



Land to the west of Oberry Fields, Lighthorne, Warwickshire

Historic Environment Desk-Based Assessment



Document Ref.: 294740.03
Application Number: 24/00532/FUL
May 2024



© Wessex Archaeology Ltd 2024, all rights reserved

Unit 9
City Business Park
Easton Road
Bristol
BS5 0SP

www.wessexarch.co.uk

Wessex Archaeology Ltd is a company limited by guarantee registered in England, company number 1712772. It is also a Charity registered in England and Wales number 287786, and in Scotland, Scottish Charity number SC042630. Our registered office is at Portway House, Old Sarum Park, Salisbury, Wiltshire, SP4 6EB.

Disclaimer

The material contained in this report was designed as an integral part of a report to an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it be relied upon by any third party. To the fullest extent permitted by law Wessex Archaeology will not be liable by reason of breach of contract negligence or otherwise for any loss or damage (whether direct indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in this report arising from or connected with any error or omission in the material contained in the report. Loss or damage as referred to above shall be deemed to include, but is not limited to, any loss of profits or anticipated profits damage to reputation or goodwill loss of business or anticipated business damages costs expenses incurred or payable to any third party (in all cases whether direct indirect or consequential) or any other direct indirect or consequential loss or damage.

Document Information


Document title Land to the west of Oberry Fields, Lighthorne, Warwickshire
Document subtitle Historic Environment Desk-Based Assessment
Document reference 294740.03

Client name Alice Rocher
Address Oberry Fields, Bishops Hill, Lighthorne Warwick
CV35 0BA

Site location Oberry Fields, Bishops Hill, Lighthorne Warwick, CV35 0BA
County Warwickshire
National grid reference 433649, 255481
Planning authority Stratford-on-Avon District Council
Planning reference 24/00532/FUL

WA project name Oberry Fields
Project management by Sarah Generalski-Sparling
Document compiled by Danika Beale
Graphics by Danika Beale

Quality Assurance

Issue	Date	Author	Approved by
1	02/05/2024	DB	 LEM



Contents

Summary.....	iii
Acknowledgements.....	iii
1 INTRODUCTION	1
1.1 Project background	1
1.2 The Site	1
1.3 Development proposals.....	1
1.4 Scope of document	1
1.5 Aims	2
2 PLANNING BACKGROUND.....	2
2.1 Introduction.....	2
2.2 Designated heritage assets.....	2
2.3 The Protection of Military Remains Act 1986	3
2.4 National Planning Policy Framework.....	3
2.5 Local planning policy and guidance.....	4
3 METHODOLOGY	4
3.1 Introduction.....	4
3.2 Study Area.....	4
3.3 Sources	4
3.4 Site visit	5
3.5 Significance	5
3.6 Setting assessment	6
3.7 Assumptions and limitations	7
3.8 Copyright	7
4 BASELINE RESOURCE	7
4.1 Introduction.....	7
4.2 Designated heritage assets	8
4.3 Previous studies	8
4.4 Archaeological and historical context	8
4.5 Historic Landscape Character	12
4.6 Assessment of archaeological survival and previous impacts.....	12
4.7 Summary of known and potential historic environment resource	12
5 SETTING OF HERITAGE ASSETS	13
5.1 Introduction.....	13
5.2 Scoping exercise	13
6 POTENTIAL DEVELOPMENT EFFECTS.....	13
6.1 Introduction.....	13
6.2 Statement of potential impact.....	13
7 CONCLUSIONS	14
7.1 General.....	14
REFERENCES	16
Bibliography.....	16
Historic Environment Records.....	17
Cartographic and documentary sources.....	17
Online resources.....	17
APPENDICES.....	18
Appendix 1: Terminology	18
Appendix 2: Legislative and planning framework	19



Appendix 3: Gazetteer	24
-----------------------------	----

Figures

- Figure 1 Site location
- Figure 2 Location of designated heritage assets within the Study Area
- Figure 3 Location of previous investigations within the Study Area
- Figure 4 Location of WHER archaeological records (Prehistoric to Romano-British) within the Study Area
- Figure 5 Location of WHER archaeological records (Anglo-Saxon to Modern) within the Study Area
- Figure 6 Location of NMP data within the Study Area
- Figure 7 Location of the Site on the 1843 Lighthorne Parish Tithe Map
- Figure 8 Location of the Site on the OS 6 inch map from 1886 (1:10,560)
- Figure 9 Location of the Site on the OS 6 inch map from 1906 (1:10,560)
- Figure 10 Photos 1–6

Front cover View of the Site looking southeast towards Wellesbourne Road



Summary

Wessex Archaeology was commissioned by Alice Rocher to prepare an Historic Environment Desk-Based Assessment of land to the west of Oberry Fields, Bishops Hill, Lighthorne, Warwickshire, centred on National Grid Reference 433649 , 255481. This study is intended to inform a planning application for the proposed development of two glamping pods with associated services within the site.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the historic environment resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has established there has likely been previous below-ground impacts within the site which have truncated and removed buried archaeological deposits. There is therefore a limited archaeological interest within the site which is restricted to the north where the extent of previous impacts is more uncertain. This is defined as the potential for the presence of buried archaeological remains relating to the Neolithic, Iron Age, Romano-British or Anglo-Saxon periods. In particular there is a potential for remains associated with the non-designated possible neolithic long barrow (MWA4460) and Anglo-Saxon cemetery (MWA676) recorded across the site.

Due to a lack of previous archaeological investigation, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. The need for any further archaeological works (if required) would need to be determined by the County Archaeologist advising the local planning authority on archaeological matters.

The proposed development does not lie within the setting of any designated heritage asset and will not result in any adverse impacts to the significance of heritage assets within the wider landscape through a change within their setting, as a result of the proposals.

It is considered that a limited watching brief within the northern extent of the Site would be suitable and that this could be carried out post-determination of the planning application, especially in areas where the works would require excavation beyond the topsoil. The previous watching brief by Wessex Archaeology (2024) infers that topsoil is generally present up to depths of c. 0.30m and that, overall, the area was considered to be 'sterile' (Wessex Archaeology 2024). However, the need for any further archaeological works (if required) would need to be determined by the County Archaeologist advising the local planning authority on archaeological matters.

Acknowledgements

This project was commissioned by Alice Rocher, and Wessex Archaeology is grateful in this regard. Wessex Archaeology would also like to thank Warwickshire County Council for supplying the Historic Environment Record data.



Land to the west of Oberry Fields Lighthorne, Warwickshire

Historic Environment Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Alice Rocher (hereafter 'the Client'), to prepare a Historic Environment Desk-Based Assessment of land to the west of Oberry Fields, Bishops Hill, Lighthorne Warwick, (hereafter 'the Site', **Figure 1**), centred on National Grid Reference (NGR) 433649, 255481.

1.1.2 This study will inform a planning application for a proposed glamping development within the Site, to be submitted to Stratford-on-Avon District Council.

1.2 The Site

1.2.1 The Site comprises an irregular parcel of land of approximately 0.29 ha located at the southwestern edge of the town of Lighthorne.

1.2.2 The Site is currently grassland and is bordered to the east and north by further agricultural and pasture land. The land slopes downwards from the Site to a small watercourse to the west and the Site is bound by Wellesbourne Road to the south / southeast. Within the wider area, the Site is largely surrounded by agricultural and grassland field parcels, with the residential development of Lighthorne to the northeast.

1.2.3 The Site slopes slightly to the northwest and is recorded at an elevation between approximately 99–105 m OD. The surrounding area to the northeast generally slopes upwards before sloping downwards towards Lighthorne in the valley (NLS 2024; Cox 1994).

1.2.4 The bedrock geology throughout the Site is mapped as Langport Member limestone and the Penarth Group which comprises mudstones with limestones and sandstones. Most of the Site has no superficial deposits recorded, but the northwest of the Site lies within an area recorded as alluvium, likely associated with the watercourse to the northwest of the Site (BGS 2024).

1.3 Development proposals

1.3.1 The proposed development will comprise the change of land-use of the Site and the erection of two glamping pods and associated bunds and hardstanding for access and parking. The glamping pods will be 7.0 m long, 3.2 m wide and 2.7 m high.

1.3.2 A 2.8 m by 2.8 m box will also be installed to house the necessary services and the proposed development includes the provision of a septic tank.

1.4 Scope of document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment



resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

1.4.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF, DLUHC 2023): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.4.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.5 Aims

1.5.1 The specific aims of this assessment are to:

- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
- assess the significance of known and potential heritage assets through weighted consideration of their valued components;
- assess the potential impact of development or other land changes on the significance of the heritage assets and their setting; and
- make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

2.2.1 A designated heritage assets is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'



2.2.2 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973.*

2.2.3 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

2.2.4 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the *UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972*. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.

2.2.5 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 The Protection of Military Remains Act 1986

2.3.1 All military aircraft crash sites in the United Kingdom, its territorial waters, or British aircraft in international waters, are controlled sites under the *Protection of Military Remains Act 1986*. It is an offence under this act to tamper with, damage, move or unearth any items at such sites, unless the Ministry of Defence (MOD) has issued a licence authorising such activity.

2.3.2 Given the known history of the area to the southeast of the Site as part of a former WWII airfield, the possibility exists that military aircraft crash sites may be present. As a consequence, the *Protection of Military Remains Act 1986* may be directly relevant to the development proposals.

2.4 National Planning Policy Framework

2.4.1 The *National Planning Policy Framework (NPPF)* was published in December 2023 and sets out the government's planning policies for England and how these are expected to be applied.

2.4.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.4.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.4.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;



- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

2.4.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.4.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource.

2.5 Local planning policy and guidance

2.5.1 The Site is situated within the administrative boundaries of Stratford-on-Avon District Council, which adopted the *Stratford-on-Avon District Core Strategy 2011 to 2031* (Stratford-on-Avon District Council 2016) in 2016. The council is in the process of reviewing its *Core Strategy* and preparing a South Warwickshire Local Plan with Warwick District Council.

2.5.2 The *Core Strategy* forms the basis of the development plan for the district and sets out general policies in relation to provision of facilities, transport, and protection of natural and historic features.

2.5.3 Local planning policies that relate to the historic environment relevant to the proposed development are presented in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

3.2 Study Area

3.2.1 A Study Area was established within a 1 km radius of the Site boundary. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:



- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- the Warwickshire Historic Environment Record (WHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
- relevant national, regional and thematic Research Frameworks (e.g., Watt 2011);
- national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- historic manuscripts, surveyed maps, and Ordnance Survey maps; and
- relevant primary and secondary sources held and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

3.4.1 The Site was visited on 24 April 2024. Weather conditions were dry and clear. A fieldwork record comprising digital photography is held in the project archive.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the significance of heritage assets through a change within their setting (see **Section 3.6**).

3.4.4 During the Site visit it was noted that made ground material was present within the Site. There was also no inter-visibility between the Site and the designated heritage assets within the area which are all located within Lighthorne Conservation Area (**Figure 10**).

3.5 Significance

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.'

3.6.2 Historic England's guidance on *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (GPA3) (2017, 4) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

3.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

3.6.4 The setting assessment was guided by GPA3, which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
- Step 2 requires assessment of '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';
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it';



- Step 4 is to explore ways to ‘maximise enhancement and avoid or minimise harm’; and
- Step 5 is to ‘make and document the decision and monitor outcomes’.

3.6.5 In accordance with Step 1, a scoping exercise was undertaken to identify those assets to be scoped in and out of further assessment based on an initial review and the results of the site visit. For each identified asset taken forward for assessment, the following are provided (in accordance with Step 2):

- a description of the asset;
- a brief statement outlining their significance (highlighting the interest that principally constitutes its significance); and
- a description of its setting and how that contributes to the asset’s significance.

3.6.6 An indicative assessment of the likely effect on the significance of the heritage asset(s) caused by the change in setting due to the proposed development was then undertaken and where appropriate ways to minimise harm and provide enhancement explored (Steps 3 to 4).

3.6.7 Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

3.7 Assumptions and limitations

3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3.7.2 The records held by the WHER 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 it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.8 Copyright

3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references



section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Designated heritage assets

Site

4.2.1 There are no designated heritage assets within the Site.

Study Area

4.2.2 The only designated heritage assets within the Study Area comprise twenty-four Grade II listed buildings approximately 240 m northeast of the Site within Lighthorne Conservation Area.

4.2.3 Lighthorne is a small village situated within a narrow, steeply sided valley which extends on an east to west alignment, most of which is included within the Lighthorne Conservation Area.

4.2.4 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, or Registered Battlefields within the Study Area.

4.2.5 Designated heritage assets located within the Study Area are depicted in **Figure 2**.

4.3 Previous studies

Site

4.3.1 No records of any previous intrusive archaeological investigations within the Site have been identified during the preparation of this assessment.

Study Area

4.3.2 The WHER contains entries pertaining to a small number of investigations which have been carried out within the Study Area.

4.3.3 These include archaeological evaluations at Oberry Fields (WHER ref EWA10598) and Bishops Hill (WHER ref EWA11573) 170 m northeast of the Site, and two more evaluations within the Study Area.

4.3.4 Wessex Archaeology has also previously carried out a desk-based assessment and watching brief for the Lighthorne Rising Main Pipeline which passed to the east of the Site, as shown on **Figure 3**. While the desk-based assessment identified a potential for buried archaeological remains from multiple periods, the watching brief was sterile and only identified modern made ground which was likely imported into the area in 2017 (Wessex Archaeology 2023; Wessex Archaeology 2024).

4.3.5 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.

4.3.6 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 3**.

4.4 Archaeological and historical context

4.4.1 The following section summarises the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration



of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

- 4.4.2 Records obtained from the NHLE, WHER and other sources are listed in **Appendix 3** and illustrated in **Figures 2–6**.

Prehistoric (970,000 BC–AD 43)

- 4.4.3 A row of nine upright, seated inhumations of potential Neolithic date (MWA676) were recorded in 1847 along the crest of the hill in ‘Owberry’ field. It is unclear exactly where the burials were found, but by this description it is likely that they were approximately 200 m north of the Site. No formal archaeological process was undertaken and so while the context, dating and exact locations of these burials are unknown, they have informed the suggestion of a neolithic long barrow (MWA4460) within the field the Site lies. It should be noted that the WHER records for these burials and the potential long barrow are somewhat contradictory as the burials are recorded as undated or of potentially Anglo-Saxon origin but appear to be the only evidence to suggest the presence of the long barrow (Hinman 2000; Wessex Archaeology 2023)

- 4.4.4 Evaluations (EWA10598, EWA11573) northeast of the Site recorded Iron Age features in the west while the eastern side was sterile and likely truncated. The two Iron Age ditches (MWA30095) were between half a metre and a metre wide and approximately 0.2 m deep. One was interpreted as potentially relating to a roundhouse or other structure.

- 4.4.5 Despite the non-designated heritage assets recorded within and surrounding the Site, the watching brief undertaken immediately east of the Site recorded only modern made ground from works undertaken in 2017 which appear to have extended into the south of the Site (Wessex Archaeology 2024; Google Earth 2024).

- 4.4.6 However, there is a potential for Neolithic or Iron Age remains to be present within the north of the Site which is less likely to have been impacted by the 2017 groundworks. These could comprise funerary or settlement remains and be of regional significance depending on their type and survival.

Romano-British (AD 43–410)

- 4.4.7 An archaeological trial trench (EWA7323) was excavated 520 m south of the Site and recorded a cambered rubble road surface which aligns with the location of the ‘Saltway’ (MWA8666) which is a trackway documented in the 10th century but which likely originated in the Romano-British period. The trackway formed a major east to west cross-country route from Wormleighton to Stratford upon Avon.

- 4.4.8 Roadside settlement was common during this period and the proximity of this major travel route increases the potential for agricultural settlement within the Study Area. Romano-British metal detecting finds are recorded widely distributed around the Study Area which further highlight this potential.

- 4.4.9 The evaluation (EWA10598) to the northeast of the Site also recorded two Roman ditches (MWA30096), both aligned on north to south alignments and approximately 1.0 m wide and 0.25 m deep.

- 4.4.10 There is a general potential for Romano-British remains associated with agricultural settlement to be present within the Study Area and remains of this type may be present within the Site where there have been no previous groundworks or significant truncation.



Saxon (AD 410–1066)

- 4.4.11 As above, the nine inhumations found within Owberry (MWA676) are recorded as undated or potentially Anglo-Saxon in date and the WHER suggests the field may be the Site of an Anglo-Saxon cemetery, despite their association with the potential Neolithic long barrow. A second potential Anglo-Saxon cemetery (MWA680) is recorded 560 m north of the Site where the burial of a woman and child and a pair of inhumations encased in pitch were recorded. As at the potential cemetery in the Site, the second is tentatively dated and largely derives from the reported location of several hanging bowl escutcheons. Further Anglo-Saxon remains within the Study Area are limited to metal detecting finds including one found in Oberry Field, 70 m east of the Site.
- 4.4.12 Lighthorne is recorded in the later 11th century in the Domesday Book as a relatively large estate comprising ploughland, meadow and woodland which likely originated in the Anglo-Saxon period. The place-name 'Lighthorne' derives from Old English meaning 'light-coloured thorn tree', however, a different interpretation by the 17th century historian Dugdale suggests that Lighthorne derives from Anglian 'Lic-hyrne' meaning 'the valley of the dead'. This interpretation is believed to suggest an association between the place-name and the possible Neolithic or later burials and cemeteries within the Study Area (Open Domesday 2024; Hinman 2000).
- 4.4.13 Given the WHER's record of a potential Anglo-Saxon cemetery to be present within and surrounding the Site, there is a potential for burials or associated remains to be present within the Site where there has been no previous truncation or groundworks.

Medieval (AD 1066–1500)

- 4.4.14 The Site lies within a medieval agricultural landscape which is evidenced by the many areas of ridge and furrow recorded within the Study Area by WHER. Two of these records (MWA19567, MWA19566) are between 13 m and 23 m south and west of the Site respectively and have been identified through the National Mapping Programme (NMP) and aerial photographs. LiDAR imagery suggests that ridge and furrow is not present within the Site. This could be because these features have been truncated and removed by later ploughing, or because the Site may have been part of the meadowland in the parish recorded in the Domesday Book. This is supported by the Site's low-lying level and position near the water course.
- 4.4.15 This agricultural landscape surrounded the medieval settlement at Lighthorne (MWA9012) some 250 m northeast of the Site. While the current church at Lighthorne is post-medieval and later in date, the former medieval church within Lighthorne (MWA674) is mentioned in documentary sources from 1291 although archaeological work (EWA7630, EWA7253) has not recorded evidence of the earlier building. A Grade II listed medieval churchyard cross base (NHLE 1035616, MWA673) is recorded south of the church, 500 m north of the Site, although very little of it remains.
- 4.4.16 Slightly outside of the core settlement area of medieval Lighthorne lies the possible location of a windmill (MWA675) and medieval fishponds (MWA681) which are 772 m and 447 m north and northwest of the Site. The windmill has been identified through documentary evidence while the fishponds are visible as earthworks. A couple of artefacts have been identified through metal detecting in the Study Area, including one (MWA24335) in the field to the east, 66 m from the Site.
- 4.4.17 It is likely that the Site was in agricultural use or meadowland during the medieval period and as LiDAR imagery suggests that any ridge and furrow within the Site has been truncated



or removed, there is a low potential for medieval remains to be present. Any remains of this nature would likely be of low or local archaeological significance.

Post-medieval (AD 1500–1800) and 19th century (AD 1800–1900)

- 4.4.18 Twenty of the twenty-four Grade II listed buildings within the Study Area are residential or ecclesiastical buildings dating to the post-medieval period as settlement within Lighthorne continued and the Church (1185035) was rebuilt.
- 4.4.19 During the post-medieval period quarrying took place within the Study Area which continued in the 19th century. Although no quarrying is recorded within the Site, a quarry (MWA9262) is recorded 150 m to the west. Satellite imagery from 2007 shows quarry pit cropmarks near the recorded quarry (MWA9262) but also closer to the Site between the two branches of the water course, and to the southeast past Wellesbourne Road. However, none are visible within the Site and quarrying does not appear to have extended into this field.
- 4.4.20 The three Grade II listed 19th century heritage assets within the Study Area comprise a former stable range (NHLE 1185124), a water pump (NHLE 1035619) and The Smithy (NHLE 1364739).
- 4.4.21 The 1812 OS drawing of Ladbrooke shows the Site and immediate vicinity as agricultural land and does not depict the quarry (MWA9262) to the east. The 1843 tithe map for the parish of Lighthorne also shows the Site within a single field parcel surrounded by an agricultural landscape, although the field boundaries differ to those depicted on later mapping (**Figure 7**). A trackway to the east of the Site runs on an almost north to south alignment to Lighthorne. By 1886, historic mapping shows that while there have been no changes within the Site, there have been changes to the surrounding area (**Figure 8**). The Site now lies within the southwestern corner of a larger field boundary which is bordered to the west by the water course. The trackway to the east is adjacent to the Site and on a more northeast to southwest alignment. Buildings are southwest of the Site and the quarry (MWA9262) is now shown to the west of the Site.
- 4.4.22 The Site appears to have continued to be agricultural or pastoral land during the post-medieval period and the 19th century and it is unlikely that below-ground remains associated with these periods will be present.

Modern (AD 1900–present day)

- 4.4.23 Historic mapping from 1905 and 1906 labels the quarry to the west as 'Old Quarry' suggesting that it is disused by this time (**Figure 9**). While a new field boundary is depicted east of the Site, there are no significant changes within or around the Site. The buildings to the southwest are labelled as 'Newbould Barn' and align with buildings still extant to the southwest of the Site. There are no other significant changes within the Site or its immediate vicinity in historic mapping or RAF aerial photography from 1906 to 1994, and the Site appears to have been agricultural land or grassland throughout this period. Satellite imagery from 1999 shows the Site as grassland divided by a field boundary or trackway crossing the Site on a northeast to southwest alignment. Nearby, Oberry Fields house has been built and the Client believes that the stone for the house was quarried from the Site.
- 4.4.24 The Site undergoes little change until 2017 other than minor enclosure changes. In 2017 a haul road immediately east of the Site is depicted. It appears to lie within the south of the Site, while the north appears largely unaffected. However, the made ground seen during the Site visit across the Site suggests that impacts from these works are likely to have covered a larger area. By 2021 the haul road is removed, and the Site continues as grassland (NLS 2024; Google Earth 2024).



- 4.4.25 The RAF Gaydon airfield (MWA8026) is 785 m southeast of the Site and extends to the east near Lighthorne Heath. The airbase was established in 1942 as a satellite airfield to RAF Chipping Warden and later to RAF Wellesbourne Mountford and closed in 1974. As a result of the vicinity of the airbase, two crash sites are recorded within the Study Area. The closest (MWA20447) is 389 m northeast of the Site. This crash occurred in November 1942 and killed five people. Remains of military aircraft sites are protected by law under the Protection of Military Remains Act 1986.
- 4.4.26 The Site appears to have been agricultural or grassland throughout the modern period and does not appear to have been associated with any crash sites or other military remains within the Study Area. Any modern agricultural remains within the Site would be considered to have little to no archaeological significance.

4.5 Historic Landscape Character

- 4.5.1 The Site lies within an Historic Landscape Character (HLC) area defined as modern large rectilinear fields with straight boundaries. Within this HLC area there now lies residential development east of the Site with two larger field boundaries which satellite imagery has shown have included smaller enclosures previously.

4.6 Assessment of archaeological survival and previous impacts

- 4.6.1 The Site has been within an agricultural landscape since at least the medieval period, and it is expected that most below-ground impacts have been limited to ploughing and field boundary changes. LiDAR suggests that despite their prevalence within the Study Area, medieval ridge and furrow is not present within the Site and therefore any earlier remains may have survived. While field boundaries within the Site have experienced change during the 21st century, below-ground impacts associated with this will be limited to their alignment and are unlikely to have truncated and removed any surviving features. The Site appears to have been grassland throughout much of the modern period and modern agricultural impacts are likely to be limited.
- 4.6.2 The impact of the haul road seen in 2017 satellite imagery is likely to have had the largest below-ground impact where it intersects with the Site. Satellite imagery suggests that this impact was restricted to the southern half where the proposed trackway and parking area is located. However, made ground was identified across the Site in the Site visit and groundworks associated with the haul road may have also impacted the north of the Site. The watching brief adjacent to the Site was sterile, suggesting that the impacts of the haul road were extensive and that archaeological features are unlikely to have survived.

4.7 Summary of known and potential historic environment resource

- 4.7.1 As discussed above it is unlikely for archaeological features to survive within the south of the Site. The adjacent archaeological works suggest that ground disturbance was extensive, and these impacts may have extended into the north of the Site where made ground was seen in the Site visit.
- 4.7.2 Where the Site has not been previously impacted, there is a potential for Neolithic, Iron Age, Romano-British or Anglo-Saxon remains associated with funerary practice or settlement to be present due to the potential Neolithic long barrow (MWA4460) and cemetery (MWA676) recorded across the Site. The location of these non-designated heritage assets appears to have been informed by inhumations (MWA676) which were likely located on the ridge north of the Site. Evaluations northeast of the Site associated with the residential development have also recorded Iron Age and Romano-British features, and further associated features could extend into the Site.



- 4.7.3 There is limited to no potential for medieval to modern remains to be present within the Site as it appears to have been meadowland or grassland throughout much of this time. LiDAR imagery suggests that there is no ridge and furrow within the Site, however, there is a limited potential for agricultural activity from the post-medieval to modern period to be present. Any remains of this nature would be of no to low archaeological significance.

5 SETTING OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out in accordance with the methodology detailed in **Section 3.6**.

5.2 Scoping exercise

- 5.2.1 There are twenty-four Grade II listed buildings within the Study Area which are all contained within the core of Lighthorne and its Conservation Area. There are no other designated heritage assets within the Study Area, or within 2 km of the Site.
- 5.2.2 Due to the distance, topography and surroundings of the Site and nearby Lighthorne, the Site is not considered to be within the setting of any designated heritage asset within the Study Area. In addition, there is no intervisibility or views between the Site and any designated heritage asset and the Site also has no historical associations with any of the Grade II listed buildings or the Conservation Area. Therefore, the proposed development will not affect the significance of any designated heritage assets.
- 5.2.3 All of the Grade II listed buildings, as well as the Conservation Area within the Study Area, have been scoped out of further assessment.

6 POTENTIAL DEVELOPMENT EFFECTS

6.1 Introduction

- 6.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation to the historic environment resource.

6.2 Statement of potential impact

Designated heritage assets

- 6.2.1 There will be no impact on any designated heritage assets as a result of the proposed development.

Archaeological remains

- 6.2.2 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:

- plant movement;
- excavation of glamping pod foundation trenches;
- excavation for the installation of a septic tank;
- installation of services, drainage and other infrastructure;



- construction of earth bunds;
- hard landscaping works (levelling, remodelling); and
- soft landscaping and environmental enhancement works, including planting.

6.2.3 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

6.2.4 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

6.2.5 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would be likely to be associated with the main construction areas.

Historic Landscape Character

6.2.6 Although the proposed development will involve a change of land-use, it will have no impact on the significance of the HLC area it lies within as there will be no change to the field boundaries which characterise the area.

7 CONCLUSIONS

7.1 General

7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

Designated heritage assets

7.1.2 This assessment has found that the proposed development does not have the potential to harm the significance of any designated heritage assets through either physical impacts or a change in their setting.

Archaeological remains

7.1.3 This assessment has established that there has likely been below-ground impacts within the Site which have truncated and removed buried archaeological deposits. There is therefore a limited archaeological interest within the Site which is restricted to the north where the extent of previous impacts is more uncertain.

7.1.4 This potential is defined as the potential for the presence of buried archaeological remains, in particular relating to the Neolithic, Iron Age, Romano-British or Anglo-Saxon periods. Remains associated with the Neolithic and Anglo-Saxon periods could be associated with funerary practice as evidenced by the non-designated potential neolithic long barrow (MWA4460) and cemetery (MWA676) recorded across the Site. Any Iron Age and Romano-British features would likely be similar in nature to those identified in evaluations to the northeast of the Site and could be associated with agriculture or settlement.

7.1.5 However, due to a lack of previous archaeological investigation within the Site, the potential for and significance of any such remains could not be confirmed on the basis of the available evidence.



- 7.1.6 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature.
- 7.1.7 It is considered that a limited watching brief within the northern extent of the Site would be suitable and that this could be carried out post-determination of the planning application, especially in areas where the works would require excavation beyond the topsoil. The previous watching brief by Wessex Archaeology (2024) infers that topsoil is generally present up to depths of c. 0.30m and that, overall, the area was considered to be 'sterile' (Wessex Archaeology 2024). However, the need for any further archaeological works (if required) would need to be determined by the County Archaeologist advising the local planning authority on archaeological matters.



REFERENCES

Bibliography

- Ancient Monuments and Archaeological Areas Act* 1979.
<https://www.legislation.gov.uk/ukpga/1979/46>
- Chartered Institute for Archaeologists 2014 (revised October 2020). *Standards and guidance for historic environment desk-based assessment*. <https://www.archaeologists.net/codes/cifa>
- Cox, S. 1994. *Lighthorne Conservation Area*. Stratford-on-Avon District Council.
- Department for Levelling Up, Housing and Communities (DLUHC) [December] 2023. *National Planning Policy Framework*.
https://assets.publishing.service.gov.uk/media/65829e99fc07f3000d8d4529/NPPF_December_2023.pdf
- Hinman, P. 2000. *The Nine Guardians: Ritual Burials in Oberry Field*. Unpublished document ref: LH96 (E).
- Historic Buildings and Ancient Monuments Act* 1953.
https://www.legislation.gov.uk/ukpga/1953/49/pdfs/ukpga_19530049_en.pdf
- Historic England 2015. *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2*.
<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>
- Historic England 2017. *The Setting of Heritage Assets: historic environment good practice advice in planning note 3*. <http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>
- Historic England 2019. *Statements of Heritage Significance: analysing significance in heritage assets*. <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>
- National Heritage Act* 1983. <http://www.legislation.gov.uk/ukpga/1983/47/contents>
- Planning (Listed Buildings and Conservation Areas) Act* 1990.
<https://www.legislation.gov.uk/ukpga/1990/9/contents>
- Protection of Military Remains Act* 1986. <https://www.legislation.gov.uk/ukpga/1986/35/contents>
- Protection of Wrecks Act* 1973. <http://www.legislation.gov.uk/ukpga/1973/33>
- Town and Country Planning Act* 1990. <https://www.legislation.gov.uk/ukpga/1990/8/contents>.
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.
<https://whc.unesco.org/en/conventiontext/>
- Watt, S (ed) 2011. *The Archaeology of the West Midlands: A Framework for Research*. Oxford, Oxbow.



Wessex Archaeology 2023. *Lighthorne Pipeline, Warwickshire: historic environment desk-based assessment*. Salisbury: unpublished report, ref. 282950.02

Wessex Archaeology 2024. *Waste Water Rising Main Pipeline, Lighthorne, Warwickshire: archaeological watching brief*. Salisbury: unpublished report, ref. 282951.03

Historic Environment Records

Warwickshire Historic Environment Record (WHER)

Cartographic and documentary sources

1812 Ordnance Survey drawing of Ladbroke by Henry Stephens (OSD 227)

1843 A Plan of the Parish of Lighthorne in the County of Warwick

1886 Edition Ordnance Survey 6-inch (1:10,560)

1905 Edition Ordnance Survey 25-inch map (1:2,500)

1906 Edition Ordnance Survey 6-inch (1:10,560)

1955 Edition Ordnance Survey 1:10,560 map

Online resources

<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> – BGS Geology Viewer

<https://opendomesday.org/> – Domesday survey information

<http://www.historicengland.org.uk/listing/the-list> – information on designated assets

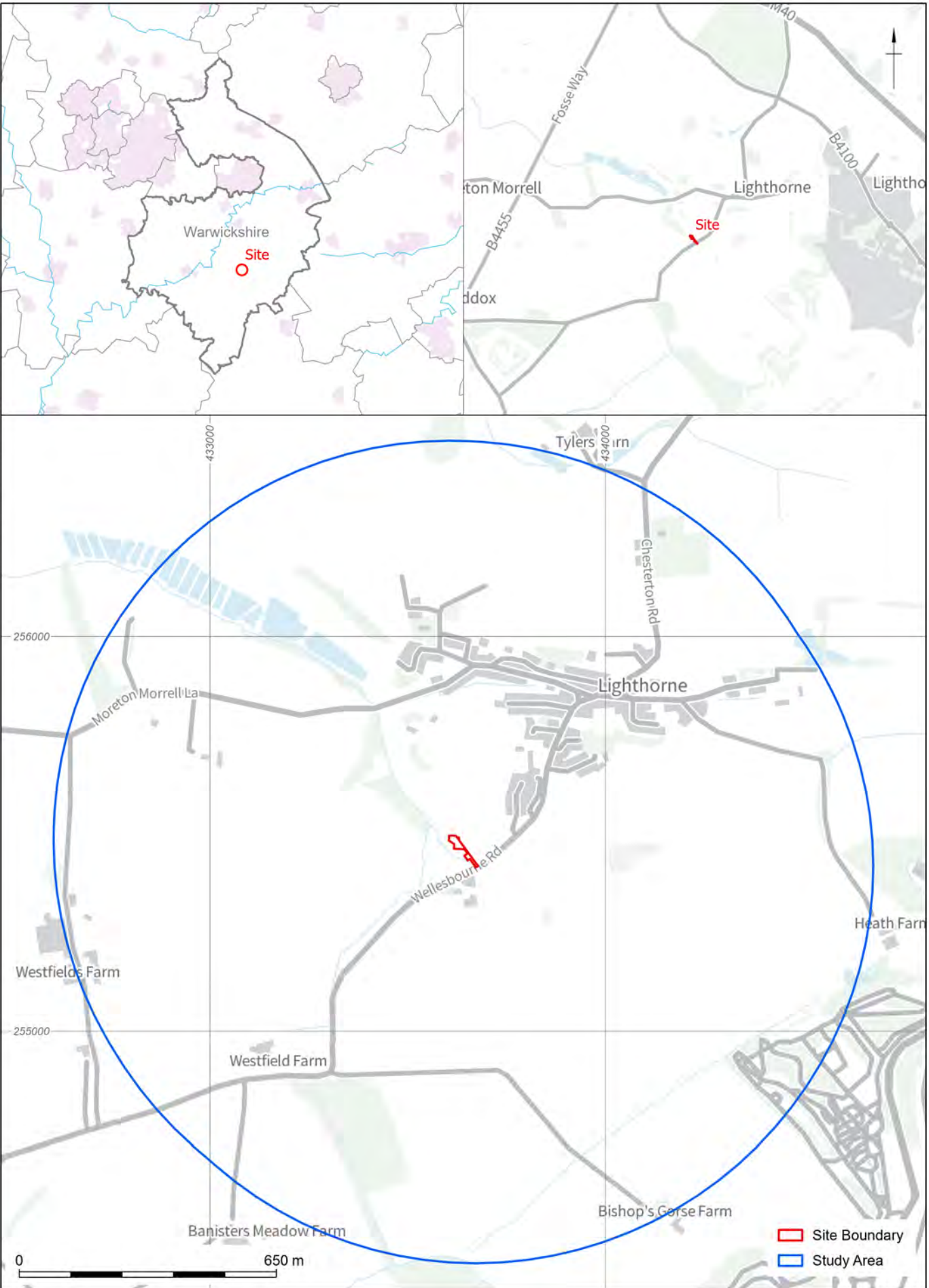
<https://earth.google.com/> - Google Earth

<https://historicengland.org.uk/images-books/archive/collections/aerial-photos/> - Historic England aerial photography explorer

<https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=d45dabecf5541f18255e12e5cd5f85a> – National Mapping Programme

All URLs Accessed on 19/04/2024

C:\Users\ID.Beatie\Wessex Archaeology\GIS\Setup\APRX\294740_Oberly_Fields_setup.aprx

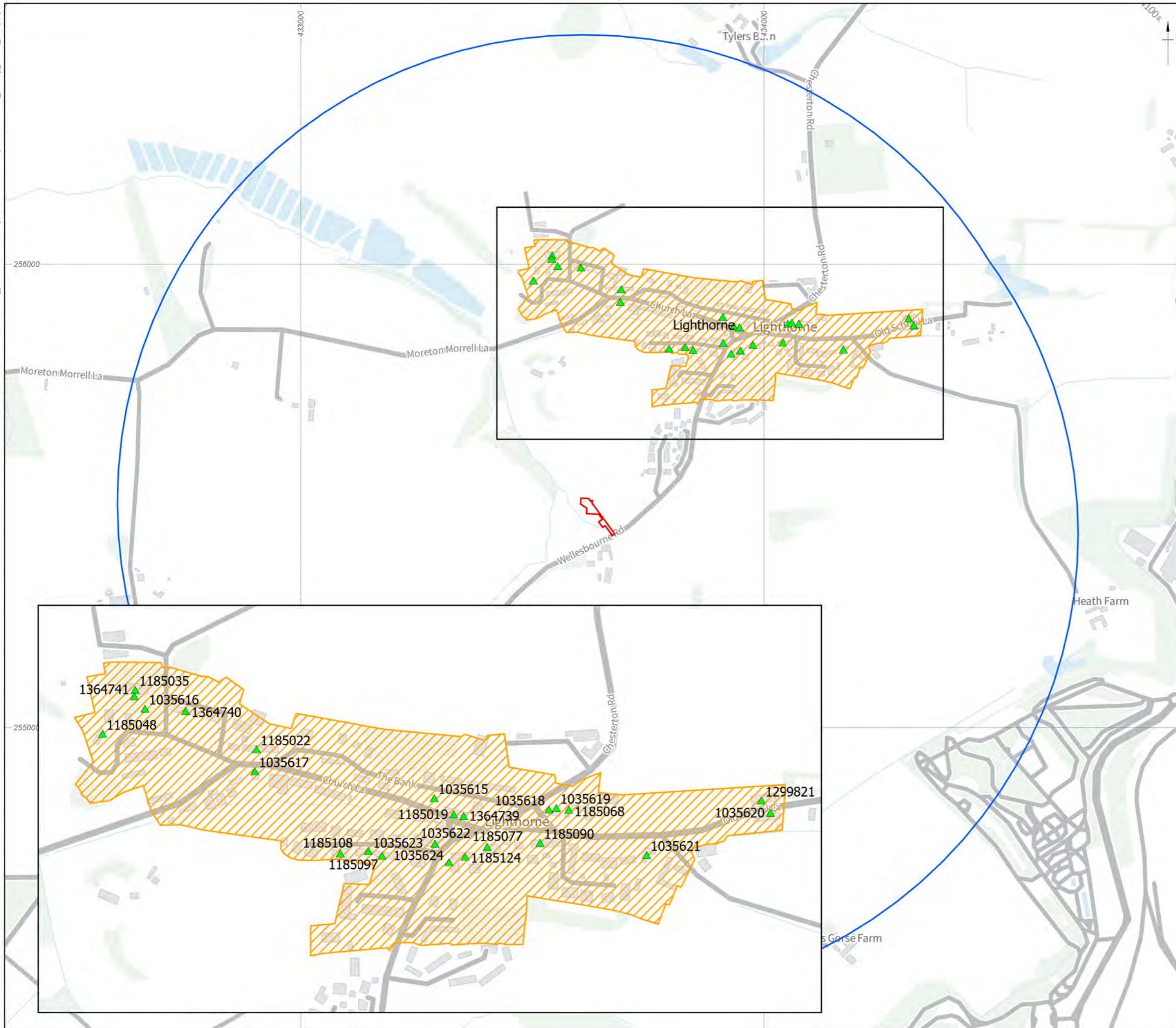


Coordinate system: OSGB 1936 British National Grid
Contains Ordnance Survey data © Crown copyright and database right 2024.
This material is for client report only © Wessex Archaeology. No unauthorised reproduction.

Date: 02/05/2024	Created by: DB	Revision: 0	Scale: 1:13,000 at A4
------------------	----------------	-------------	-----------------------

Figure 1: Site location





- Site Boundary
- Study Area
- ▲ Grade II listed building
- Conservation area



The Historic England Data contained in this material was obtained on 19/04/2024. The most publicly available up to date Historic England Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk)
 Coordinate system: OSGB 1936 British National Grid
 Contains Ordnance Survey data © Crown copyright and database right 2024.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

Date: 02/05/2024 Created by: DB

Scale: 1:8,000 at A3 Revision: 0



Figure 2: Location of designated heritage assets within the Study Area

C:\Users\ID.Beale\Wessex Archaeology\GIS Shore To Ship - 294740\GIS\Setup\APRX\294740_Cherry_Fields_setup.aprx



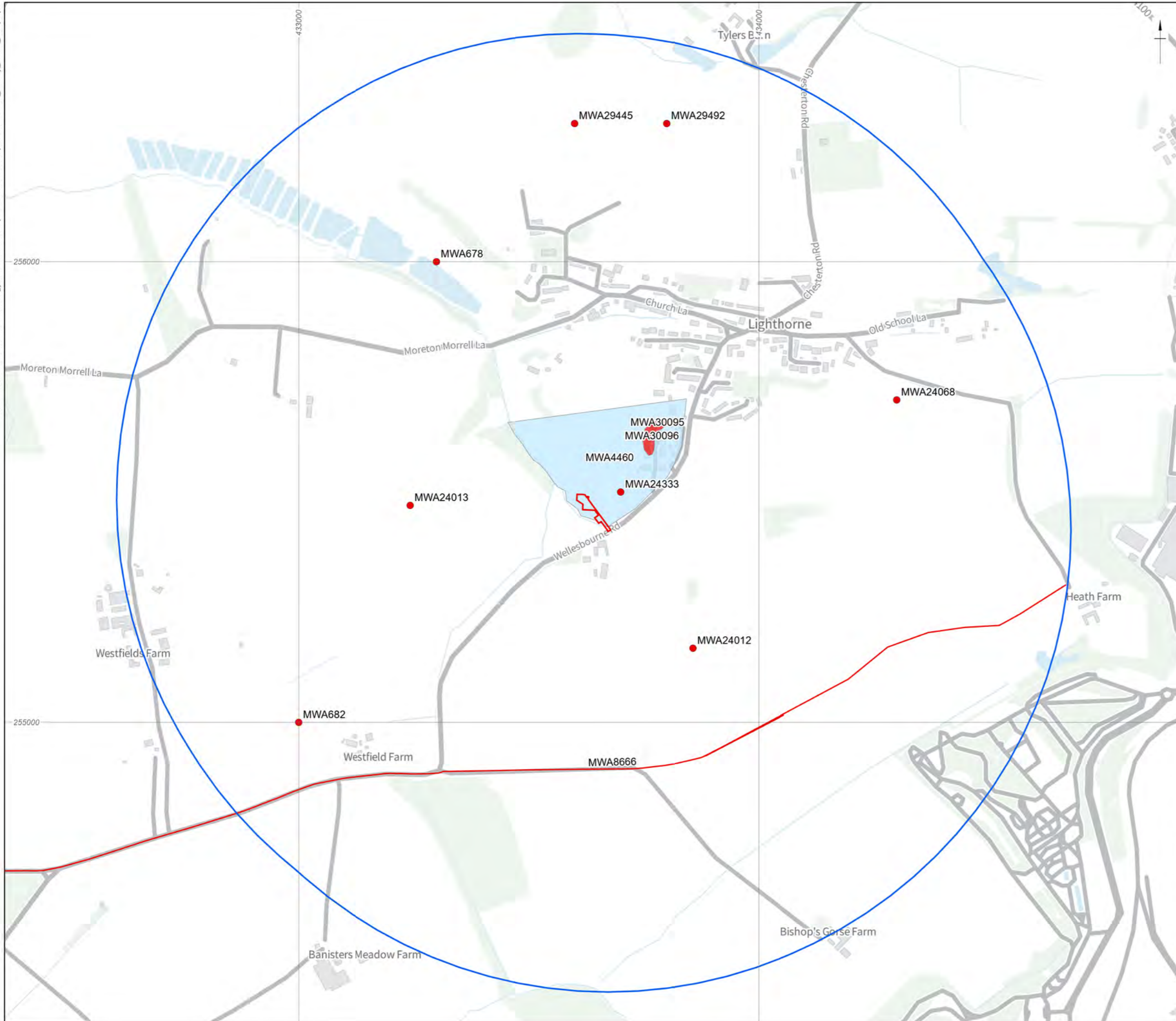
- Site Boundary
- Study Area
- Watching Brief
- Building Survey
- Evaluation
- Wessex Archaeology Watching Brief

0 400 m

The Historic England Data contained in this material was obtained on 19/04/2024. The most publicly available up to date Historic England Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk)
 Coordinate system: OSGB 1936 British National Grid
 Contains Ordnance Survey data © Crown copyright and database right 2024.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

Date: 02/05/2024	Created by: DB	
Scale: 1:8,000 at A3	Revision: 0	

Figure 3: Location of previous investigations within the Study Area



- ▭ Site Boundary
- Study Area
- ▭ Neolithic
- ▭ Iron Age
- ▭ Romano-British

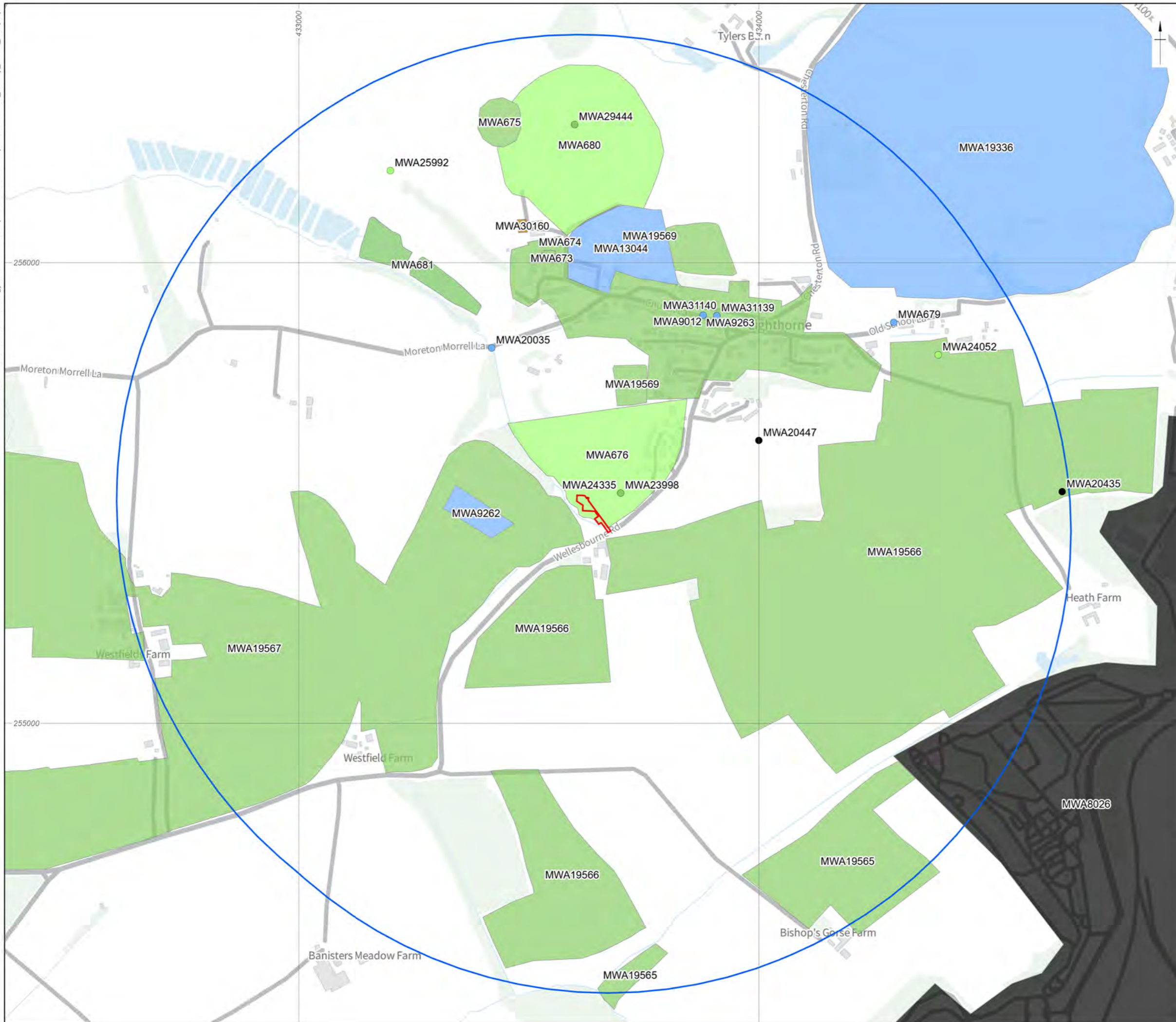
0 400 m

The Historic England Data contained in this material was obtained on 19/04/2024. The most publicly available up to date Historic England Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk)
 Coordinate system: OSGB 1936 British National Grid
 Contains Ordnance Survey data © Crown copyright and database right 2024.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

Date: 02/05/2024	Created by: DB	
Scale: 1:8,000 at A3	Revision: 0	

Figure 4: Location of WHER archaeological records (Prehistoric to Romano-British) within the Study Area

C:\Users\ID.Beale\Wessex Archaeology\GIS Shore To Ship - 294740\GIS\Setup\APRX\294740_Oberny_Fields_setup.aprx



- █ Site Boundary
- █ Study Area
- █ Anglo-Saxon
- █ Medieval
- █ Post-medieval
- █ 19th Century
- █ Modern

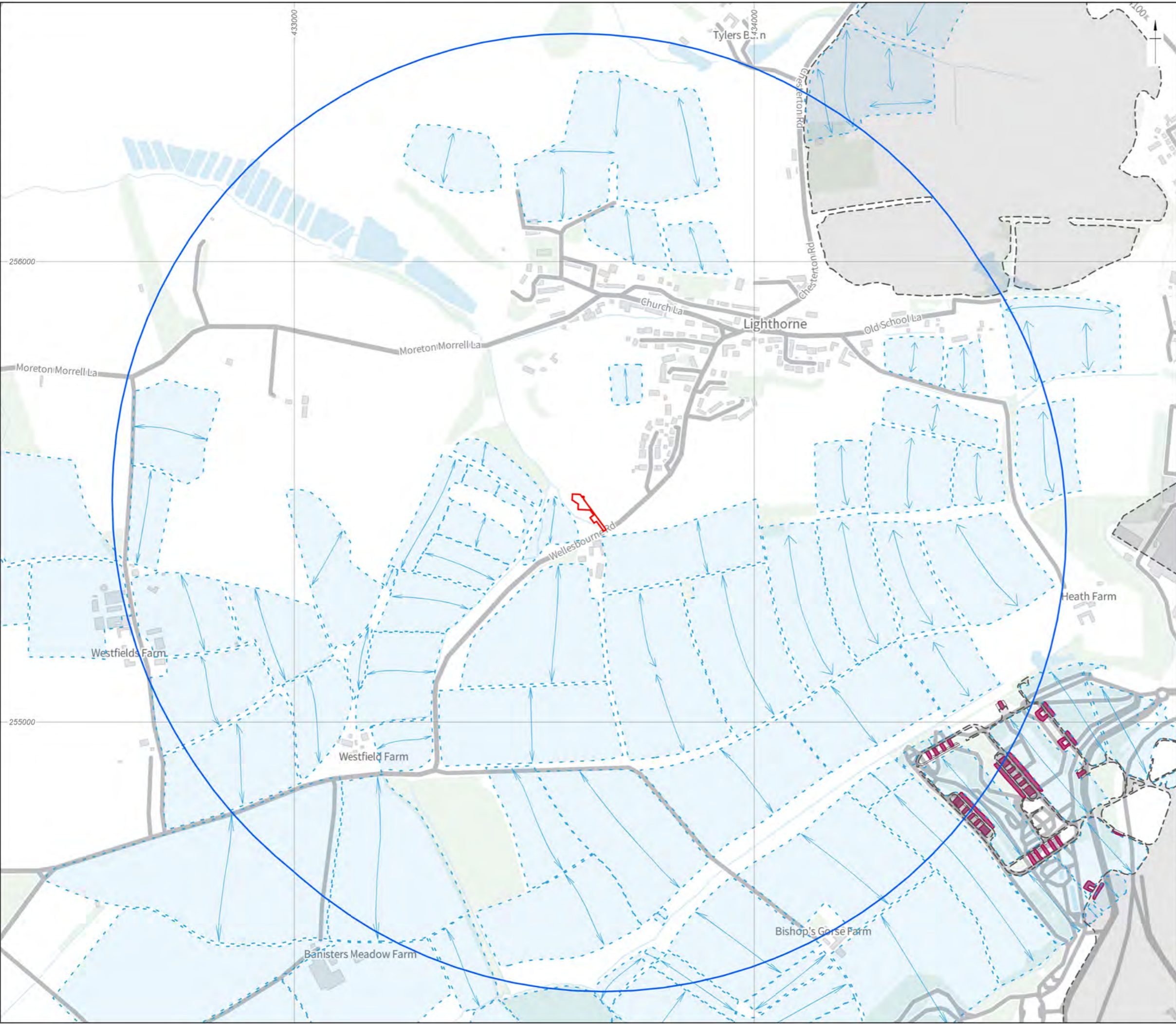
0 400 m

The Historic England Data contained in this material was obtained on 19/04/2024. The most publicly available up to date Historic England Data can be obtained from HistoricEngland.org.uk
 Coordinate system: OSGB 1936 British National Grid
 Contains Ordnance Survey data © Crown copyright and database right 2024.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

Date: 02/05/2024	Created by: DB	
Scale: 1:8,000 at A3	Revision: 0	

Figure 5: Location of WHER archaeological records (Anglo-Saxon to Modern) within the Study Area

C:\Users\ID.Beale\Wessex Archaeology\GIS Shore To Ship - 294740\GIS\Setup\APRX\294740_Oberry_Fields_setup.aprx



- ▭ Site Boundary
- ▭ Study Area
- ▭ Bank
- ▭ Extent of feature
- ▭ Ridge and furrow alignment
- ▭ Ridge and furrow area
- ▭ Structure

0 400 m

The Historic England Data contained in this material was obtained on 19/04/2024. The most publicly available up to date Historic England Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk)
 Coordinate system: OSGB 1936 British National Grid
 Contains Ordnance Survey data © Crown copyright and database right 2024.
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

Date: 02/05/2024	Created by: DB	
Scale: 1:8,000 at A3	Revision: 0	

Figure 6: Location of NMP data within the Study Area



Site Boundary

0 100 m

Coordinate system: OSGB 1936 British National Grid
Historic mapping reproduced with the permission of the National Library of Scotland
This material is for client report only © Wessex Archaeology.
No unauthorised reproduction.

Date: 02/05/2024 Created by: DB

Scale: 1:2,000 at A3 Revision: 0



Figure 7: Location of the Site on the 1843 Lighthome Parish Tithe Map



Site Boundary



Coordinate system: OSGB 1936 British National Grid
 Historic mapping reproduced with the permission of the National Library of Scotland
 This material is for client report only © Wessex Archaeology.
 No unauthorised reproduction.

Date: 02/05/2024 Created by: DB

Scale: 1:2,000 at A3 Revision: 0



Figure 8: Location of the Site on the OS 6 inch map from 1886 (1:10,560)



Site Boundary

0 100 m

Coordinate system: OSGB 1936 British National Grid
Historic mapping reproduced with the permission of the National Library of Scotland
This material is for client report only © Wessex Archaeology.
No unauthorised reproduction.

Date: 02/05/2024 Created by: DB

Scale: 1:2,000 at A3 Revision: 0



Figure 9: Location of the Site on the OS 6 inch map from 1906 (1:10,560)



Photo 1: View of the south of the Site, looking southeast towards Wellesbourne Road.



Photo 2: View of the north of the Site, looking northwest.



Photo 3: View of the Site, looking southeast.



Photo 4: View of the Site, looking northeast towards Lighthorne Conservation Area.



Photo 5: View of the Site, looking southeast.



Photo 6: View of the Site, looking southwest.



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 200	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 proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 201	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 203	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 205	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.
Para. 206	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) 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 ⁷² . ⁷² Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 207	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 208	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.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 209	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.
Para. 211	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁷³ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁷³ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 212	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.
Para. 213	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 214	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Local Planning Policy

Stratford-on-Avon District Core Strategy 2011 to 2031 (July 2016)		
Policy ref.	Title	Scope
Policy CS.8	Historic Environment	<p>A. Protection and Enhancement</p> <p>The District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and future residents and visitors. Through a partnership approach, the Council will seek opportunities to promote the historic environment as a catalyst for enhancing the vitality of the District.</p> <p>Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including:</p> <ol style="list-style-type: none">1. designated heritage assets such as Listed Buildings, Conservation Areas, Registered Gardens, the Battle of Edgehill Historic Battlefield, Scheduled Monuments, and sites of archaeological importance, and their settings;2. non-designated heritage assets and their settings;3. Stratford-upon-Avon's historic townscape and street scene, and sites associated with William Shakespeare, to maintain the town's international and cultural importance;4. the distinctive character of the market towns, villages and hamlets, including their settings, townscapes, streets, spaces and built form;5. features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and materials, traditional farm buildings, and historic features associated with canals, navigations and railways;6. working with the highways authority and infrastructure providers to ensure works to streets and the public realm do not detract from the historic value of the street scene; and;7. seeking to reduce the number of heritage assets at risk. <p>B. Proposals Affecting the Significance of a Heritage Asset</p> <p>Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest.</p> <p>Proposals which would lead to substantial harm to, or total loss of significance of, designated heritage assets will only be permitted where substantial public benefits outweigh that harm or loss and it is demonstrated that all reasonable efforts have been made to sustain the existing use or find reasonable alternative uses.</p> <p>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm must be justified and weighed against the public benefits of the proposal, including securing its optimum viable use.</p> <p>For non-designated heritage assets, proposals will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset.</p> <p>Where harm or loss of a heritage asset can be fully justified, as part of the implementation of the proposal the District Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.</p> <p>C. Appreciation, Design and Management</p> <p>Proposals will be high quality, sensitively designed and integrated with the historic context. The design and layout of development proposals will be informed by an understanding of the significance of the historic asset and environment. Creative and innovative design and architecture that</p>



Stratford-on-Avon District Core Strategy 2011 to 2031 (July 2016)		
Policy ref.	Title	Scope
		<p>helps to secure the conservation of heritage assets and integrates new development into the historic environment will be encouraged where it is sympathetic to the character of the local area.</p> <p>The positive management of heritage assets through partnership approaches and measures will be encouraged, including the use of Conservation Area Appraisals and Management Plans, Heritage Partnership Agreements and Neighbourhood Plans.</p> <p>Where appropriate, opportunities should also be taken to assist people's understanding of the history of the asset by such measures as permitting public access and the provision of interpretation displays. This will be particularly important if the asset has relevance to the District's special contribution to the nation's literary and cultural history.</p>



Appendix 3: Gazetteer

Designated heritage assets

NHLE No.	Name	Designation	Period	Easting	Northing
1185077	Bishops Farmhouse	Grade II Listed Building	Post-medieval	433976	255826
1035622	Brambles Cottage	Grade II Listed Building	Post-medieval	433912	255830
1035617	Church Cottage	Grade II Listed Building	Post-medieval	433690	255919
1185022	Church Cottages	Grade II Listed Building	Post-medieval	433692	255946
1185048	Church Hill Farmhouse	Grade II Listed Building	Post-medieval	433503	255965
1185035	Church of St Lawrence	Grade II Listed Building	Post-medieval	433543	256019
1035616	Churchyard cross base approximately 7 metres south of chancel south door of Church of St Lawrence	Grade II Listed Building	Medieval	433555	255996
1035621	Curacy Farmhouse	Grade II Listed Building	Post-medieval	434172	255816
1185090	Dean Hollow	Grade II Listed Building	Post-medieval	434041	255831
1185124	Former stable range approximately 1 metre east of the Antelope Inn	Grade II Listed Building	19 th century	433949	255814
1364741	Headstone approximately 1.5 metres east of porch of Church of St Lawrence	Grade II Listed Building	Post-medieval	433542	256011
1185108	Olde Rose Cottage and cottage adjoining	Grade II Listed Building	Post-medieval	433795	255818
1035618	Pratts Farmhouse	Grade II Listed Building	Post-medieval	434052	255872
1035619	Pump approximately 2 metres north of Pratts Farmhouse	Grade II Listed Building	19 th century	434061	255874
1185019	Smithy Cottage	Grade II Listed Building	Post-medieval	433935	255866
1185068	Stable and cowhouse approximately 10 metres east of Pratts Farmhouse	Grade II Listed Building	Post-medieval	434076	255872
1299821	Stonecroft	Grade II Listed Building	Post-medieval	434313	255883
1035623	Tanglewood Cottage and cottage adjoining	Grade II Listed Building	Post-medieval	433830	255821
1035624	The Antelope Inn	Grade II Listed Building	Post-medieval	433929	255807
1364740	The Old Rectory	Grade II Listed Building	Post-medieval	433605	255993
1035620	The old school and former school	Grade II Listed Building	Post-medieval	434324	255868
1364739	The Smithy	Grade II Listed Building	19 th century	433947	255864
1035615	Wellhead	Grade II Listed Building	Post-medieval	433911	255886
1185097	Yew Tree Cottage	Grade II Listed Building	Post-medieval	433847	255815



NHLE No.	Name	Designation	Period	Easting	Northing
-	Lighthorne	Conservation Area	Medieval	433908	255874

Non-designated heritage assets

HER No.	Name	Type	Period	Easting	Northing
MWA673	Churchyard Cross at Lighthorne Church	MON	Medieval	433550	256010
MWA674	Church of St Laurence, Lighthorne	BLD	Medieval	433543	256019
MWA675	Site of Windmill 300m NW of Lighthorne Church	MON	Medieval	433436	256305
MWA676	Site of Undated Cemetery, Lighthorne	MON	Anglo-Saxon	433649	255564
MWA678	Findspot - Roman coin, Lighthorne.	FS	Romano-British	433300	256000
MWA679	Findspot - Post Medieval coin hoard, Lighthorne.	FS	Post-medieval	434294	255870
MWA680	Anglo-Saxon Cemetery 300m N of Lighthorne Church	MON	Anglo-Saxon	433613	256244
MWA681	Fishponds 300m W of Lighthorne Church	MON	Medieval	433228	256009
MWA682	Findspot - Roman metal finds from the area of Lighthorne	FS	Romano-British	433000	255000
MWA8026	RAF Gaydon (WW2 Airfield)	MON	Modern	435472	254610
MWA9012	Lighthorne Medieval Settlement	MON	Medieval	433864	255880
MWA9262	Quarry south of Lighthorne	MON	Post-medieval	433455	255405
MWA9263	Smithy in Lighthorne	MON	Post-medieval	433945	255885
MWA13044	Lighthorne Rectory (Old Rectory), Lighthorne	MON	Post-medieval	433705	256029
MWA19336	Quarry near Lighthorne	MON	Post-medieval	434502	256310
MWA19565	Surviving ridge and furrow west and north of Bishop's Gorse Farm.	LND	Medieval	434022	254648
MWA19566	Surviving ridge and furrow east, south and southwest of Lighthorne.	LND	Medieval	434114	255153
MWA19567	Surviving ridge and furrow around Far Westfields farm.	LND	Medieval	432579	255172
MWA19569	Surviving ridge and furrow east, south and southwest of Lighthorne.	LND	Medieval	433792	255904
MWA20035	The Wash Brook Bridge	MON	Post-medieval	433420	255815
MWA20435	Reported crash site of Tiger Moth (DE887) which crashed 300m north of Heath Farm, Lighthorne, on the 27th September 1945.	ACR	Modern	434659	255503
MWA20447	Reported crash site of Wellington (HF648) which crashed just south of Verney Close, Lighthorne, on 9th November 1942.	ACR	Modern	434000	255614
MWA23998	Lighthorne (Early Mediaeval) Field 69	PAM	Anglo-Saxon	433700	255500
MWA24012	Lighthorne (Romano-British) Field 49	PAM	Romano-British	433857	255161



HER No.	Name	Type	Period	Easting	Northing
MWA24013	Lighthorne (Romano-British) Field 71	PAM	Romano-British	433243	255471
MWA24052	Lighthorne (Early Mediaeval) Field 80	PAM	Anglo-Saxon	434390	255800
MWA24068	Lighthorne (Romano-British) Field 64	PAM	Romano-British	434300	255700
MWA24333	Lighthorne (Romano-British) Field 69	PAM	Romano-British	433700	255500
MWA24335	Lighthorne (Mediaeval) Field 69	PAM	Medieval	433700	255500
MWA25992	Lighthorne (Migration) Field 133	PAM	Anglo-Saxon	433200	256200
MWA29444	Lighthorne (Mediaeval) Field 146	PAM	Medieval	433600	256300
MWA29445	Lighthorne (Romano-British) Field 146	PAM	Romano-British	433600	256300
MWA29492	Lighthorne (Romano-British) Field 146	PAM	Romano-British	433800	256300
MWA30095	Iron Age ditches at Oberry Fields, Bishops Hill, Lighthorne	MON	Iron Age	433775	255640
MWA30096	Roman features at Oberry Fields, Bishops Hill, Lighthorne	MON	Romano-British	433772	255618
MWA30160	Site of a 19th century field approximately 80m northwest of St Lawrence's Church, Lighthorne	MON	19th Century	433486	256080
MWA31139	Lighthorne Wellhead	MON	Post-medieval	433908	255885
MWA31140	Lighthorne Stand pump	MON	Post-medieval	433878	255886
MWA4460	Site of Possible Long Barrow 100m NW of Newbould Barn	MON	Neolithic	433649	255563
MWA8666	Saltway running east from Wellesbourne	MON	Romano-British	433031	254865

Previous investigations

HER No.	Name	Description	Easting	Northing
EWA7253	Watching brief at St Laurence's Church, Lighthorne	Watching brief at St Laurence's Church, Lighthorne	433555	256022
EWA7323	Archaeological Recording of an Early Trackway at Heath Farm, Lighthorne	Archaeological Recording of an Early Trackway at Heath Farm, Lighthorne	433793	254907
EWA7630	Church of St. Laurence, Lighthorne	Historic building recording of Church of St. Laurence, Lighthorne	433529	256017
EWA10598	Evaluation at Oberry Fields, Bishops Hill, Lighthorne	Evaluation at Oberry Fields, Bishops Hill, Lighthorne	433775	255597
EWA11215	Evaluation at Home Farm, Old School Lane, Lighthorne	Evaluation at Home Farm, Old School Lane, Lighthorne	434102	255759
EWA11573	Evaluation at Bishops Hill/Wellesbourne Road, Lighthorne	Evaluation at Bishops Hill/Wellesbourne Road, Lighthorne	433825	255616



HER No.	Name	Description	Easting	Northing
EWA11781	Evaluation at Kingston Grange, Lighthorne Heath	Evaluation at Kingston Grange, Lighthorne Heath	435206	256014



Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

