

SITE NAME: E1

PLANNING REF:

#### NOTE ON HISTORIC ENGLAND COMMENTS

The authors received comments from Historic England via the local authority on 7 October. Initial site boundaries were received at the same time, and it is understood the Historic England comments referred to those boundaries, or to an earlier version.

Updated boundaries were received on 11 December, and these reports were updated to reflect the revised boundaries. However, updated comments have not been received from Historic England, and their comments relate to the earlier site boundaries.

#### IDENTIFICATION OF HERITAGE ASSETS

##### Site Historic Background

The Site is located south of Stratford upon Avon, between the villages of Long Marston and Upper and Lower Quinton. The land within the Site is predominantly agricultural land, with a disused airfield now being redeveloped for residential use.

During the medieval and post-medieval periods, the Site consisted of agricultural land and scattered villages, some of which were abandoned. The Stratford and Honeybourne Bridge railway was constructed through the Site in the 19<sup>th</sup> century but brought few immediate changes to the area in terms of development.

During the Second World War, an airfield was constructed within the Site, with an army depot and associated infrastructure and housing to the south. The airfield was used for drag racing through the second half of the 20<sup>th</sup> century. The depot south of the site was developed as a railway innovation centre, while the other built areas were redeveloped for industrial and residential use. The railway now ends at the southern boundary of Station Road, the remaining line being used as a footpath.

##### Type of Asset

##### Name and Designation of Asset

Listed Building

**There are no listed buildings within the Site.**

**One Grade I listed building within 500m study area, beyond Site boundary:**

Church of St James (NHLE 1382595), 300m west of Site

**One Grade II\* listed building within 500m study area, beyond Site boundary:**

The Goodwins (NHLE 1382619), 170m west of Site

**Twenty eight Grade II listed buildings within 500m study area, beyond Site boundary, including:**

Wincot Farmhouse (NHLE 1382570), 200m east of Site

Long Marston Grounds (NHLE 138259), 40m south of Site

Three listed assets associated with the Church of St James, approximately 300m west of Site:

- Chest Tomb and Headstone Approximately 6 Metres South East of Chancel of Church of St James (NHLE 1382596)
- Group of 7 Chest Tombs And 2 Headstones Immediately South of The Church of St James (NHLE 1382597)

	<ul style="list-style-type: none"> <li>○ Group of 5 Headstones Approximately 13.5 Metres North of Chancel of Church of St James (NHLE 1382598)</li> </ul> <p>Three listed buildings associated with Court Farm, 500m west of Site:</p> <ul style="list-style-type: none"> <li>○ Court Farmhouse (NHLE 1382601)</li> <li>○ 2 Barns and a Stable Immediately West of Court Farmhouse (NHLE 1382602)</li> <li>○ Farm Building Approximately 30 Metres South West of Court Farmhouse (NHLE 1382603)</li> </ul> <p>Seventeen dwellings at centre and on west side of Long Marston village, between 360m and 500m west of Site:</p> <ul style="list-style-type: none"> <li>○ Arborfield Cottage (NHLE 1382593)</li> <li>○ Butterfly Cottage (NHLE 1382594)</li> <li>○ Church Farmhouse (NHLE 1382599)</li> <li>○ Court Cottage (NHLE 1382600)</li> <li>○ Forest Farmhouse (NHLE 1382604)</li> <li>○ Jasmine Cottage (NHLE 1382605)</li> <li>○ King's Lodge (NHLE 1382606)</li> <li>○ Little Thatch (NHLE 1382607)</li> <li>○ Lyndon Cottage (NHLE 1382608)</li> <li>○ Orchard Cottages (NHLE 1382609)</li> <li>○ The Grange (NHLE 1382610)</li> <li>○ The Old Post Office (NHLE 1382611)</li> <li>○ The Old Rectory (NHLE 1382612)</li> <li>○ The Rosary (NHLE 1382613)</li> <li>○ Valhalla Cottage (NHLE 1382614)</li> <li>○ Rosemary Cottage (NHLE 1382615)</li> <li>○ Wychwood (NHLE 1382616)</li> </ul> <p>Two dwellings on east side of Long Marston village, between 210m and 270m west of Site:</p> <ul style="list-style-type: none"> <li>○ Hopkins (NHLE 1382617)</li> <li>○ Sicca Lodge (NHLE 1382618)</li> </ul>
Scheduled Monument	There are no scheduled monuments located within 500m of the Site.
Conservation Area	There are no conservation areas located within 500m of the Site.
Non-designated	<p>There are many features both within the Site and the wider study area that provide evidence of repeated phases of occupation, from prehistoric through Roman, medieval and post-medieval periods.</p> <p>There are extensive areas of ridge and furrow remains both within the Site and in the wider study area, with some of the original field boundaries still extant.</p> <p>Within the north of the Site is a deserted post-medieval settlement, marked on 18<sup>th</sup> century maps, and three find spots of Roman pottery. Just beyond it to the north in the study area are the sites of settlements thought to be Roman or Iron Age, including a ring ditch and enclosures; prehistoric remains with a D-shaped enclosure; and further undated remains. Within the east of the Site are earthworks of Wincot deserted medieval or post medieval settlement. Within the south of the Site, are ditches and pits marking a Roman rural settlement. Beyond it to the south are other features including pits, thought to be prehistoric, and gullies, thought to be Roman. There are also medieval earthworks in the Long Marston village area.</p>

	<p>Also within the Site are three aircraft crash sites associated with the airfield, and various features associated with the wartime use including pillboxes.</p> <p>HER data does not mention dew ponds, but the Long Marston Parish Plan (2007) mentions these as of historical significance in this dry landscape of heavy clay.</p>	
SIGNIFICANCE AND CONTRIBUTION OF SETTING TO SIGNIFICANCE		
Name of asset	Significance (heritage value) of the asset and setting (the surroundings in which the asset is experienced)	Contribution of the site to the significance of the asset
Within the Study Area		
Long Marston Grounds (NHLE 1382592)	<p>This limestone ashlar farmhouse dates to c1700, and is symmetrical around a round-headed entrance way. It is two storey with gabled attics in a stone slate roof. Its significance is principally derived from architectural interest. It is set within its own gardens, with converted traditional and more recent agricultural buildings to one side. Its wider setting is a rural landscape to the north, with modern residential developments to the south. Its setting contributes to its significance.</p>	<p>Although the buildings are not within the Site boundaries, the Site is adjacent to the grounds of the former farmhouse and encloses some of its associated buildings and land.</p> <p>The Site contributes to the setting of the building as its immediate surroundings.</p>
Church of St James (NHLE 1382595), and three groups of monuments associated with it	<p>This 14<sup>th</sup> century church is of narrow coursed limestone rubble with ashlar dressings and a stone slate roof. The timber framed porch and unusual timber framed bell turret are 16<sup>th</sup> century.</p> <p>Internally are plastered timber framed partitions, 19<sup>th</sup> century altar rails and stalls, an early 17<sup>th</sup> century pulpit; some fragments of medieval glass in the chancel east window; and several brass wall monuments.</p> <p>Its significance is principally derived from the assets' architectural, evidential (due to its unusual timber framing) and communal interest.</p> <p>The church is set within its own graveyard, surrounded by trees. It includes three groups of listed grave markers, including 17<sup>th</sup> and 18<sup>th</sup> century chest tombs. Its wider setting is within the village, which is a small, loosely clustered collection of dwellings in a rural landscape. The setting contributes to the significance of the listed assets.</p>	<p>The listed assets are located west of the site on a junction between the main Welford Road and a side road.</p> <p>The setting of the assets is formed by the churchyard, the wider rural landscape surrounding it, and the village extending to the north.</p> <p>The Site contributes to the setting of the building as part of the wider rural setting of the church and associated monuments.</p>
The Goodwins (NHLE 1382619)	<p>This substantial coursed limestone rubble house dating to the 16<sup>th</sup> and 17<sup>th</sup> centuries with a 19<sup>th</sup> century cross wing. The house consists of two storeys plus attics, with a stone slate roof with gable dormer windows. Detailing includes chamfered mullioned windows with hoodmoulds and label stops and coped gables with finials.</p> <p>Its significance principally derived from the architectural interest of the building.</p> <p>It is set within its own grounds, which include outbuildings and agricultural buildings of various dates.</p> <p>Its wider setting is on the eastern edge of Long Marston village within a rural landscape, with the adjacent former railway now being a greenway. The setting contributes to the significance of the listed asset.</p>	<p>The listed dwelling is located west of the site at the eastern edge of Long Marston village.</p> <p>The setting of the listed building is formed by its immediate grounds, and the wider rural landscape around it.</p> <p>The Site contributes to the setting of the building as part of the wider rural setting of the farm buildings.</p> <p>Although part of the Site at this point was developed as an airfield, and is now being developed as residential areas, a band of fields is still part of the original agricultural landscape associated with the house.</p>

<p>Three listed buildings associated with Court Farm</p>	<p>This group of buildings is named for the farm building used as a manorial court leet in the 17<sup>th</sup> Century (Farm Building Approximately 30m South West of Court Farmhouse, NHLE 1382603). This carries a datestone of 1671 but this probably represents an extension to an earlier building. It is of coursed blue lias rubble with ashlar dressings, and timber frame with plastered infill to north, with a further 19<sup>th</sup> century brick lean-to outshut to south.</p> <p>Court Farmhouse (NHLE 1382601) is also 17<sup>th</sup> century and of timber frame with brick infill and tiled roof. Further buildings (2 Barns and a Stable Immediately West of Court Farmhouse, NHLE 1382602) are 17<sup>th</sup> century with later additions in a mixture of materials representing various phases of development, including timber frame, weatherboarding, coursed rubble and brick.</p> <p>They have architectural and evidential interest, as well as historic value due to their associations with courts held there by the Sheldons, a well-known local family who purchased the manor in 1602, which contributes to the significance of these listed buildings</p> <p>They are set within their traditional curtilage of gardens. The farm has also extended to the south, with further modern agricultural sheds. The wider setting is of the original rural landscape, including the farmlands associated with the listed assets, the village of Long Marston to the north and the Church of St James to the north west. The setting contributes to the significance of the listed assets.</p>	<p>The listed buildings are located west of the site, south of Long Marston village.</p> <p>The setting of the listed building is formed by its immediate grounds, and the wider rural landscape around it.</p> <p>The Site does not contribute to the setting of the building due to the distance involved, and the development of this part of the Site for industrial purposes along the railway.</p>
<p>Seventeen dwellings in Long Marston village (centre and west of village)</p>	<p>The village is not a Conservation Area, so has no management plan. However, in 2007 the Marston Sicca Parish Council produced a Parish Plan with a Village Design Statement describing the character of the village. This statement is intended to manage change and help developers.</p> <p>The village developed along the line of Welford Road, but almost entirely on the west side of the road. Many of the listed structures have 17<sup>th</sup> century origins, often with later additions. Materials include coursed blue limestone with stone slate roofs (The Rosary, Wychwood, The Old Rectory, Kings Lodge); or timber framed with brick stacks (Little Thatch, Jasmine Cottage, The Old Post Office, Lyndon Cottage, Rosemary Cottage, Orchard Cottages, Butterfly Cottages, Arborfield Cottage, Court Cottage, Valhalla Cottage). Many of the timber framed dwellings have thatched roofs, though some have tiles. The Forest Farmhouse, Church Farmhouse and The Grange are of brick on stone plinth.</p>	<p>The listed buildings are located west of the site, largely Welford Road or on short side roads off it to the west. Their setting is within the village, with a wider setting of the rural landscape.</p> <p>The Site forms part of this rural setting, however, modern estates to the east of the village have divorced the village from the rural landscape on this side.</p> <p>The Site makes some contribution to the setting of this group of assets in terms of historical association, but this has been reduced by the various modern developments both within the Site and to the east of the village.</p>

	<p>Some have interesting features such as a rubble oven bulge on Arborfield Cottage, and a 14<sup>th</sup> century window in Orchard Cottages.</p> <p>Their significance is principally derived from their is architectural and evidential interest. They also have group value as well as individual interest, in terms of evidence of of the village’s historic development.</p> <p>The listed buildings contribute to each others’ setting to some degree, although modern infill development has degraded this in terms of heritage significance. The listed buildings are set within the village, and in a wider agricultural landscape, which includes distinctive features such as the dew ponds intended to compensate for the dry landscape. The setting makes some contribution to their significance, in terms of understanding the evolution of the village.</p>	
Two dwellings in Long Marston village (east of village)	<p>Hopkins (NHLE 1382617) and Sicca Lodge (NHLE 1382618), both Grade II, form a group with the separately described Grade II* listed Goodwins house. The two houses are some of the earliest in the village. Sicca Lodge may have mid 15<sup>th</sup> century origins and is predominantly 16<sup>th</sup> and 17<sup>th</sup> century timber framed. Hopkins is brick built, c1340 with later alterations and additions.</p> <p>Their significance is is principally derived from their architectural and evidential interest.</p> <p>They are set in a small cluster of detached houses of various dates, including some sympathetically designed recent, brick-built houses. The wider setting is of Long Marston village to the west, and a wider agricultural landscape. They also contribute to each other’s setting, along with Goodwins house.</p> <p>The setting forms part of their significance.</p>	<p>The listed dwellings are located west of the site at the eastern edge of Long Marston village. The setting of the listed building is formed by a cluster of dwellings of various dates, which separate them from the wider rural landscape. The Site does not contribute to the setting of the buildings.</p>
Wincot Farmhouse (NHLE 1382570)	<p>This 17<sup>th</sup> century farmhouse has later additions and was much restored in the 19<sup>th</sup> century. It is constructed of brick with ashlar dressings and a tile roof. A rear range is partly timber framed. The windows are mullioned and transomed with label moulds and leaded glazing. Its significance is principally derived from its architectural interest.</p> <p>It is set in its traditional gardens, which are immediately surrounded by the open fields of the rural landscape. Some modern agricultural sheds have been built to the south. The rural agricultural setting contributes to its significance.</p>	<p>The farmhouse is located east of the Site, with one parcel of land extending immediately south of the farmhouse. The setting of the listed building is formed by its immediate grounds, and the wider rural landscape around it. The Site contributes to the setting of the building as part of the wider rural setting of the farm buildings.</p>
POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE		
Name of asset	Description of impact	

<p>Long Marston Grounds (NHLE 1382592)</p>	<p>The setting of the listed building may be affected by the construction of modern buildings within its immediate rural setting. There is potential for these changes to result in a minor impact on the listed asset.</p> <p>Historic England stated concerns about possible impacts on the setting of multiple assets, and particularly noted Long Marston Grounds due to its close relationship to the Site.</p>
<p>Church of St James (NHLE 1382595), Grade I Listed, and three Grade II listed groups of monuments associated with it</p>	<p>The setting of the listed building is defined by its relationship with the village and immediate surroundings. It is separated from the Site by a small unlisted former school (now a dwelling), mature trees lining the Welford Road, a band of fields and further trees lining the former railway (now a greenway). Although the development of the Site would affect the wider rural landscape, it would not impact the significance of the listed church and its associated assets.</p> <p>However, Historic England stated concerns about possible impacts on setting of multiple heritage assets and particularly noted the Church of St. James as a Grade I listed building.</p>
<p>The Goodwins (NHLE 1382619), Grade II* Listed</p>	<p>The setting of the listed building is defined by its relationship with the agricultural landscape with which it has always been historically associated. Although it is partly separated from them by the former railway (now the greenway), this landscape still forms a significant part of its setting. The setting of the listed building may be affected by the construction of modern buildings within its rural setting. There is potential for these changes to result in a minor impact on the listed asset.</p> <p>Historic England stated concerns about possible impacts on setting of multiple heritage assets and particularly noted The Goodwins as a Grade II* listed building.</p>
<p>Three listed buildings associated with Court Farm</p>	<p>The Site does not contribute to the setting or significance of the listed buildings. Development of the Site would have not affect the significance of the listed buildings.</p>
<p>Seventeen dwellings centre and west of Long Marston village</p>	<p>The settings of the listed buildings are defined by their relationship with the village and immediate surroundings. They are separated from the Site by modern developments east of the village, a band of fields and trees lining the former railway (now a greenway). Although the development of the Site would affect the wider rural landscape, it would not impact the significance of the listed assets.</p> <p>However, Historic England stated concerns about possible impacts on setting of multiple heritage assets within the village of Long Marston.</p>
<p>Two dwellings east of Long Marston village</p>	<p>The settings of the listed buildings are defined by their relationship with the cluster of houses in their immediate surroundings. They are separated from the Site by these houses, and also screened by trees lining the former railway (now a greenway). Although the development of the Site would affect the wider rural landscape, it would not impact the significance of these listed assets.</p>
<p>Wincot Farmhouse (NHLE 1382570).</p>	<p>The setting of the listed building may be affected by the construction of modern buildings within its immediate rural setting. There is potential for these changes to result in a minor impact on the listed asset.</p>
<p>Non-designated assets</p>	<p>Non-designated features both within the Site and within the study area indicate multiple phases of occupation, and suggest further remains or artefacts could be buried within the Site. They have the potential to be physically impacted by modern development on the Site. This would have a major adverse impact on recorded remains, and potentially on unrecorded remains.</p> <p>Historic England stated concerns about possible impacts, and noted good medieval settlement remains on east side (on west side of Campden Road adjacent to junction with Back Lane) that could be integrated in greenspace. Historic England also noted the well preserved and extensive areas of ridge and furrow.</p>

**MAXIMISING ENHANCEMENT AND MITIGATING HARM**

**Maximising Enhancement**

Incorporating a buffer zone at the western edge of the Site would help preserve the setting of heritage assets within and on the periphery of Long Marston village.

Buffer zones could be considered in the areas around Wincot Farm and Long Marston Grounds.

**Mitigating Harm**

The design guidelines for the Long Marston Parish Plan state that ridge and furrow fields should be retained wherever possible, as should dew ponds which are mentioned as a distinctive feature of the village and of historical significance. These features should be recorded and retained as part of green space within the development wherever possible.

The design guidelines also state that the area was once known for its orchards, of which few remain. Any development should seek to retain any remnants of these orchards.

Any development of the Site should be preceded by archaeological investigations to protect and record any undiscovered buried heritage.