

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 on one of the last remaining parcels of agricultural land adjacent to the historic core of Warwick, to the west of the racecourse (Lammas Field), adjacent to the A46 bypass.

The land within the Site is broadly agricultural, with a grassed and fenced lead-in to the race course in the south. It is bounded to the east by Gog Brook, to the west by A46, to the north by the railway and to the south by the A4189. The Site and its immediate surroundings was historically agricultural, with footpaths leading across it from Warwick and the Lammas Field towards the villages of Budbrooke and Hampton on the Hill. In the 19th century, the railway was developed running east-west to the north of the Site, and an area to the west of the Site was developed as a barracks, but otherwise the landscape was unchanged.

During the 20th century, in the south of the Site, a lead into the racecourse was added crossing Gog Brook on a turfed bridge. The building of the A46 cut off the Site from the lands to the west, cutting the historic footpath routes. The barracks was developed as a residential estate and industry was developed between the railway and canal to the north. However, the Site itself remained broadly agricultural, as it is today.

Type of Asset	Name and Designation of Asset
Listed Building	<p>There are no listed buildings within the Site boundary.</p> <p>There are no listed buildings within 500m study area, beyond Site boundary.</p>
Scheduled Monument	<p>There are no Scheduled Monuments within the Site, or within the 500m study area.</p>
Conservation Area	<p>Warwick Conservation Area Canal Conservation Area</p>
Non-designated	<p>The Site itself is described in the Historic Land Characterisation (HWA14190) as of large rectilinear fields, possible planned enclosure, but some of the boundaries form elongated curves which could be the remains of strip fields. Some undated crop marks have been noted within the north of the Site (MWA2190). Three findspots of medieval objects were found in the south part of the Site (MWA9266, MWA9267, MWA9255).</p> <p>Within the study area, east of Site, is the site of a deserted medieval settlement at Warwick racecourse (MWA1980); findspots of post-medieval pottery (MWA5524); and areas of ridge and furrow (MWA33929).</p> <p>South of Site are two find spots of worked flints (MWA7452 and MWA7452), and a medieval copper alloy steelyard weight (MWA4726).</p> <p>South west of Site is evidence of a Romano-British settlement (MWA30772), including enclosures, a roundhouse, two inhumations and a field system.</p> <p>West of Site are find spots of post medieval items (MWA9906), medieval items including a finger ring (MWA23679 and MWA10101) and Romano-British artefacts (MWA2368).</p>

	North of Site are the Hatton Flight of locks, of late 18 th century construction (MWA4321). Beyond the canal, 300m from the Site, is Warwick Cemetery, with 19 th century planting and a pair of chapels (MWA12981).	
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		
Canal Conservation Area	<p>The Canal Conservation Area (CA) consists of more than 40km of waterways. It is divided into lengths, and here lies within the Warwick District Council area. The section north of Site SG 08 is the eastern end of Length 2, Hatton, which ends at Bridge 51, close to the crossing of the A425, and the western end of Length 3, Warwick, which includes Warwick Cemetery, the Saltisford Common Play Area, the canalside allotments and the Saltisford Arm of the canal which originally extended into Warwick town centre and now stops short at the railway. The section of the CA described above does not include any listed buildings. The nearest listed building to the Site within the CA is Lock House, Lock 34 (NHLE 1261976), 1.9km north west of the Site. The section does include historic features of the canal which are not separately listed, such as Hatton Locks, the Hatton Bottom Lock and lockkeeper's cottage and a winding hole on the Saltisford Canal Arm.</p> <p>The significance of the CA is historic, architectural and evidential. It also has some communal value as it is a very well used leisure area, and is protected by an active society of volunteers.</p> <p>The setting of the CA at this section is largely developed on both sides, with industrial development between the canal and the railway to the south, and residential estates to the north of the canal. Further to the west are agricultural lands.</p> <p>Owing to this development, and to the A46 and the railway, there is no intervisibility between the Site and the CA.</p> <p>Over the entire length of the CA, the setting contributes to the significance of the CA. However, at this section, the setting does not contribute to the significance of the CA due to the extensive modern development and infrastructure.</p>	The Site does not contribute to the significance of the CA.
Warwick Conservation Area	The Warwick Conservation Area (CA) is immediately adjacent to the Site. The eastern boundary of the Site largely follows Gog Brook, which is also largely followed by the western boundary of the CA. There is a very small overlap at one bend in the brook, but for the purposes of assessment, the two areas are treated here as adjacent.	<p>The CA is immediately adjacent to the Site.</p> <p>The Site contributes to the significance of the CA as one of the last remaining areas of original agricultural landscape adjoining the historic areas.</p>

	<p>Historic England’s comments stated that the Site abuts Warwick CA and would need assessment, but no major concerns.</p> <p>Warwick CA originally extended over the historic core of the town, including many listed buildings; to the south over the Castle and Castle Park; and to the north over the Priory and Priory Park. Warwick Castle is Grade I listed (NHLE 1364805) and the Priory is Grade II* listed (NHLE 1035503). The principal roads of the historic core are lined with listed buildings reflecting the many stages of the town’s development since its founding in 914. In 2010 the CA was extended west to include the historic racecourse (in use since 1694) and the open area within it, traditionally known as St Mary’s Lands or Lammas Field. It is this extension that adjoins the Site.</p> <p>Large parts of it are leased by the council to various community sport and leisure uses, and it is also popular with walkers and bird watchers. It contains no listed buildings or scheduled monuments.</p> <p>The significance of the CA is historic, architectural and evidential.</p> <p>The wider setting of the CA is agricultural. The immediate setting of the CA consists of modern residential estates extending along and between the radial roads to the north east, north, northwest, west and south west. To the south and south east are agricultural lands, bisected by the M40, although much of the lands to the south east are planned for development, and several large residential estates are under construction.</p> <p>Although the A46 ring road cuts off the wider landscape and terminates the traditional footpaths to the west, the St Mary’s Lands CA extension and the Site bring this sense of rural landscape into the historic core. In this way, it performs a similar function to the Castle Park and the lands beyond it to the south, as green wedges into the town centre. The racecourse extension across the south of the Site also provides a physical link to the CA, although this is not accessible to the wider public as it is not a footpath. The lead in can be considered as part of the setting of the CA in its association with the racecourse.</p> <p>These aspects of the setting contribute to the significance of the CA. The rest of the historic significance of the CA’s setting has been greatly eroded by the new residential areas, and this process continues.</p>	<p>In other directions around the CA, the historic setting has been replaced and diminished by modern developments.</p>
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POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
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Canal Conservation Area	The development of this Site would not affect the setting of the CA owing to the modern development. The existing noise from the A46 and the modern industrial estates mean that the construction phase would also have no impact on the CA. Development of the Site would have no impact on the designated asset.
Warwick Conservation Area	<p>The development of this Site would affect the views out of the CA across the brook. It would represent a significant change to one of the last remaining agricultural sections of land immediately adjacent to the CA, and has the potential to physically impact the lead-in to the historic racecourse which crosses Gog Brook</p> <p>This would have a minor effect on the significance of the CA as a permanent impact. The construction phase would also create noise in an area of the CA that is valued for its tranquillity, which would also result in a minor, temporary impact on the significance of the CA..</p>
Non-designated assets	As described above, the Site does not affect the setting of assets associated with the canal (the Hatton locks) or the cemetery beyond them. There would be no impact on these assets. The buried remains of the Romano-British settlement to the south west and the deserted medieval village to the east would not be impacted by modern development of the Site. However, the presence of the extensive Romano-British settlement , and the deserted medieval village, suggests the possibility of further unidentified buried assets within the Site itself. Modern development of the Site has the potential to physically impact any further remains. This has the potential to have an adverse impact on their significance.

MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement

Development in this area should respect the scale and mass of present settlements and buildings. They could also use traditional materials in keeping with the present buildings of Warwick, such as brick and tiled roofs.

Traditional boundary treatments such as hedgerows could also be maintained or created. In particular, the setting of Gog Brook, as the boundary of the racecourse, should be respected. It could be included as green space in any development.

Mitigating Harm

At present, the boundary of the Site lies along the eastern side of the Gog Brook, i.e., the course of the brook is included in the Site. The boundary of the CA lies largely along the eastern side, i.e., the brook is not included in the CA.

If the CA was extended slightly west to include the course of the brook and the western bank, this would give some measure of protection to the brook, which is an attractive feature of the St Mary's Lands.

A buffer could be created around the extension to the racecourse in the south of the Site. Although the extension is comparatively recent, as dating to the early 20th century, it is part of the history of the racecourse and forms part of the CA's setting.

In view of the non-designated buried assets to the east and south west, it would be advisable to perform archaeological investigations prior to any development.