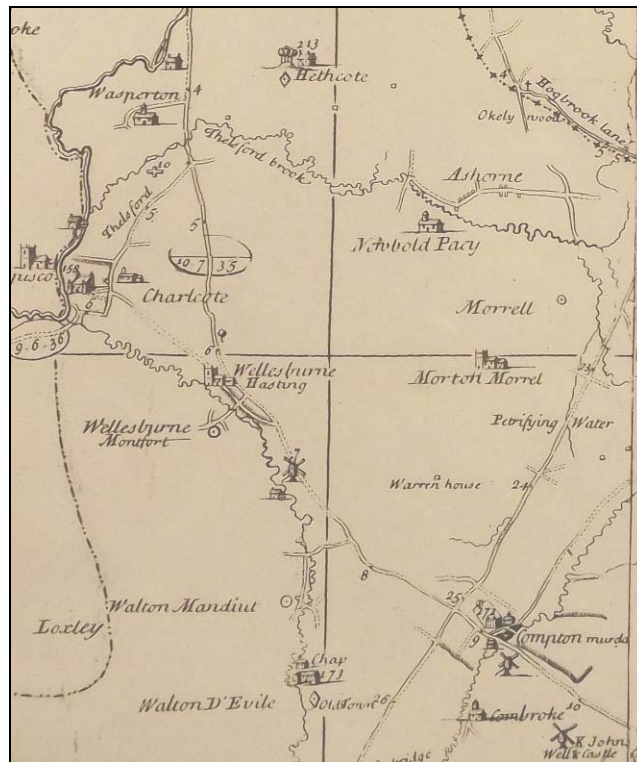
3.3.1 **Introduction:** this historical background is compiled mostly from secondary sources and from records consulted during the desk-based assessment. It is intended only as a summary of historical developments around the study area. The location of known assets within the approximate 1.5km study area are depicted on Figure 3, and summarised in Appendix 1. Only those of particular relevance to the proposed development site are mentioned below.

3.3.2 **Prehistoric (up to c. AD 43):** the discovery of a round barrow with crouched inhumation burial (Asset 112) to the immediate north of the proposed development site is of particular interest. The burial of single individuals in the early Bronze Age marked a reordered approach to funerary rituals, fixing each individual ritual at a specific and permanently marked location in the landscape (Barrett 1994). By contrast, the later Bronze Age period saw a progression to cremation rather than

inhumation as the primary means of treating the dead. Occasionally these cremations would be buried in or around earlier burial mounds (Parker-Pearson 1999), and it is possible that the other three pits encountered during the 2013 excavation (Haigh and Churchill 2013) reflected this trend.

- 3.3.3 Evidence for middle Bronze Age settlement is scant, indicating that the archaeological remains encountered to the north of the proposed development area are regionally significant in furthering the understanding of funerary rites of the Bronze Age period within the Warwickshire Area. Further burials have been encountered in the wider search area, which although undated (Assets 1, 2, 5), may represent a high level of activity in the vicinity during the prehistoric period. This is further corroborated by the presence of a probable prehistoric curvilinear ditch (Asset 14) and Iron Age pit (Asset 33) to the north, and an extensive Iron Age settlement encountered by geophysical survey and excavation to the south of the proposed development site (Asset 15). Single findspots in the form of a Mesolithic stone mace head (Asset 10), Palaeolithic flake (Asset 4), flint (Asset 27) and barbed and tanged arrowhead of Neolithic or Bronze Age date (Asset 55) further highlight this potential.
- 3.3.4 **Roman (c. AD 43 - c.410):** there is substantial evidence for Romano-British era activity in the vicinity of the proposed development site. A Roman cemetery containing at least three skeletons was uncovered in 1966 (Asset 3), a cropmark to the west of the River Dene, and east of the proposed development site is thought to include part of a Roman road (Asset 17), with a further probable Roman settlement to the south (Asset 18). In addition, a linear cropmark (Asset 19), and possible Roman road is known to the north-west (Asset 20) of the proposed development site, with further Roman settlement east of the River Dene (Asset 24). An excavation to the north of Wellesbourne found further Romano-British features (Asset 35) and a Roman coin has been found in Walton (Asset 30). Of particular interest to the proposed development site is the enclosure, known as cropmarks from aerial photography (Asset 32), and further identified from recent geophysical survey to be a probable Romano-British enclosure, with related field systems extending westwards, and a possible north-south aligned road to the immediate east (Railton 2014). All of these features are located within the boundary of the proposed development site.

- 3.3.5 **Early Medieval (c. 410 - 1066):** there is documentary evidence referring to visits made to a royal estate at Wellesbourne by the Kings of Mercia in the 9<sup>th</sup> century (Asset 16). Pottery encountered in the vicinity of Church Street, Wellesbourne, suggested it could be centred there, though no traces have been found and it could be that was centred closer to Dog Close. Wellesbourne Hastings is known to have had an early medieval settlement, thought to lie some distance to the north of the proposed development site (Asset 52).
- 3.3.6 **Medieval (1066 - 1485):** there are several known assets in the search area dating to the medieval period. The Church of St Peter at Wellesbourne originally dates to the 12<sup>th</sup> century (Asset 6), and the mill, to the east of the proposed development site at Mill Farm, is mentioned in medieval documents (Asset 8). Settlements of the medieval period are known from the vicinity at Walton (Asset 51) and Wellesbourne Mountford (Asset 53) with associated trackways and roads (Assets 46 and 47) and agricultural features (Asset 36 and 48) all attesting to medieval utilisation of the area. Findspots include a medieval or post medieval brooch (Asset 11) and medieval half penny of Edward I (Asset 12) as well as buckles (Asset 28).
- 3.3.7 **Post-medieval to Modern (1485-present):** numerous assets dating to the post medieval period exist within the 1.5km search area (Assets 7, 9, 13, 21, 22, 23, 25, 26, 29, 31, 34, 43, 44, 45, 49, 50, 54, 104, 105, 106, 107, 108, 109, 110 and 111). Of most significance to the proposed development site are the route of a Turnpike Road (Asset 21) in existence as a turnpike from Leicester from 1779 and a road and lodge identified from Greenwood's plan of the County of Warwick of 1821 (Assets 104 and 105) just to the south of the proposed development site. It could be that the lodge was part of Walton Hall's estate. This lodge may also be the building that is shown on Henry Beighton's Map of Warwickshire, surveyed in 1728, to the west of the river and south-west of the windmill (Plate 1).



*Plate 1: Extract from Henry Beighton's Map of Warwickshire, surveyed 1728*

3.3.8 The proposed development site, at least in c. 1851, was arable ground, predominantly owned by Sir Charles Mordaunt (1836-1897), who was 10<sup>th</sup> Baronet of Massingham Parva, a Conservative Member of Parliament for South Warwickshire and one time High Sheriff of Warwickshire. The far north-eastern corner of the site at this time was owned by John Gardner. Several field boundaries once existed within the proposed development site by c. 1851 and the publication of the Tithe Award Plan (Figure 5; Assets 106-110), and traces have been found by the geophysical survey of all except the south-westernmost in the area east of Ettington Road (Asset 107; Railton 2014). The Tithe Award of c. 1851, as well as listing the owners and tenants, gives the field names. The western fields are annotated with '92' and '93', owned by 'Sir Charles Mordaunt', occupied by 'John Hawkins' for 'Arable' and known as 'Pool Ground' (northernmost) and 'The Hill' (southernmost). The field on the east side of Ettington Road, was in c. 1851, 5 fields, all of which were also owned by 'Sir Charles Mordaunt' and occupied by 'John Hawkins' for 'Arable', in fields known as (from west to east), '230' - 'Three Cornered Close', '231' - 'The 10 Acres', '235' - 'Hovel Ground' and '244' - 'Sandy Close', except the far north-eastern corner, '246' which was owned by 'John Gardner', occupied by 'John Cottrell and others' and known as 'Walton Way Close'. 'Hovel Ground' is perhaps of most interest as it may imply a derelict building of some sort. In addition, the angled nature of the

easternmost north-west south-east orientated boundary (Asset 109), is of particular interest in light of the recent geophysical survey results of the site (Railton 2014), as it could be avoiding, or following the extent of, a pre-existing structure.

3.3.9 At some time between c. 1851 (Figure 5) and 1866 (Figure 6), Laughs Buildings and associated gardens and sub-divisions were established (Asset 111), still in existence to the immediate east of the proposed development area. Also by 1866, the westernmost field boundary (Asset 107) had gone out of use (Figure 6). No further changes are indicated by the Second Edition (Figure 7) or Revision Edition (Figure 8) of the Ordnance Survey Series, of 1905 and 1938.

3.3.10 More modern developments in the vicinity of the proposed development site take the form of barrack blocks (Assets 38-40 and 42) and a wireless telegraph site (Asset 41) forming part of RAF Wellesbourne Mountford (Asset 37) established around 1940, used as a training school after the Second World War, and closing in 1967.

#### 3.4 Previous Archaeological Investigations

3.4.1 **Introduction:** there have been 44 previous archaeological investigations within the 1.5km search area. These are summarised in Appendix 1. Only those of particular interest to the present proposed development site are detailed below.

3.4.2 **Discussion:** several previous archaeological works have been undertaken in the vicinity of Ettington Road, many of which were undertaken to the immediate north of the eastern half of the proposed development site. Initial work in the 1990s highlighted, then discounted, the potential for Romano-British and/or prehistoric features of significance surviving (HER EWA9507; HER EWA9508). More recent work (HER EWA9957) encountered a curvilinear ditch (Asset 14) through geophysical survey then excavation by APS in 2011 and SLR Consulting in 2012. This led to an open area excavation in 2013 to further investigate the ditch (Asset 14). This encountered the remains of a round barrow (Asset 112) consisting of a ring ditch encompassing four pits, the largest and most central of which contained a crouched inhumation, thought to have been a female between the age of 25 and 35 (Churchill and Haigh 2013). Fragments of pottery suggested a middle Bronze Age origin. Furthermore, an archaeological evaluation was undertaken concurrently, where 3 sherds of Romano-British pottery were encountered, leading to the conclusion that activity of that period may survive in the vicinity (Haigh 2013).



- 3.4.3 Two previous works have also been undertaken within the present proposed development site itself. In 1995, during an archaeological monitoring of a water main pipe along the northern extent of the present proposed development site (HER EWA4146), an undated pit and some flint finds and Iron Age pottery (Asset 33) were recorded from 'adjacent to Laughs Buildings' (Asset 111).
- 3.4.4 Most recently, in November 2014, a geomagnetic survey was carried out (Railton 2014), encountering some of the redundant field boundaries highlighted by this desk-based research (Assets 108, 109 and 110) as well as some plough furrows of possible medieval date. Of most significance, clear results of the previously known cropmark site (Asset 32) were produced in the eastern part of the proposed development site. This was previously described as a rectangular enclosure and linear feature of unknown date, identified from cropmarks on aerial photographs. The geomagnetic survey showed a series of strong linear positive anomalies believed to represent soil-filled ditches of a rectilinear enclosure, or series of rectilinear enclosures of probable Roman date, cut by more recent ridge and furrow and a modern service pipe. Further anomalies were detected surrounding it, perhaps indicating parts of a rectilinear field system with several smaller rectangular enclosures attached. These latter features were thought to predate the larger rectilinear enclosure (Asset 32). Two parallel linear positive anomalies to the immediate east on a north-south orientation may represent a former road or trackway (Railton 2014).

## **4 THE SITE**

### **4.1 Site Visit**

4.1.1 The site was visited in November 2014 to assess whether any as-yet unknown archaeological features were visible within the boundaries of the proposed development area, and to assess the impact any development may have on known archaeological, historical or cultural features in the vicinity.

4.1.2 The site visit included an assessment of the potential visual impact of the proposed development on the setting of identified designated heritage assets within the vicinity, and to assess any other indirect impacts associated with the proposed scheme.

### **4.2 Previously Unrecorded Heritage Assets**

4.2.1 The site consisted of three fields, one large field lying on the east side of Ettington Road, containing crops, and two on the west side of Ettington Road laid to pasture. The eastern side of the site was bounded by a road between Wellesbourne and Walton, the south by adjoining fields, the western by adjoining fields, and the northern side by modern housing, the eastern side of which were presently under construction. No archaeological features were noted within the site boundary during the visit.

### **4.3 Setting of Designated Assets**

4.3.1 The locations of known designated heritage assets located during the desk-based research, (Assets 56-104) possessed restricted or no inter-visibility from the proposed development site. Those to the south and north-east are likely to possess limited or restricted inter-visibility with the site due to existing vegetation, 20<sup>th</sup> century development and the undulating geology. Those to the north possess no inter-visibility due to vegetation and 20<sup>th</sup> century development. Asset 102, Wellesbourne Mill and Mill House, is also unlikely to be impacted upon, as it is located within the base of a river valley surrounded by dense mature vegetation. The impact on the setting of these designated sites is therefore considered to be negligible.

## **5 DISCUSSION**

### **5.1 Statutory and Non-Statutory Designations**

5.1.1 There are no statutory or non-statutory heritage designations within the proposed development site

5.1.2 None of the statutorily designated heritage assets within the wider study area will be directly affected by the proposed development.

5.1.3 The heritage impact tables in Appendix 2 indicate that 45 Grade II listed buildings within the study area are of district/ county significance (higher) and 3 Grade II\* listed buildings are of national significance. As there would be no change to their setting, the impacts on their heritage significance would be limited, suggesting that no mitigation would be required.

### **5.2 Heritage Impact Assessment**

5.2.1 There are 64 non-designated heritage assets within the study area, 7 of which lie within the proposed development site itself; 5 pre-existing field boundaries (Assets 106-110), the site of an undated pit with associated flint and Iron Age pottery finds (Asset 33), and a rectangular enclosure with associated features (Asset 32). All are of local significance, except the site of the pit, which is of negligible significance since it has already been excavated (Asset 33).

5.2.2 The magnitude of impact is difficult to define without a finalised and comprehensive development proposal, but may result in substantial impact upon, or even loss of the assets. A substantial impact, or loss, on assets of local significance equates to a limited impact on heritage significance, which “may need evaluation to establish appropriate mitigation” (Appendix 2, Table 3).

5.2.3 Although a geophysical survey has already been undertaken, there remains the risk that further archaeological features, not highlighted by this, may still exist within the proposed development site, as the desk-based research has highlighted high archaeological potential for the wider area. Whilst there is no direct evidence that any such features will be of high importance, and therefore preclude development, the potential for unknown remains to be present within the proposed development site cannot be discounted.

### **5.3 Confidence Rating**

5.3.1 The confidence level in relation to the development impact on known designated heritage assets within the study area is high. The confidence level in relation to the development impact on known undesignated heritage assets within the proposed development site is high. The confidence level in respect of the risk of encountering unknown remains is medium.

## 6 BIBLIOGRAPHY

### 6.1 Primary Sources

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Greenwood's Map of the County of Warwickshire from an actual survey in 1821

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## APPENDIX 1: GAZETTER OF HERITAGE ASSETS, AND PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

*Table 1: Heritage Assets within a 1.5km radius of the proposed development site. References to the Historic Environment Record (HER), National Heritage List for England (NHLE) and National Monuments Record (NMR) are included where known. The locations of each asset are shown in Figure 3:*

Asset No.	References	Site Name	Description	NGR (SP)	Period
1	HER MWA1108	Undated Burial	Site of a burial of unknown date discovered 600m north-west of Bath Hill Wood, Walton, revealed by a JCB operator excavating a drainage ditch	2861 5345	Unknown
2	HER MWA1109	Undated Burial	Site of a burial discovered during building works at 'Hallfields' in the 1960s	2753 5509	Unknown
3	HER MWA1110	Roman Cemetery	Three skeletons were found during the development of a housing estate, with associated finds, in 1966 with further skeletons possibly disturbed during the work. Further human remains were encountered in a back garden in 1983	2817 5510	Roman
4	HER MWA1131	Palaeolithic Flake Findspot	Flint flake findspot found 400m south-east of Walton. Other flint implements were also found, presumably of the Palaeolithic age, since lost	2800 5300	Palaeolithic
5	HER MWA1132	Undated Burial	A burial was discovered c. 1874 along with a bone pin	2800 5300	Unknown
6	HER MWA1133	Church of St Peter	Originally dating to the 12 <sup>th</sup> century with 13 <sup>th</sup> and 14 <sup>th</sup> century additions, though largely rebuilt and enlarged in 1847	2772 5559	Medieval
7	HER MWA1135	Possible Imperial Windmill Site	Documentary evidence suggests the site of a windmill in use during the Imperial period (1751-1913), marked on a map of 1773, located 1km south-east of Wellesbourne. A post mill is marked here on Beighton's Map of 1725	2859 5453	Imperial
8	HER MWA1136	Wellesbourne Mill	There is documentary evidence from the Medieval period for Wellesbourne Mill. The present building dates from 1834 and operated until 1958	2843 5441	Medieval
9	HER MWA1137	Pond	Pond, probably associated with the present windmill, and so in use from the Post Medieval to Imperial Periods	2844 5437	Post Medieval to Imperial

Asset No.	References	Site Name	Description	NGR (SP)	Period
10	HER MWA1139	Mesolithic Stone Mace Findspot	A stone mace head dating to the Mesolithic period was found 700m south-east of St Peter's Church	2825 5513	Mesolithic
11	HER MWA1150	Brooch	A brooch dating to the medieval or Post Medieval period was encountered in a garden at Willow Drive, Wellesbourne in c 1967	2800 5499	Medieval/ Post Medieval
12	HER MWA1152	Medieval Coin	A half penny of Edward I was found on Kineton Road, Wellesbourne in c. 1977	2820 5520	Medieval
13	HER MWA13098	Wellesbourne Villa Group Gardens	Pleasure gardens relating to villas of The Grange, Wellesbourne House, Holly Lodge and Manor House	2773 5505	Post Medieval
14	HER MWA13435	Curvilinear Ditch	A possible prehistoric curving ditch, 1m wide and 1.3m deep was encountered during an archaeological evaluation at Ettington Road in 2012. No dating evidence was recovered	2790 5446	Possibly Prehistoric
15	HER MWA19304	Iron Age Settlement	Geophysical survey and excavation revealed a complex of roundhouses, ditched enclosures, ditched enclosures and open spaces with storage pits, 3 pit burials containing crouched inhumations and a useful animal bone assemblage. Pottery analysis and radio-carbon dating indicates a mid to late Iron Age date. Discovered in 2000 in advance of a new gas pipeline	2815 5367	Iron Age
16	HER MWA3363	Early Medieval Settlement	Documentary evidence refers to visits to a royal estate at Wellesbourne by the Kings of Mercia in the 9 <sup>th</sup> century. Pottery from this period suggests it could lie at Church Street, Wellesbourne. The most likely location is thought to be Dog Close, adjacent to the bridge at Wellesbourne	2781 5542	Early Medieval
17	HER MWA4655	Cropmark Complex/ Possible Roman Road	A negative cropmark is depicted to the west of the River Dene, described as part of a cropmark complex, possibly including a section of Roman road, roughly in line with the 'probable road'; on a map of the Avon valley in the Roman period	2820 5457	Late Bronze Age to Romano-British

Asset No.	References	Site Name	Description	NGR (SP)	Period
18	HER MWA4658	Possible Roman Settlement	Site of a possible Roman settlement identified from linear features and enclosures identified from aerial photographs as cropmarks 350m north of Walton. Roman pottery has also been found	2841 5358	Romano-British
19	HER MWA4659	Linear Cropmark	A linear feature of unknown date visible as a cropmark on aerial photographs 400m north-west of Smatchley Wood	275 5292	Unknown
20	HER MWA4760	Possible Roman Road	A road, possibly of Roman origin, parts of which are referred to in early medieval charters. Its probable course can be traced on aerial photographs	2636 5507	Romano-British
21	HER MWA4814	Turnpike Road	Toll road running from Upton to Wellesbourne	3530 5050	Imperial
22	HER MWA4815	Turnpike Road	Toll road from Wellesbourne to Stratford, established in the Imperial period	2478 5597	Imperial
23	HER MWA4820	Turnpike Road	Toll road from Warwick to Paddle Brook	2707 5132	Imperial
24	HER MWA4886	Roman Settlement	Site of a settlement dating to the Roman period 700m north of Walton, identified in 1984	2869 5418	Romano-British
25	HER MWA5466	Site of Milepost	Site of a milepost dating to the Imperial period, marked on the Ordnance Survey map of 1906, 1km south of Wellesbourne on the Ettington Road	2734 5315	Imperial
26	HER MWA5467	Site of Milepost	Site of a milepost marked on OS map of 1906, 100m east of Manston Drive	2760 5471	Imperial
27	HER MWA6048	Flint Findspot	Tools comprising a flint flake from a prepared core and a retouched flint found 100m north-west of Smatchley Wood	2770 5268	Mesolithic to Bronze Age
28	HER MWA6410	Buckle Findspots	Two buckles dating to the medieval period found 150m south-east of the church at Wellesbourne	2785 5550	Medieval
29	HER MWA6411	Post Medieval Findspots	Findspot, one jetton (metal counter) and various other finds found 150m south-east of the church at Wellesbourne	2785 5550	Post Medieval
30	HER MWA6413	Roman Coin Findspot	Coin of Carausius (3 <sup>rd</sup> century) found in a garden at Walton in 1991	2860 5330	Romano-British
31	HER MWA7132	Possible Gas Works	Possible site of gas works founded in 1864, School Lane, Wellesbourne	2813 5521	Imperial



Asset No.	References	Site Name	Description	NGR (SP)	Period
32	HER MWA7181; Railton 2014	Cropmark Enclosure	The HER cites this as a rectangular enclosure and a linear feature of unknown date visible as cropmarks on aerial photographs, located 900m north-east of Red Hill Wood. A geophysical survey in 2014 produced clearer images, suggesting a series of soil-filled ditches of a rectilinear enclosure, or series of enclosures of probable Roman date, cut by more recent ridge and furrow and a service pipe. Further anomalies surrounded the enclosure/s perhaps indicative of a related field system with several smaller enclosures attached which may predate the larger enclosure/s. To the east, two parallel anomalies may represent a former road or trackway. These features may be of Romano-British origin	2806 5443	Unknown; Romano-British
33	HER MWA7488	Prehistoric Flint; Iron Age Pottery	An undated pit was found during an archaeological watching brief in 1995. Flint finds and Iron Age pottery was also recovered	2798 5447	Prehistoric
34	HER MWA7738	Stone Pit	Site of a quarry, marked as a stone pit on 1886 OS map	2745 5312	Imperial
35	HER MWA7927	Romano-British Features	A ditch, possible post holes and two pottery sherds found during an excavation by Warwickshire Museum in 1997	2768 5576	Romano-British
36	HER MWA7965	Medieval Field Boundaries	An archaeological evaluation on land at Wellesbourne Airfield recorded possible Medieval field boundaries and modern field drains	2699 5524	Medieval
37	HER MWA7981	RAF Wellesbourne Mountford	RAF Wellesbourne Mountford airfield was opened around 1940. Later used by gliders (1945 to 1947) and the Air Training School, until closure in 1967	2649 5412	Modern
38	HER MWA7982	Barracks (Living Site 5)	Site of 1 of 5 barracks used by RAF personnel at Wellesbourne Mountford airfield during the Second World War. Now in agricultural use	2767 5433	Modern
39	HER MWA7983	Barracks (Living Site 4)	Site of 1 of 5 barracks used by RAF personnel at Wellesbourne Mountford airfield during the Second World War. Now in agricultural use	2762 5381	Modern

Asset No.	References	Site Name	Description	NGR (SP)	Period
40	HER MWA7984	Barracks (Living Site 1)	Site of 1 of 5 barracks used by RAF personnel at Wellesbourne Mountford airfield during the Second World War	2743 5350	Modern
41	HER MWA7985	Wireless Telegraph site	The site of a wireless telegraph station used by Wellesbourne Mountford airfield for morse code communication with aircraft during World War II	2731 5324	Modern
42	HER MWA7986	Barracks (Living Site 2)	Site of 1 of 5 barracks used by RAF personnel at Wellesbourne Mountford airfield during the Second World War	2743 5350	Modern
43	HER MWA8183	Possible Boundary Ditch	An archaeological evaluation discovered a possible property boundary ditch	2759 5506	Unknown
44	HER MWA8623	Walton Hall Park	A park at Walton dating to the post medieval period. In the 19 <sup>th</sup> century features included woodland with a bath house, a lake, drives, pleasure grounds with terraces, formal gardens, a ha-ha and a kitchen garden	2848 5295	Post Medieval
45	HER MWA8625	Wellesbourne Hall Grounds	Grounds, park and garden created during the Imperial period marked on OS maps of 1886 and 1906	27599 55280	Post Medieval to Imperial
46	HER MWA8666	Trackway- 'Saltway'	Part of an early Medieval trackway known as the 'Saltway' mentioned in a charter of 969AD, perhaps originating in the Roman period	4322 5571	Romano-British to Medieval
47	HER MWA8676	Road- 'Portway'	A Medieval road, known as 'Portway' referred to in Medieval documents between Wellesbourne and Tysoe	2833 5146	Medieval
48	HER MWA8750	Ridge and Furrow	An area of ridge and furrow cultivation dating to the medieval period encountered during archaeological work. Post medieval drains also found	27094 55633	Medieval
49	HER MWA8894	Yew Tree Cottage	A partly box-framed house dating originating in the Post Medieval period, though the majority of standing house dates to the Imperial period	27781 55562	Post Medieval
50	HER MWA8903	Industrial Feature	An industrial feature of unknown function discovered in an outbuilding and which dates to the Imperial period	28076 55289	Imperial

Asset No.	References	Site Name	Description	NGR (SP)	Period
51	HER MWA9003	Walton Medieval Settlement	Possible extent of the Medieval settlement at Walton, as suggested by the Ordnance Survey map of 1886 and documentary evidence	28505 53200	Medieval
52	HER MWA9005	Wellesbourne Hastings Medieval Settlement	Possible extent of the early Medieval and Medieval settlement at Wellesbourne Hastings, as suggested by the Ordnance Survey map of 1886 and documentary evidence	27801 55555	Early Medieval to Medieval
53	HER MWA9006	Wellesbourne Mountford Medieval Settlement	Possible extent of the Medieval settlement at Wellesbourne Mountford, as suggested by the Ordnance Survey map of 1886	27842 55158	Medieval
54	HER MWA9865	Chedhams Yard	Purpose-built wheelwright's workshop and blacksmith's forge, built by 1886	27759 55300	Imperial
55	HER MWA9966	Barbed and tanged arrowhead findspot	The findspot of a barbed and tanged arrowhead, found at Home Farm	28475 53729	Late Neolithic to Bronze Age
56	NHLE 482365	No. 9 Chapel Street	Grade II listed house, c. 1790 with late 20 <sup>th</sup> century wing	27849 55142	Imperial
57	NHLE 482366	No. 57 Chapel Street	Grade II listed building, originally 2 houses dating to the early to mid 18 <sup>th</sup> century with later alterations	27948 55030	Imperial
58	NHLE 482370	Nos. 3-9 Chestnut Square	Grade II listed buildings consisting of a row of 5 houses and a shop of 18 <sup>th</sup> and 19 <sup>th</sup> century origin	27720 55202	Imperial
59	NHLE 482390	Nos. 3, 5 and 7 Church Walk	Grade II listed house, now 3 houses of late 17 <sup>th</sup> century or early 19 <sup>th</sup> century, later refronted	27702 55248	Post Medieval
60	NHLE 482391	No. 4 Church Walk	Grade II listed house, originally 2 houses of 17 <sup>th</sup> century origin, and 19 <sup>th</sup> century additions and alterations	27724 55224	Post Medieval
61	NHLE 482392	Nos. 6, 8 and 10 Church Walk	Grade II listed houses: group of 3 houses of 17 <sup>th</sup> century origin, refronted in the 19 <sup>th</sup> century	27710 55227	Post Medieval
62	NHLE 482398	No. 2 School Road	Grade II listed 17 <sup>th</sup> century house with 15 <sup>th</sup> century cruck truss and extensive late 20 <sup>th</sup> century restoration	27954 55407	Post Medieval

Asset No.	References	Site Name	Description	NGR (SP)	Period
63	NHLE 482399	Nos. 15 and 16 School Road	Grade II listed pair of houses dating to c. 1800	28081 55300	Imperial
64	NHLE 482404	Nos. 33 and 35 Warwick Street	Grade II listed pair of houses dating to c. 1820	27867 55596	Imperial
65	NHLE 482347	Nos. 2 and 3, Walton	Grade II listed pair of houses dating to c. 1860. Part of a group of estate buildings	28608 53306	Imperial
66	NHLE 482348	Nos. 6 and 7, Walton	Grade II listed pair of houses dating to c. 1865. Part of a group of estate buildings	28574 53247	Imperial
67	NHLE 482349	Nos. 8 and 9, Walton	Grade II listed pair of houses dating to 1867. Part of a group of estate buildings	28565 53213	Imperial
68	NHLE 482371	No. 6 Chestnut Square	Grade II listed house dating to c. 1828	27741 55146	Imperial
69	NHLE 482363	No 4. Chapel Street	Grade II listed house dating to c. 1820	27793 55145	Imperial
70	NHLE 482401	No. 3 Stratford Road	Grade II listed house of 17 <sup>th</sup> century origin with early 19 <sup>th</sup> century alterations	27622 55129	Post Medieval
71	NHLE 482376	Nos. 13 and 15 Chestnut Square	Grade II listed house, later 3, now 2 houses dating to the 1670s with 19 <sup>th</sup> and 20 <sup>th</sup> century alterations and additions	27701 55186	Post Medieval
72	NHLE 482384	Aylworth Monument	Grade II listed monument to member of the Aylworth family who died c. 1670	27732 55585	Post Medieval
73	NHLE 482382	Church of St Peter	Grade II* listed church of late 13 <sup>th</sup> century origin with late 14 <sup>th</sup> century tower. Extensively rebuilt and enlarged in 1847	27724 55596	Medieval
74	NHLE 482361	Coopers	Grade II listed house c. 1857, No. 1 Chapel Street	27789 55172	Imperial
75	NHLE 482400	End House	Grade II listed 17 <sup>th</sup> century house with 19 <sup>th</sup> century enlargements, No. 19 School Road	28122 55250	Post Medieval
76	NHLE 482385	Foley Headstone	Grade II listed headstone to Richard Foley, d. 1681	27736 55585	Post Medieval
77	NHLE 482386	Group of 9 Headstones	Grade II listed group of 9 headstones in 2 rows, c.1700 to 19 <sup>th</sup> century	27725 55584	Post Medieval
78	NHLE 482378	K6 Telephone Kiosk	Grade II listed K6 type telephone kiosk, designed in 1935	27737 55169	Modern

Asset No.	References	Site Name	Description	NGR (SP)	Period
79	NHLE 482388	Kings Head Public House	Grade II listed public house of early 18 <sup>th</sup> century origin with 19 <sup>th</sup> and 20 <sup>th</sup> century alterations	27780 55608	Post Medieval
80	NHLE 482346	Laundry	Grade II listed laundry building dating to c. 1870, now house	28626 53332	Imperial
81	NHLE 482374	Pitt House	Grade II listed mid 18 <sup>th</sup> century house with c. 1830 alterations located at No. 10 Chestnut Square	27725 55132	Imperial
82	NHLE 482383	Railings, Gates and Gate Piers	Grade II listed early to mid 19 <sup>th</sup> century railings, four gate piers and gates to churchyard of Church of St Peter	27758 55594	Imperial
83	NHLE 482367	Roddis House	Grade II listed farmhouse, now house of 17 <sup>th</sup> century with 1830s front range	27961 55026	Post Medieval
84	NHLE 482369	Stags Head Inn	Grade II listed public house from 1837, with later alterations	27735 55193	Imperial
85	NHLE 482396	Staple Hill Cottages	Grade II listed, one of a pair of houses c. 1875	28408 54885	Imperial
86	NHLE 482397	Staple Hill Cottages	Grade II listed, one of a pair of houses c. 1875	28426 54857	Imperial
87	NHLE 482381	The Cottage	Grade II listed house, 18 <sup>th</sup> century date with extensive 19 <sup>th</sup> century alterations	27784 55560	Post Medieval
88	NHLE 482375	The Gables	Grade II listed house, formerly 3 houses, of 17 <sup>th</sup> century origin with 1899 alterations and refronting	27697 55205	Post Medieval
89	NHLE 482368	The Granary	Grade II listed granary of at least 17 <sup>th</sup> century origin	27835 55172	Post Medieval
90	NHLE 482394	The Little Cottage	Grade II listed house of 17 <sup>th</sup> century origin with later alterations	27701 55260	Post Medieval
91	NHLE 482377	The Little House	Grade II* listed house with 1699 datestone, though includes early 17 <sup>th</sup> century wing and later alterations	27697 55165	Post Medieval
92	NHLE 482403	The Lodge at Wellesbourne Hall	Grade II listed stable block, now house of 18 <sup>th</sup> century origin and with 20 <sup>th</sup> century alterations	27627 55219	Post Medieval
93	NHLE 482379	The Manor House	Grade II listed Manor House, 1857, incorporating elements of earlier house, and with 1880s rear extension	27778 55212	Post Medieval
94	NHLE 482362	The Old House	Grade II listed house and former shop dating to the mid 18 <sup>th</sup> century, with c.1820 refronting	27782 55153	Imperial

Asset No.	References	Site Name	Description	NGR (SP)	Period
95	NHLE 482350	The Old School	Grade II listed school, now house, c. 1860	28488 53116	Imperial
96	NHLE 482364	The Old School House	Grade II listed house, formerly school of late 17 <sup>th</sup> century origin with c. 1735 refronting and later alterations	27804 55139	Post Medieval
97	NHLE 482389	The Old Vicarage and Church House	Grade II listed vicarage, now house, dating to the 1690s, with 19 <sup>th</sup> century alterations	27684 55560	Post Medieval
98	NHLE 482372	The Red House	Grade II listed house, dating to c. 1745 with 19 <sup>th</sup> century alterations	27732 55139	Post Medieval
99	NHLE 482387	War Memorial	Grade II listed war memorial c. 1920	27697 55598	Modern
100	NHLE 482360	Wellesbourne Farmhouse	Grade II listed former farmhouse, now 3 houses of 17 <sup>th</sup> century origin with later refronting and alterations	28248 55092	Post Medieval
101	NHLE 482402	Wellesbourne Hall	Grade II* listed country house, c. 1700 with c.1760 and 20 <sup>th</sup> century alterations	27587 55219	Post Medieval
102	NHLE 482395	Wellesbourne Mill and Mill House	Grade II listed watermill and attached mill house. House of mid to late 18 <sup>th</sup> century; mill dated 1834	28437 54414	Imperial
103	NHLE 482380	White Cottage	Grade II listed house of early 19 <sup>th</sup> century origin	27827 55558	Imperial
104	Greenwood 1821 (Figure 4)	Road	Site of a former road, shown to the north of Walton on Greenwood's Map of the County of Warwick of 1821, formerly the road from Walton northwards. It is likely that the northern extent of this road is the same as the track depicted on First and Second Editions of the Ordnance Survey maps (Figure 6 and 7) to the immediate south of the proposed development site, no longer in existence by 1938 (Figure 8). The road to the east, the present road from Walton, formerly crossed the river to the west, meeting the present B4086	28053 53136	Post Medieval
105	Greenwood 1821 (Figure 4)	Lodge	Site of a lodge shown on Greenwood's Map of the County of Warwick of 1821, to the west of the road also depicted on the map (Asset 104). Possibly also depicted on Henry Beighton's Map of Warwickshire of 1728 (Plate 1)	27979 52928	Post Medieval

Asset No.	References	Site Name	Description	NGR (SP)	Period
106	Tithe Award Plan, c. 1851 (Figure 5)	Field Boundary	East to west orientated field boundary shown on 'A Map of the Township of Wellesbourne Mountford' Tithe Award Plan, c. 1851, on the west side of Ettington Road- still in existence at time of site visit	27500 53950	Unknown
107	Tithe Award Plan, c. 1851 (Figure 5)	Field Boundary	Curved approximate north-west to south-east orientated field boundary shown on 'A Map of the Township of Wellesbourne Mountford' Tithe Award Plan, c. 1851, on the east side of Ettington Road. No longer shown by 1866 (Figure 6)	27746 54183	Unknown
108	Tithe Award Plan, c. 1851 (Figure 5)	Field Boundary	Gently curved approximate north-west to south-east orientated field boundary, to east of Asset 107, shown on 'A Map of the Township of Wellesbourne Mountford' Tithe Award Plan, c. 1851, on the east side of Ettington Road. Also shown on Ordnance Survey mapping until at least 1938 (Figure 8), though not present at time of site visit	27892 54284	Unknown
109	Tithe Award Plan, c. 1851 (Figure 5)	Field Boundary	Angled approximate north-west to south-east orientated field boundary, to east of Asset 108, shown on 'A Map of the Township of Wellesbourne Mountford' Tithe Award Plan, c. 1851, on the east side of Ettington Road. Also shown on Ordnance Survey mapping until at least 1938 (Figure 8), though not present at time of site visit	28077 54371	Unknown
110	Tithe Award Plan, c. 1851 (Figure 5)	Field Boundary	North-east to south-west orientated field boundary, to east of, and joining Asset 109, shown on 'A Map of the Township of Wellesbourne Mountford' Tithe Award Plan, c. 1851, on the east side of Ettington Road. Also shown on Ordnance Survey mapping until at least 1938 (Figure 8), though not present at time of site visit	28061 54447	Unknown

Asset No.	References	Site Name	Description	NGR (SP)	Period
111	First Edition Ordnance Survey map (Figure 6)	Buildings and Garden Sub-divisions	Mid 19 <sup>th</sup> century buildings and garden sub-divisions to the immediate east of the proposed development site, first shown on First Edition Ordnance Survey Mapping of 1866 (Figure 6), not shown on tithe map of c. 1851 (Figure 5). Annotated with ' <i>Laugh's Buildings</i> ' by 1938 (Figure 8). Still in existence	28108 54470	Imperial
112	Churchill and Haigh 2013	Round Barrow with crouched inhumation burial	In 2013, during an archaeological excavation investigating a curvilinear ditch (Asset 14) to the immediate north of the proposed development site, the remains of a round barrow consisting of a single ring ditch and four pits, the largest and central one containing a single inhumation in a crouched position and fragments of middle Bronze Age pottery	27876 54446	Middle Bronze Age



Table 2: Previous Archaeological Works within a 1.5km radius of the proposed development site

Reference	Site Name	Description	NGR (SP)
HER EWA3232	Land off Ettington Road	Trial trenching was undertaken in 1997, revealing an undated ditch, perhaps representing a previous property boundary (Asset 43)	2759 5506
HER EWA3353	12 Church Street	The hand excavation of foundation trenches near the possible site of an Anglo-Saxon palace failed to reveal anything of archaeological significance	2786 5549
HER EWA4146	Wellesbourne to Kineton water trunk main	Archaeological observation of two sections of a water main between Wellesbourne and Kineton. An undated pit and Iron Age pottery was recorded from adjacent to Laughs Buildings, Wellesbourne (Asset 33)	2797 5446
HER EWA6689	Walton Park	Site visit undertaken as part of the Warwickshire Parks and Gardens Register Review	2857 5298
HER EWA6691	Wellesbourne Hall Grounds	Site visit undertaken as part of the Warwickshire Parks and Gardens Register Review	2760 5528
HER EWA6866	Thelsford to Wellesbourne water main	Archaeological observations of topsoil stripping during the excavation of a water main recorded Neolithic and Bronze Age flint and a scatter of Romano-British pottery. Also recorded were a cobbled surface and a gun emplacement from WWII	27274 55431
HER EWA6955	3 Bridge Street	A watching brief was carried out during building works in an area of medieval settlement. No archaeological finds or features were recorded	27883 55315
HER EWA6963	16 School Road	A watching brief was carried out during renovations to an outbuilding. A feature, possibly industrial integral with one of the walls was recorded (Asset 50)	28076 55289
HER EWA7493	Findspot	Barbed and tanged arrowhead (Asset 55) found near Ford, on the allotments, Home Farm, Walton, Wellesbourne c.20 years ago	28470 53732
HER EWA7502	Chedham's Yard (Asset 54)	Site visit to Chedham's Yard, Church Walk, Wellesbourne	27761 55305

HER EWA9037	Chedham's Yard (Asset 54)	Building survey of 3 adjoining structures dating from early-mid 19th century. The numerous tools and artefacts which remained extant gave these structure particular significance	27747 55284
HER EWA9136	Chedham's Yard (Asset 54)	Documentary research as part of preparation of a Conservation Statement	27763 55305
HER EWA9507	Land east of Ettington Road	Desk-based assessment of area of land at Wellesbourne in relation to an outline application (and subsequent refusal and appeal) for housing and mixed development. Concluded that the area had significant archaeological potential and that field evaluation was appropriate	2782 5450
HER EWA9508	Land east of Ettington Road	Magnetic Susceptibility, Magnetometer, Auger and Field Walking showed probable previous agricultural use and features as well as the evidence of the southern part of the area forming a Second World War RAF camp related to RAF Wellesbourne (Asset 38). One other area of possible archaeological activity was observed	2776 5444
HER EWA9931	Wellesbourne villa group gardens	Site visit to Wellesbourne villa group gardens (Asset 13) between 1996 to 1997	2778 5515
HER EWA7189	Elliot Drive	Watching brief undertaken monitoring foundation trenches for house. No archaeological features or finds were noted	27268 55167
HER EWA7348	The Old Scout Hut	Archaeological observation on the excavation of the foundation trenches for residential redevelopment	28173 55239
HER EWA7837	Chedham's Yard (Asset 54)	Nine trial trenches were excavated across the site of the wheelwright's and blacksmith's yard in use from the 19 <sup>th</sup> century to the late 20 <sup>th</sup> century. Demolished buildings, yard surfaces and a large assemblage of metalwork were recorded	27762 55305
HER EWA10014	Chedham's Yard (Asset 54)	Excavations took place in spring 2011 on the site of the proposed visitor centre and in front of the workshops. Finds were found, cleaned and catalogued. A watching brief was maintained until groundworks finished in December 2011	2776 5530
HER EWA9957	Land off Ettington Road	22 evaluation trenches were excavated to evaluate a site prior to an application for development. A feature of probable prehistoric date (Asset 14) was found and evaluated and a palaeoecological assessment was undertaken	2776 5450

HER EWA7522	Transco Honeybourne to Newbold Pacey gas Pipeline	Archaeological investigation on the Transco pipeline, 2000	30060 56600
HER EWA6953	Yew Tree Cottage (Asset 49)	A watching brief was carried out during the excavation of foundations for an extension. A brick built well was discovered and a few 18 <sup>th</sup> century sherds of pottery	27772 55547
HER EWA7433	Wellesbourne Distribution Park	Four 30m by 2m trial trenches were excavated as an evaluation prior to the commercial development of the site	27085 54915
HER EWA975	Wellesbourne Airfield	25 trial trenches were excavated prior to a commercial development in 1997. Medieval field boundaries were recorded in some of the trenches	2699 5524
HER EWA3226	2 & 3 Charlecote Road	An archaeological evaluation on land next to Nos. 2 & 3 Charlecote Road recovered evidence for a large boundary ditch of Iron Age date, with minor Romano-British activity (Asset 35)	2768 5576
HER EWA6952	49 Westfield Crescent	A watching brief was carried out during the excavation of foundation trenches. Geological natural was reached and two sherds of Romano-British pottery were recovered. No archaeological features were recorded	27471 55189
HER EWA6750; Coutts 1999	Iron and Manganese Plant	Archaeological observation of trenches at Sewage Works, during the change of use of land to an Iron and Manganese Borehole source. 4 areas were observed in the areas of the proposed new buildings. Only a possible medieval furrow and 3 post medieval ceramic drains were discovered. There were no finds	2709 5563
HER EWA6755	2 Charlecote Road	Archaeological observation of groundworks for a house extension recorded a Romano-British ditch. The foundation trenches were 0.60m wide and 0.90m deep. This was probably a continuation of the Romano-British field system features to the north west	27687 55728

HER EWA10283	Transco Honeybourne to Newbold Pacey Gas Pipeline	The archaeological investigations included the evaluation of several known sites in the Dene Valley at Walton, Wellesbourne, at Goldicote, Alderminster and at Wimpstone, Whitchurch. Further open area excavations were undertaken and an Iron Age settlement at Walton in the Dene Valley and a medieval settlement at Goldicote. A watching brief along the length of the pipeline was conducted by RSK Environmental Ltd and a previously unknown Romano-British settlement site was identified at Long Marston. A quantity of pottery and other find was recovered but permission was not obtained in investigating this site further	30060 56600
HER EWA10284	Transco Honeybourne to Newbold Pacey Gas Pipeline (Areas A-E)	Archaeological Evaluation of Areas A - E (Walton/ Dene Valley, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. A total of 24 trial trenches were opened along the course of the pipeline easement where it crosses the Dene Valley just north of Walton. The trial trenching revealed no significant archaeology in Areas A - D but considerable archaeological deposits were uncovered in Area E. Alongside the results of geophysical survey the trial trenching confirmed the presence of a moderately well preserved Iron Age settlement complex which included sub-rectangular ditched enclosures and pit burials placed alongside a boundary ditch	2840 5388
HER EWA10285	Transco Honeybourne to Newbold Pacey Gas Pipeline (Areas A-E)	Geophysical survey along a section of the route of the Transco gas pipeline (Areas A-E Walton, Wellesbourne) running between Newbold Pacey and Honeybourne. The first phase of geophysical survey examined the course of the pipeline easement where it crossed the Dene Valley just north of Walton. A 20m wide survey area was examined. The clearest geophysical signature was found some 400m to the southwest of the river (Area E) and was interpreted as a probable later prehistoric settlement complex. Evidence of ridge and furrow was recovered in areas C and D but no significant anomalies thought to be of likely archaeological origin were found elsewhere	2840 5388
HER EWA10286	Transco Honeybourne to Newbold Pacey Gas Pipeline (Area A)	Geophysical survey of Area A (Walton/ Dene Valley, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. This was one survey within a targeted programme of geophysical investigation undertaken in advance of the pipeline construction. Area A was one of five areas targeted after an initial survey had been carried out along the course of the pipeline easement where it crosses the Dean Valley. The survey of Area A revealed some anomalies that were considered to have archaeological potential	2876 5410

HER EWA10287	Transco Honeybourne to Newbold Pacey Gas Pipeline (Area B)	Geophysical survey of Area B (Walton, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. This was one survey within a targeted programme of geophysical investigation undertaken in advance of the pipeline construction. Area B was one of five areas targeted after an initial survey had been carried out along the course of the pipeline easement where it crosses the Dean Valley. The survey of Area B revealed some anomalies that were considered to have archaeological potential	2865 5405
HER EWA10288	Transco Honeybourne to Newbold Pacey Gas Pipeline (Area C)	Geophysical survey of Area C (Walton, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. This was one survey within a targeted programme of geophysical investigation undertaken in advance of the pipeline construction. Area C was one of five areas targeted after an initial survey had been carried out along the course of the pipeline easement where it crosses the Dean Valley. The survey revealed a number of anomalies in Area C which were considered possibly to be of archaeological origin with evidence of ridge and furrow also recognised.	2856 5401
HER EWA10289	Transco Honeybourne to Newbold Pacey Gas Pipeline (Area D)	Geophysical survey of Area D (Walton/ Dene Valley, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. This was one survey within a targeted programme of geophysical investigation undertaken in advance of the pipeline construction. Area D was one of five areas targeted after an initial survey had been carried out along the course of the pipeline easement where it crosses the Dean Valley. The survey of Area D revealed some anomalies that were considered to have archaeological potential including evidence of ridge and furrow	2844 5392
HER EWA10290	Transco Honeybourne to Newbold Pacey Gas Pipeline (Area E)	Geophysical survey of Area E (Walton, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. This was one survey within a targeted programme of geophysical investigation undertaken in advance of the pipeline construction. Area E was one of five areas targeted after an initial survey had been carried out along the course of the pipeline easement where it crosses the Dean Valley. Geophysical survey of Area E produced a clear geophysical signature, showing a mixture of rectangular, irregular and penannular enclosure as well as other discrete features, that was interpreted as a probable later prehistoric settlement complex	2818 5364

HER EWA10291	Transco Honeybourne to Newbold Pacey Gas Pipeline (Area E1)	Geophysical survey of Area E1 (Walton, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. This survey was undertaken as an independent project by Warwickshire Museum Field Services Archaeology Projects Group after the pipeline work was completed. The survey investigated two distinct areas - one on each side of the pipeline easement and built on an earlier survey (GSB Prospection) carried out in March 2000. The results confirmed the existence of an agglomerated complex of roundhouses, ditched enclosures and open spaces juxtaposed either side of the boundary ditch representing a unique settlement type in the region neither fulfilling the criteria for "open" or "enclosed" settlement	2815 5366
HER EWA10292	Transco Honeybourne to Newbold Pacey Gas Pipeline (Area E)	Area excavation of Area E (Walton, Wellesbourne) along the route of the Transco gas pipeline running between Newbold Pacey and Honeybourne. This excavation followed archaeological evaluation (trial trenching) by Warwickshire Museum Field Archaeology Projects Group and Geophysical Survey by GSB Prospection. The excavations confirmed the presence of a moderately well preserved Iron Age settlement complex which included sub-rectangular ditched enclosures and pit burials (crouched inhumations) placed alongside a boundary ditch with a possible trackway aligned across the eastern end of the settlement. Radiocarbon dates indicate a main phase of occupation during the 3rd and 4th centuries BC	2818 5365
SLR Consulting 2011	Land off Ettington Road	An archaeological assessment was undertaken of the site to the immediate north of the eastern part of the present proposed development site. This indicated that a possible Roman road was thought to exist to the north-east (Asset 17), but more recently is thought to have been part of an enclosure. It also highlighted that the turnpike road, presently Ettington Road, was in existence from 1779 and headed from Leicester, and that much of Mountsford Parish was enclosed in 1730	27726 54510
Churchill and Haigh 2013 (referencing APS 2011)	Land off Ettington Road	A geophysical survey was undertaken of the site to the immediate north of the eastern part of the present proposed development site. This encountered an irregular curving linear orientated east to west in the southern part of that site, and possible ridge and furrow, as well as evidence for a removed track and unmapped sub-division of a northernmost field	27726 54510

Churchill and Haigh 2013 (referencing SLR Consulting 2012)	Land off Ettington Road	Archaeological trial trenching excavated 22 trenches targeting geophysical anomalies encountered previously (APS 2011), none of which proved of archaeological interest. One trench, towards the eastern extent of that site encountered a curvilinear ditch, 1m wide and 1.3m deep (Asset 14)	27726 54510
Churchill and Haigh 2013	Land off Ettington Road	An open area excavation was undertaken in January 2013 to further investigate the curvilinear ditch (Asset 14). An area 1000m <sup>2</sup> was stripped, uncovering the remains of a barrow (Asset 112), consisting of a ring ditch encompassing four pits, the largest of which, and at the centre, containing a crouched inhumation. Fragments of pottery uncovered was thought to date to the Bronze Age	27726 54510
Haigh 2013	Land off Ettington Road	An archaeological evaluation was undertaken in January and February 2013 to evaluate the area to the north of the present development site, when 27 trenches were excavated. Little of archaeological interest was encountered, although it was thought that the 3 sherds of pottery of Romano-British origin, may have indicated activity of that period in the vicinity	27726 54510
Railton 2014	Land at Ettington Road	A geomagnetic survey was conducted on the present proposed development site in November 2014. This found some of the field boundaries encountered by this desk-based research (Assets 108, 109 and 110), as well as some plough furrows of possible medieval origin, similar to that previously identified to the north of the site. More significantly, in eastern part of the field to the east of Ettington Road, a series of strong linear positive anomalies were detected, believed to represent the soil-filled ditches of a rectilinear enclosure, or possibly series of enclosures of likely Roman date, cut by ridge and furrow and a modern service pipe. A network of further positive magnetic anomalies were detected surrounding this, perhaps indicative of part of a rectilinear field system with several small rectangular enclosures attached, which seem to predate the larger rectilinear enclosure. Additionally, two parallel linear positive magnetic anomalies were detected to the east, orientated north-south, possibly soil-filled ditches of a former road or trackway	2773 2541

## APPENDIX 2: HERITAGE IMPACT ASSESSMENT TABLES

**Table 1 Measuring Significance**

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets.	World Heritage Site (NPPF s132).	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138).
National	Statutorily designated heritage assets.	Scheduled monuments, grade I and II* listed buildings (NPPF s132).	Avoid negative impact.
National	Non-statutorily designated heritage assets.	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132).	Avoid negative impact.
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138).	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139).	Avoid negative impact.
District or County (Higher)	Statutorily designated heritage assets.	Grade II listed buildings (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Higher)	Non-statutorily designated heritage assets.	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132).	Limit negative impact (avoid substantial harm) and mitigate.
District or County (Lesser)	Non-designated heritage assets within a national park or AONB.	Any extant heritage assets (NPPF s115).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Heritage assets placed on a local planning authority list (NPPG).	Limit negative impact and mitigate.
District or County (Lesser)	Non-designated heritage assets.	Any area of potential listed in a local plan (NPPG).	Limit negative impact and mitigate.
Local	Non-designated heritage assets.	Any extant heritage assets outside of a national park or AONB.	Mitigate.
Negligible	Non-designated heritage assets.	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value.	No action.



**Table 2: Establishing the magnitude of impact**

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> <li>Change to most or all key archaeological materials, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Changes to most key historic landscape elements, parcels or components</li> <li>Extreme visual effects</li> <li>Major change to noise or change to sound quality</li> <li>Major changes to use or access</li> </ul>
Substantial	<ul style="list-style-type: none"> <li>Changes to many key archaeological materials, such that the resource is clearly modified</li> <li>Considerable changes to setting that affect the character of the asset</li> </ul>	<ul style="list-style-type: none"> <li>Changes to many key historic building elements, such that the resource is significantly modified</li> <li>Changes to setting of an historic building such that it is significantly modified</li> </ul>	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Changes to many key historic landscape elements, parcels or components</li> <li>Visual change to many key aspects of the historic landscape</li> <li>Noticeable differences in noise or sound quality</li> <li>Considerable changes to use or access</li> </ul>
Less than substantial	<ul style="list-style-type: none"> <li>Changes to key archaeological materials, such that the asset is slightly altered</li> <li>Slight changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the asset is slightly different</li> <li>Changes to setting of an historic building such that it is noticeably changed</li> </ul>	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Changes to few key historic landscape elements, parcels or components</li> <li>Slight visual changes to few key aspects of the historic landscape</li> <li>Limited changes to noise levels or sound quality</li> <li>Slight changes to use or access</li> </ul>
Minor	<ul style="list-style-type: none"> <li>Very minor changes to archaeological materials</li> </ul>	<ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it</li> </ul>	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> <li>Very minor changes to key historic landscape elements, parcels or components</li> <li>Virtually unchanged visual effects</li> <li>Very slight changes to noise levels or sound quality</li> <li>Very slight changes to use or access</li> </ul>
No change	No change		

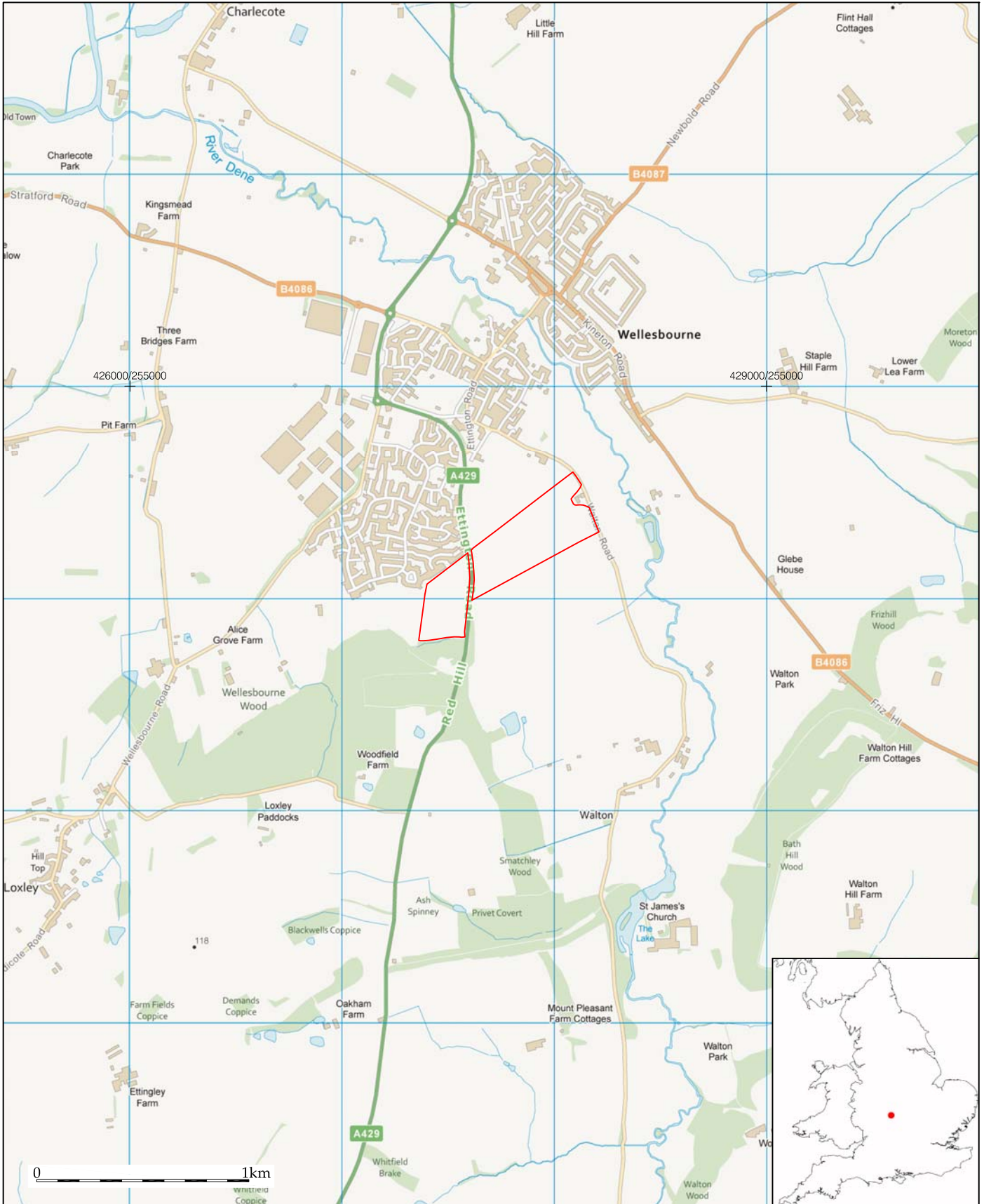
**Table 3 Impact on Heritage Significance**

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of Impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary  
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc  
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc  
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation  
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

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### APPENDIX 3: FIGURES






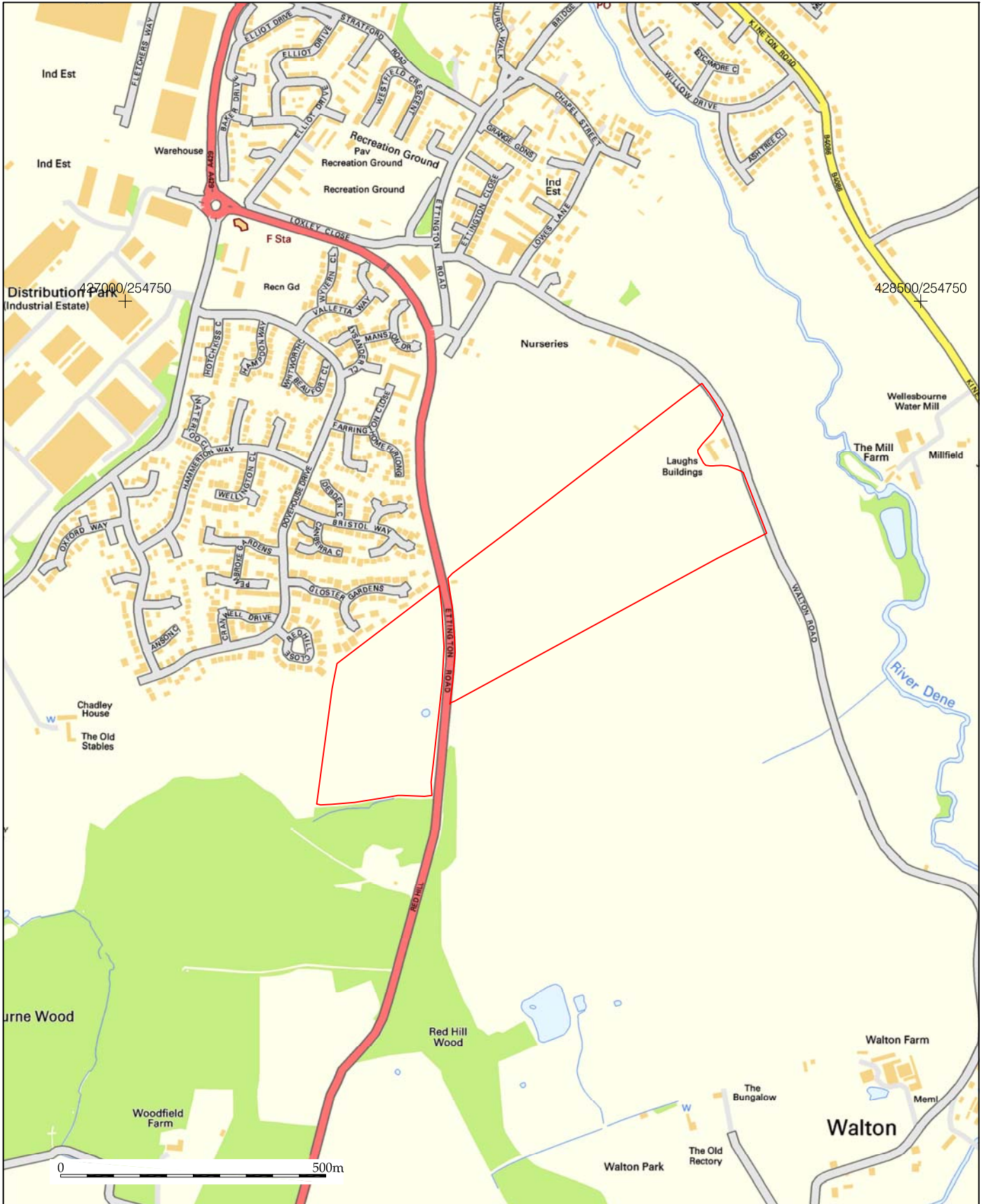
 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land at Ettington Road, Wellesbourne, Warwickshire</p> <p>SCALE: 1:25,000 at A4</p> <p>REPORT No: CP11128</p> <p>CLIENT: Persimmon Homes (South Midlands) Ltd.</p> <p>DRAWN BY: AB</p> <p>DATE: December 2014</p> <p>FIGURE: 1</p>	<p>KEY:</p>  <p>Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 1: Site location.






 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land at Ettington Road, Wellesbourne, Warwickshire</p> <p>SCALE: 1:10,000 at A4</p> <p>REPORT No: CP11128</p> <p>CLIENT: Persimmon Homes (South Midlands) Ltd.</p> <p>DRAWN BY: AB</p> <p>DATE: December 2014</p> <p>FIGURE: 2</p>	<p>KEY:</p>  <p>Site boundary</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 2: Detailed site location.



PROJECT:  
Land at Ettington Road,  
Wellesbourne,  
Warwickshire





CLIENT:  
Persimmon Homes  
(South Midlands) Ltd.

SCALE: 1:1,500 at A3

DRAWN BY: AB

DATE: December 2014

KEY:

-  Site boundary
-  1.5km search area
-  Heritage assets
-  Listed buildings



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REPORT No:  
CP11128

FIGURE:  
3

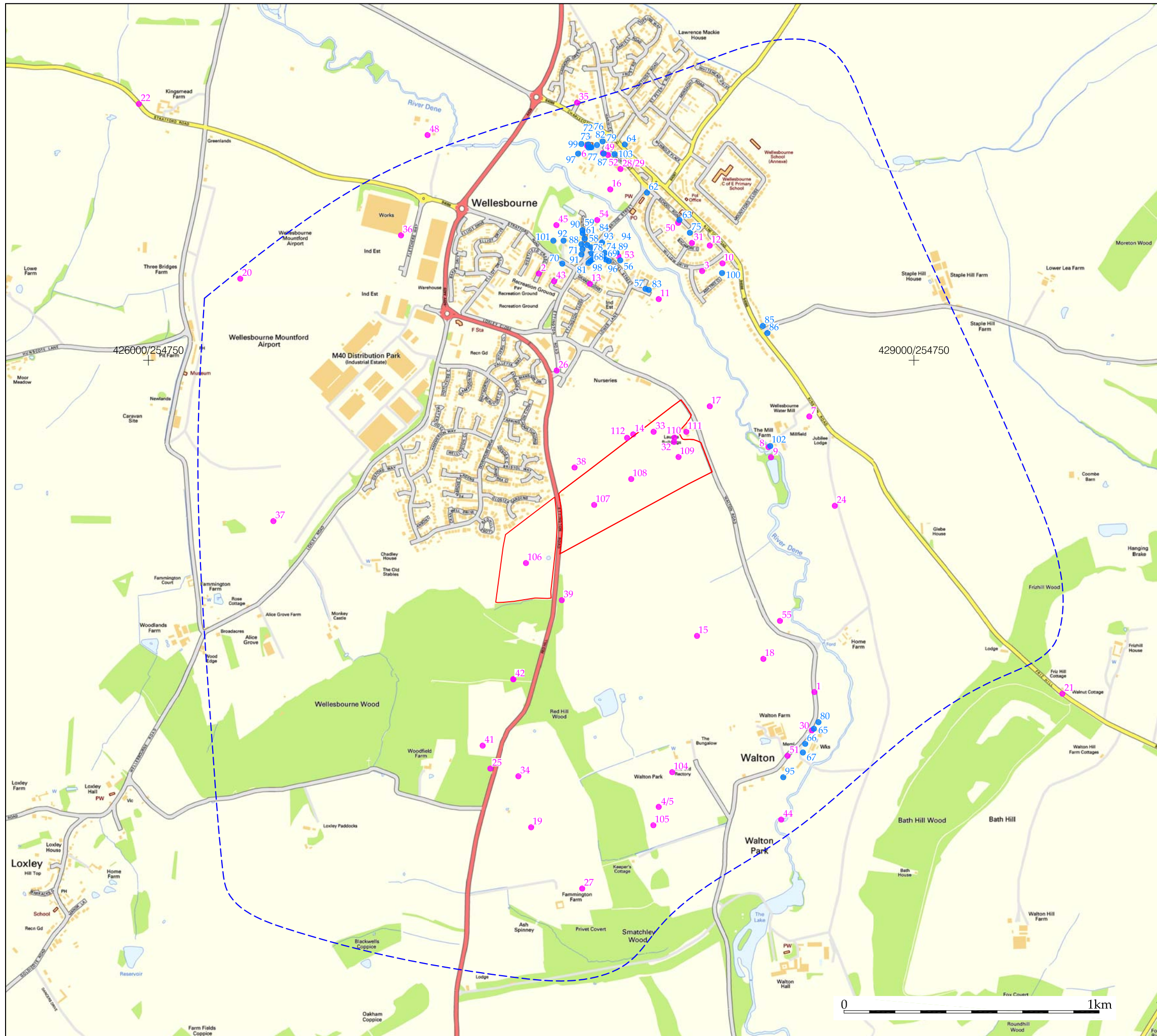
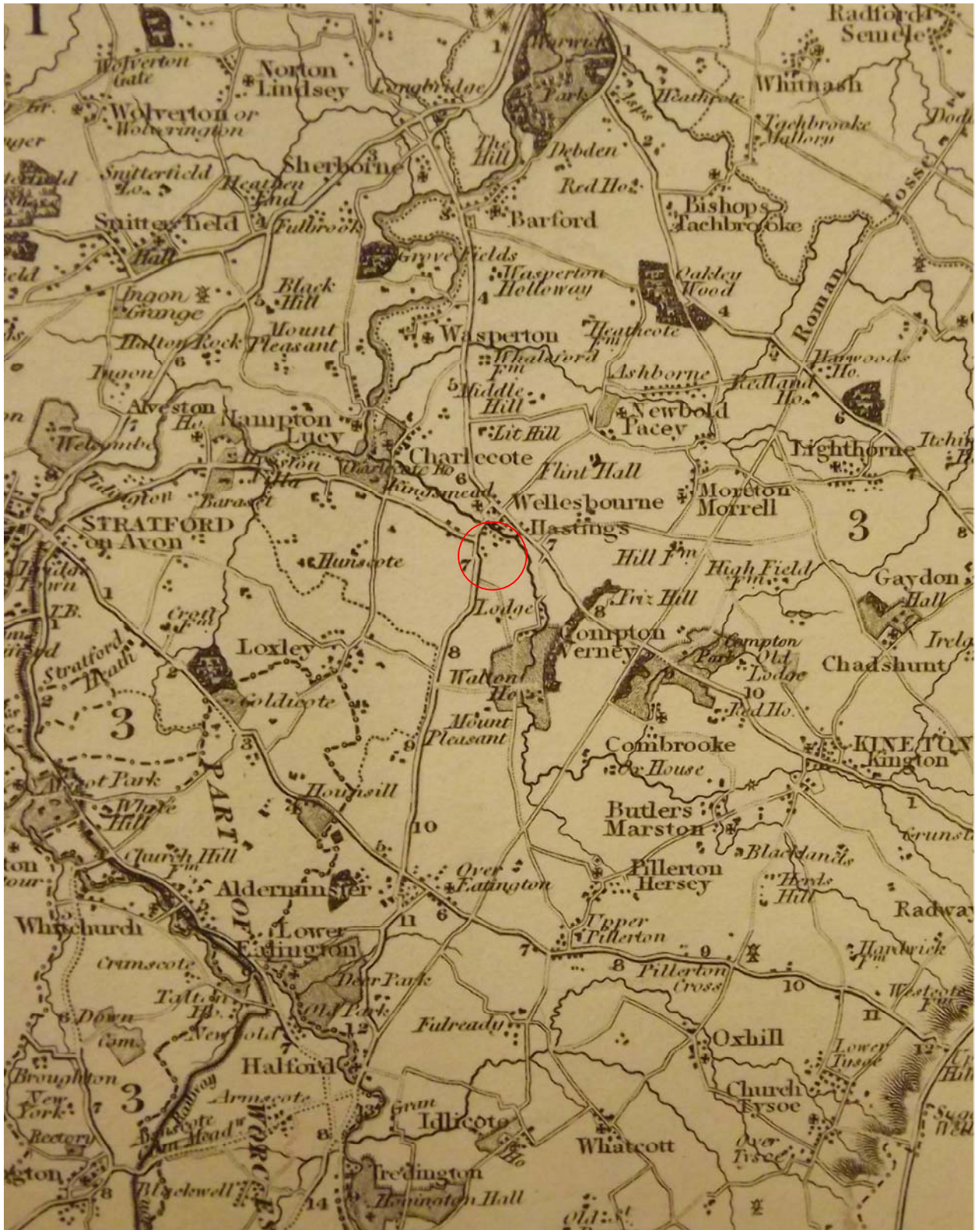


Figure 3: Location of heritage assets within a 1.5km search area.





	<p>PROJECT: Land at Ettington Road, Wellesbourne, Warwickshire</p> <p>SCALE: Not to scale</p> <p>REPORT No: CP11128</p> <p>CLIENT: Persimmon Homes (South Midlands) Ltd</p> <p>DRAWN BY: AB</p> <p>DATE: December 2014</p> <p>FIGURE: 4</p>	<p>KEY:</p>  Site location	
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Figure 4: Greenwood's Map of the County of Warwick, 1821.




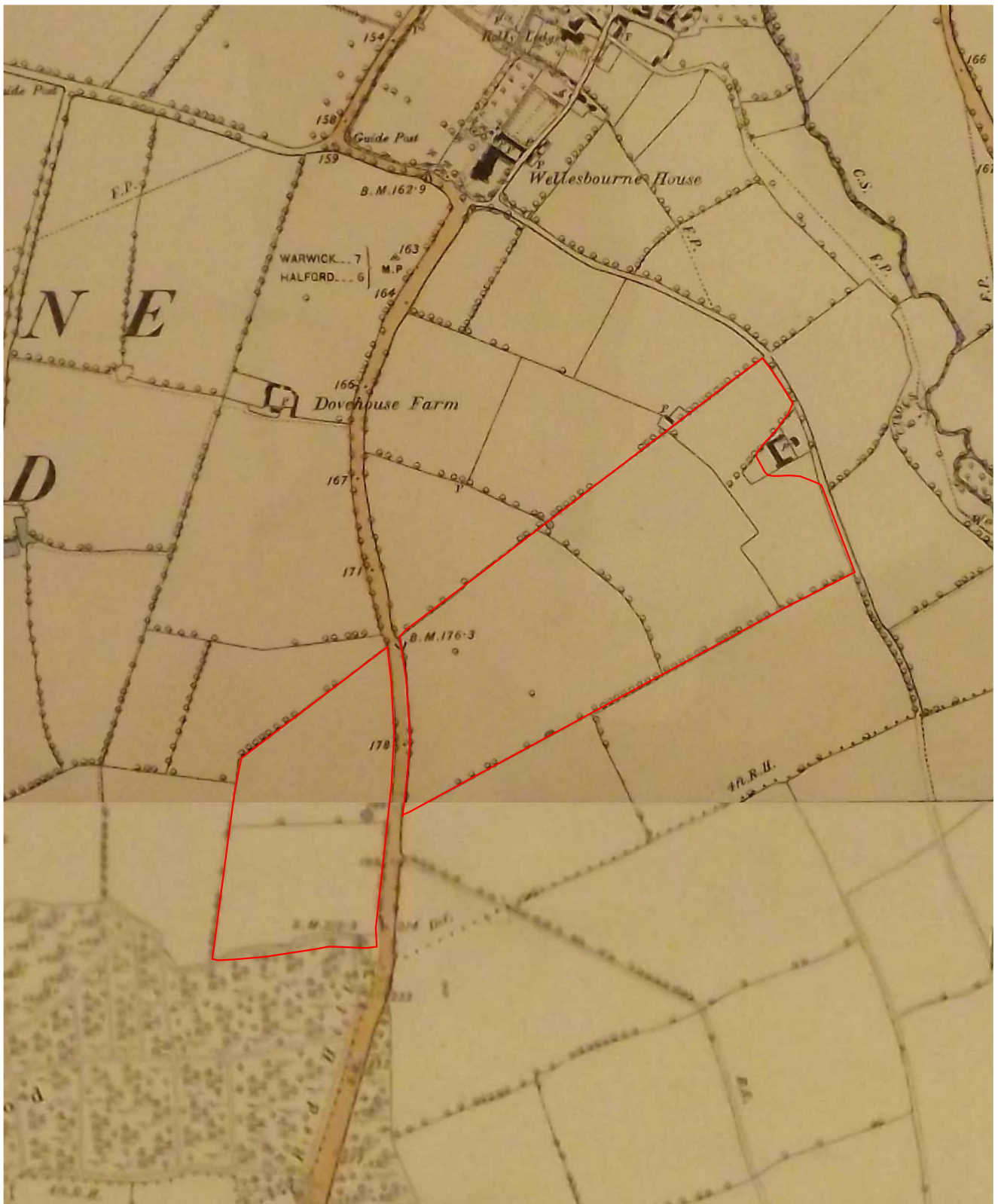
	<p>PROJECT: Land at Ettington Road, Wellesbourne, Warwickshire</p> <p>SCALE: c.1:7,500 at A4</p> <p>REPORT No: CP11128</p> <p>CLIENT: Persimmon Homes (South Midlands) Ltd</p> <p>DRAWN BY: AB</p> <p>DATE: December 2014</p> <p>FIGURE: 5</p>	<p>KEY:</p>  <p>Site boundary</p>	
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Figure 5: 'A Map of the Township of Wellesbourne Mountford' Tithe Award Plan, c.1851.





Wardell Armstrong  
Archaeology  
2014

PROJECT: Land at Ettington Road, Wellesbourne,  
Warwickshire  
SCALE: 1:7,500 at A4  
REPORT No: CP11128  
CLIENT: Persimmon Homes (South Midlands) Ltd  
DRAWN BY: AB  
DATE: December 2014  
FIGURE: 6

KEY:



Figure 6: First Edition Ordnance Survey Map, 1866 (6" to 1 mile scale).






 <p>Wardell Armstrong Archaeology 2014</p>	<p>PROJECT: Land at Ettington Road, Wellesbourne, Warwickshire</p> <p>SCALE: 1:7,500 at A4</p> <p>REPORT No: CP11128</p> <p>CLIENT: Persimmon Homes (South Midlands) Ltd</p> <p>DRAWN BY: AB</p> <p>DATE: December 2014</p> <p>FIGURE: 7</p>	<p>KEY:</p>  <p>Site boundary</p>	
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Figure 7: Second Edition Ordnance Survey Map, 1905 (25" to 1 mile scale).








	<p><b>PROJECT:</b> Land at Ettington Road, Wellesbourne, Warwickshire</p> <p><b>SCALE:</b> 1:7,500 at A4</p> <p><b>REPORT No:</b> CP11128</p> <p><b>CLIENT:</b> Persimmon Homes (South Midlands) Ltd</p> <p><b>DRAWN BY:</b> AB</p> <p><b>DATE:</b> December 2014</p> <p><b>FIGURE:</b> 8</p>	<p><b>KEY:</b></p>  <p>Site boundary</p>	
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Figure 8: Revision of Ordnance Survey Map, 1938 (25" to 1 mile scale).

STOKE-ON-TRENT  
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Baldhu  
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