

NOTE ON HISTORIC ENGLAND COMMENTS

The authors received comments from Historic England via the local authority on 7 October 2025. 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.

The boundaries have since been updated, and these reports were updated on 28 April 2026 to reflect the revised boundaries. In particular, the parcels to the east and south of Wellesbourne were removed, reducing concerns about the impact on listed buildings in this village. However, updated comments have not been received from Historic England, and their comments relate to the earlier site boundaries.

The Historic England comments on SG16 were as follows:

CONCERNS: some evidence of features on northern edge that may relate to SM and highlighted as a concern in current application for airfield. Will need setting considerations and greenspace on north edge.

Potential impacts on Charlecote Park RPG (GII*) – see comments for SG15 and on significance and setting of Wellesbourne CA & LBs within/around.

Recommend: · HgIA prior to allocation & settings assessment required.

The Historic England comments on SG15 referenced above were as follows:

POTENTIAL OBJECTION: proposed allocation includes 2 scheduled monuments. These SMs are prehistoric & associated archaeology will extend beyond the limits of the designation. This has been demonstrated by geophysical survey for NHLE 1005716 showing a multi-period settlement. The extent of the cursus (NHLE 1020437) is not understood.

SERIOUS CONCERNS/POTENTIAL OBJECTION: impact on significance and setting of Charlecote Park RPG (GII*) (esp. re: designed views), Charlecote & Hampton Lucy CA & Wellesbourne CA and LBs within and around Charlecote Park. · Listing for the RPG includes: “At the heart of the estate is the impressive Grade I listed house, 16th century in origin. The park contains numerous other heritage assets, including its Grade I listed gatehouse, Grade I listed laundry, brew house, stables and coach house, and various ancillary structures listed at Grade I, II*, and II, including Charlecote (Hiorn’s) Bridge and Charlecote Gardens”. Also, strong concerns regarding harm to significance and setting of Church of St Leonard (GI). Less concerns re: parcel to east of A429.

Recommend: Early HgIA required to inform scope for development. However, HE recommends removal of SMs & areas around at this stage of Plan process.

IDENTIFICATION OF HERITAGE ASSETS

Site Historic Background

The Site is located east of Stratford-upon-Avon and south of Warwick. It is an area of scattered villages and farmsteads in a broadly agricultural landscape. The Site consists of 12 parcels of land surrounding Wellesbourne to the east, south and west. Most of these are largely agricultural, though the largest parcel is an airfield west of Wellesbourne. Immediately north of the Site is Site SG15, and this report should be read in conjunction with the SG15 report, to allow for consideration of cumulative impacts.

There is evidence of occupation over a long period through finds within the Site, including Neolithic flints, a Bronze Age vessel, Iron Age pottery etc; and also evidence of ridge and furrow farming through the National Mapping Programme.

The three closest villages of Newbold Pacey, Wellesbourne and Charlecote were all mentioned in the Domesday Book. The historic landscape type is of regular enclosure following the medieval period.

During the 20th century, the airfield was developed, with associated military features built during the Second World War. These now have been redeveloped as industrial sites. In the later 20th century, the village of Wellesbourne extended to the south. However, the majority of the Site is still agricultural.

Type of Asset	Name and Designation of Asset	
Listed Building	<p>One Grade II* listed building within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - Wellesbourne Hall (NHLE 1382037), 450m east of Site <p>One Grade II listed building within 500m study area, beyond Site boundary:</p> <ul style="list-style-type: none"> - 3, Stratford Road (NHLE 1382036) 	
Scheduled Monument	<p>One Scheduled Monument within 500m study area, beyond Site boundary: Enclosures 600 yards (550m) E of King's Mead (NHLE 1005716), 10m north of Site</p>	
Registered Parks and Gardens (RPG)	<p>One Grade II* RPG within 500m study area, beyond Site boundary: Charlecote Park (NHLE 1001187), 200m north of Site</p>	
Conservation Area	<p>Wellesbourne Conservation Area, 400m east of Site Charlecote Conservation Area, 200m north of Site</p>	
Non-designated	<p>At the northern edge of the site boundary is a small cluster of finds including a neolithic flint finds, Roman pottery sherds and post-medieval pottery sherds (MWA8843, MM8842, MM8844).</p> <p>Within the Site, extending across the main part of the airfield, is the possible site of prehistoric settlement activity identified by a geophysical survey in 2014 (MWA32402), with medieval field boundaries identified in the north east of the Site (MWA7965). Within the site boundary are 13 reported crash sites related to Second World War aircraft (MWA20482, MWA20479, MWA20477, MWA20484, MWA20442, MWA20416, MWA20452, MWA20511, MWA20415, MWA20387, MWA25814, MWA20432, MWA20455).</p> <p>To the south, east and west of the site are various areas of ridge and furrow landscape (MWA19573, MWA19574, MWA12359, MWA19576) recorded on aerial photographs as part of the National Mapping Programme.</p> <p>Beyond the site boundary are further find sites of Romano-British and prehistoric materials throughout the agricultural landscape. There are also medieval finds in the area of Wellesbourne and evidence of medieval field boundaries etc, which have been obliterated by modern development. There are also further Second World War crash sites, particularly in the area of SG 15 to the north of this Site.</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		
Wellesbourne Conservation Area and 37 listed	Wellesbourne consists of two villages, north and south of the stream, which have merged due to intervening development over time. The two	The Site forms part of the wider landscape setting to the west of the CA and its listed assets.

<p>buildings (including listed buildings beyond the 500m study area)</p>	<p>historic cores consist of Wellesbourne Hastings, north of the river, which includes the Grade II* listed Church of St Peter (NHLE 1382017) and its associated monuments and structures; and Wellesbourne Mountford, south of the river, which consists of a traditional village street and, at the west edge of the village, the Grade II* listed Wellesbourne Hall (NHLE 1382037) and the Grade II* listed Little House (NHLE 1382012). The historic core of Wellesbourne Hastings is outside the 500m study area, but within the CA, and so is considered here as part of the group of assets.</p> <p>The villages date back to the Norman era. The Church of St Peter is Norman with a 15th century tower, it was rebuilt in 1847.</p> <p>Wellesbourne Hall dates to C1700, with some later additions, and is of brick with ashlar dressings. It is a fine example of an early Georgian country house with a symmetrical range and two projecting wings.</p> <p>The character of the CA in general is formed by the building material of warm red brick, with some timber frames still visible. There are pockets of 17th and 18th century dwellings, with many short Victorian terraces and some 20th century houses. The CA and its listed structures have architectural, historic and evidential value. The various structures have individual value as well as strong group value.</p> <p>The assets form part of each other's setting. The principal setting of the listed structures is the CA. The wider setting is formed by modern estates to the north and south, industrial estates and the airfield to the west, and a largely agricultural landscape to the east and further to the west. The setting of the conservation area and listed buildings also contributes to their significance.</p>	<p>However, the listed assets are divided from the Site by the A429, which is largely lined by mature trees and hedgerows.</p> <p>The Site contributes very little to the setting or significance of the CA.</p>
<p>Charlecote Conservation Area and Charlecote Park (Registered Park and Garden, NHLE 1001187)</p>	<p>Charlecote CA consists of three separate character areas: the 16th century stately home and associated structures, the estate village of Charlecote and the village of Hampton Lacey further west. The area within the Study Area is the southern tip of the CA and does not contain any of the listed structures. It does include the southern part of the designed landscape of the RPG, which was the work of Capability Brown.</p> <p>The CA, RPG, listed structures and scheduled monument have architectural, historic and</p>	<p>The Site forms part of the open landscape in which the Conservation Area and associated assets are set. Although some of the original historical context has been lost due to its development as an airfield, it is still a largely green space which could be considered as a quasi-rural landscape. As such, it makes a minor contribution to the setting and significance of the listed assets as part of their wider setting.</p>

	<p>evidential value. The various structures have individual value as well as strong group value. The assets form part of each other's setting. The principal setting of the listed structures is the designed landscape and the CA. The wider setting is a largely agricultural landscape, with the Site SG16 airfield to the south west. The setting of the assets also contributes to their significance.</p>	
<p>Enclosures 600 yards (550m) E of King's Mead, Scheduled Monument, (NHLE 1005716)</p>	<p>These are the below-ground remains of Romano-British farmsteads. They survive as buried structures, layers and deposits visible as crop and soil marks on aerial photographs. There are three large rectangular enclosures with at least two hut circles, pit alignments, ditches etc. A burial urn was found in 1823 and there have been finds of Iron Age and Romano-British pottery. The significance of the monument is derived from its archaeological and historic interest and the setting of the asset also contributes to its significance.</p>	<p>The scheduled monument is located south of the River Dene, immediately north of the Site. The setting of the monument is formed by the agricultural fields and river. Although some of the original historical context has been lost due to the Site's development as an airfield, it is still a largely green space which could be considered as a quasi-rural landscape.</p> <p>As such, it makes a minor contribution to the setting and significance of the listed asset as part of its wider setting.</p>

POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
<p>Wellesbourne Conservation Area and 37 listed buildings</p>	<p>Although the Site forms part of the wider setting of the listed assets, it makes little contribution to their significance due to the intervening infrastructure. The assets' settings are primarily defined by their relationship to each other within the village. Modern development of the Site would have no impact on the significance of the listed assets.</p> <p>Historic England has expressed concerns about potential impacts on the significance and setting of Wellesbourne CA & LBs within/around. However, this related to the previous boundaries, which included several parcels of land east of the A429, adjoining the Conservation Area. These have been removed in later iterations of the site boundaries.</p>
<p>Charlecote Conservation Area and Charlecote Park (Registered Park and Garden, NHLE 1001187)</p>	<p>The Site forms part of the wider setting of the listed Registered Park and Garden, and the Conservation Area. Modern developments in the Site would alter the rural setting of the listed assets, and could potentially have an adverse impact on the significance of the listed assets.</p> <p>Historic England has expressed serious concerns about the impact on the significance and setting of Charlecote Park RPG (GII*) (especially regarding the designed views), in relation to this Site and SG15. These are considered further below.</p>
<p>Enclosures 600 yards (550m) E of King's Mead, Scheduled Monument, (NHLE 1005716)</p>	<p>The Site forms part of the setting of the Scheduled Monument. It adjoins the SM. Although the Site has been developed as an airfield, it remains an open and green space that could be considered quasi-rural.</p> <p>Modern developments in the Site would alter the setting of the SM and potentially destroy wider remains associated with it. This has the potential to have an adverse impact on the significance of the listed asset.</p>

	Historic England has expressed concerns that there is some evidence of features on the northern edge of the Site that may relate to SM. They have stated that this needs setting considerations and greenspace on the north edge.
Non designated assets	<p>The presence of flint scatters and Romano-British remains found outside the scheduled monument but within the 500m study area suggests that further undocumented remains may be present in the study area and possibly within the Site.</p> <p>The medieval finds in the area of Wellesbourne may also suggest undocumented remains in the study area. There is potential for these remains to be affected by any construction works within the Site. The extent of this potential impact is hard to assess but must be flagged in any consideration of impacts.</p> <p>Second World War aircraft crash sites may be protected as war graves; this is a potential issue in any redevelopment.</p>

SETTING ASSESSMENTS	
Charlecote House and associated assets including St Leonard's Church	
<p>Charlecote House is a National Trust property lying to the west of Birmingham Road. As the Historic England concerns relate to designed views, these are considered individually beyond, with additional comments on the setting of St Leonard's Church.</p> <p>Designed view east-west from Charlecote House to Charlecote Road along tree-lined drive</p> <p>This could be considered the most important of the designed views of Charlecote, forming the entrance way to the park. It takes the form of a straight, tree lined driveway leading to the symmetrical gatehouse, through which is glimpsed the courtyard and house. It remains the main entrance for visitors to the house.</p> <p>This view was considered in detail in the assessment of SG15, but is only briefly considered here as SG16 does not form any part of the view. SG16 lies to the south of the driveway, and is separated from it by distance, intervening topography and the cumulative effect of modern development and trees within the park.</p> <p>The drive is bisected by the north-south Birmingham Road. The western part, closer to the house, is part of the enclosed park and is entered through ornamental gates. The eastern part, which is not much used by visitors, also belongs to the National Trust and remains as open green space, but is now flanked by car parks to the north and a commercial garden centre to the south. These developments are hidden by the trees and the bordering hedgerows that flank them. The parcels of SG15 flank these developments. There is no intervisibility with SG16.</p> <p>Development of site SG16 would not impact on the designed view.</p> <p>Designed views and setting around St Leonard's Church (NHLE 1381830) and the Orangery (NHLE 1381809)</p> <p>These views and the setting of the church and orangery were considered in the assessment of SG15, but are not considered here as SG16 does not form any part of their setting.</p> <p>Views of and from bridge over the River Dene (Park Bridge at NGR SP 259 562 to south of park NHLE 1381812)</p> <p>The bridge over the River Dene forms both a feature of the landscape and a viewpoint across the landscape, including east towards SG 15 and south east to SG16, Plates 12 to 14.</p> <p>The views are open across the parkland, but the occasional trees in the park, together with the trees at the border, have a cumulative effect of blocking views to Birmingham Road and the sites beyond. There is also a slight mound between the bridge and the road which further prevents long-range views.</p>	

Development within the site would be unlikely to impact on these views, depending on the height of the permitted development. If height restrictions were in place, at least for a buffer zone at the western edge, the views would not be impacted.

Views of and from Hiorn's Bridge (NHLE 1005755), also known as Charlecote Bridge (scheduled monument NHLE 100575) Birmingham Road

Hiorn's Bridge over the River Dene, at the south eastern edge of the park, forms both a feature of the landscape and a viewpoint across the landscape, including east towards SG 15 and, beyond this, south east towards SG16. However the very narrow footway and the traffic means this is not a spot where pedestrians commonly linger, Plate 15.

The view east to the listed estate cottage, Plate 16, is attractive. The small meadow opposite the cottage does not form part of the Registered Park and Garden but forms an attractive part of its setting. This meadow is not included in the site, but the site SG15 immediately adjoins it. Again, bordering trees partially block the views into SG15 and thus SG16 beyond, but modern development in the site could impact the setting of the listed estate cottage and the views from the bridge. If height restrictions were in place, or a buffer zone around this meadow, the views would not be impacted.

Enclosures 600 yards (550m) E of King's Mead

The scheduled monument NHLE 1005716 is set in a largely flat landscape to the north of the Stratford Road, which separates SG15 to the north (covering the scheduled monument) from SG16 to the south, presently an airfield, Plate 17.

The north boundary of the road consists of a high hedgerow. Plates 18 to 20 of the scheduled monument and SG15 are taken from a small gateway set into the hedgerow. Plate 21 looks south from the same position across the low hedgerow to SG16.

The flat topography and lack of trees contribute to long-range views in all directions. Development at the northern edge of SG16 would impact the setting of the scheduled monument.

Wellesbourne Conservation Area and assets

Since Historic England's comments were received, the SG16 parcels to the east and south of Wellesbourne were removed, reducing the impact on listed assets in this village. The SG15 boundary is now formed by the A429, which separates the village from the site. The SG16 parcels adjoining the Conservation Area have been removed. There is minimal intervisibility between the boundary of the Conservation Area and site.

This can be seen in Plate 30, which looks from the edge of the graveyard across open ground to an orange lorry traversing the A429. There are some views into the site SG15 between boundary trees, but these are reduced by distance. Plate 31 looks east from the edge of the boundary at Charlecote Road, B4086, outside the King's Head pub. Here, modern development and a slight curve in the road prevents intervisibility.

The development of SG15 would not impact views from within the Conservation Area, or impact its 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, such as brick and tiled roofs, and boundary treatments such as high hedgerows.

Buffer zones around Charlescote and the Scheduled Monuments would help protect the setting of these assets.

Mitigating Harm

Due to the known presence of prehistoric and Roman remains within the study area, both within and without the boundaries of the Scheduled Monument, and medieval artefacts in the Wellesbourne area, it would be advisable to perform archaeological investigations prior to any development in the Site. The remains of the Romano-British settlement are known to have evidential potential.

Historic England has suggested that a buffer zone at the northern edge of the Site should be created to protect archaeological remains connected with the Scheduled Monument.

When considering possible harm, this report should be read in conjunction with the report on SG15. There is a risk of harm through cumulative impacts to heritage assets here arising from adjacent site SG15. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.

Appendix

Charlecote House and Associated Assets

Designed view east-west from Charlecote House to Charlecote Road



Plate 1: View from Charlecote Road west towards house



Plate 2: View from Charlecote Road east away from house, high hedgerows blocking views to SG15 and scheduled monument Cursus and bowl barrow 450m south east of Jackson's Barn (NHLE 1020437)



Plate 3: View from within boundary at Charlecote Road west towards house. Trees and hedgerows largely conceal car park to right (north), and wholly conceal garden centre to left (south).



Plate 4: View from within boundary at Charlecote Road east towards road, hedgerow concealing road.



Plate 5: View at centre of drive, across Birmingham Road west towards gates, gatehouse and house.



Plate 6: View at centre of drive, away from Birmingham Road east towards Charlecote Road, hedgerow terminating view in distance. Trees and hedgerows conceal the flanking car park to left and garden centre to right.



Plate 7: View beyond gatehouse, west towards house



Plate 8: View from house through gatehouse, east towards Birmingham Road and Charlecote Road, view terminated by hedgerow at end.

Designed views east towards St Leonard's Church



Plate 9: View from close to Charlecote House north east towards St Leonard's church and Birmingham Road. Growth of trees has blocked views of church.



Plate 10: View from further down avenue north east towards St Leonard's church and Birmingham Road, spire visible amongst trees.



Plate 11: View from north of tree lined avenue looking east towards St Leonard's church with Birmingham Road beyond amongst trees at boundary. Trees on both sides of road block views into SG15.

Views of and from bridge over the River Dene (Park Bridge at NGR SP 259 562 to south of park NHLE 1381812)



Plate 12: View south across bridge towards SG15 and SG16 to east on left



Plate 13: View south east from bridge towards SG15 and S16, junction of Stratford Road and Birmingham Road largely hidden by trees.



Plate 14: View south east from trackway beyond bridge, towards SG15 and S16, junction of Stratford Road and Birmingham Road largely hidden by trees.

Views of and from Hiorn's Bridge (NHLE 1005755), Birmingham Road



Plate 15: View looking south east across Hiorn's Bridge, Birmingham Road.



Plate 16: View looking east from Hiorn's Bridge to Charlecote Gardens estate cottage NHLE 1381825), SG 15 beyond the immediate setting.

Setting of Enclosures 600 yards (550m) E of King's Mead, Scheduled Monument
(NHLE 1005716)



Plate 17: View looking east along Stratford Road, SG15 and SM to north on left, SG16 (currently an airfield) to south on right.



Plate 18: View looking west from centre of SG15 southern boundary towards the southern part of Charlecote Park.



Plate 19: View looking north west from centre of SG15 southern boundary towards St Leonard's church and Charlecote Park.



Plate 20: View looking north from centre of SG15 southern boundary across scheduled monument.



Plate 21: View looking south from centre of SG15 southern boundary away from scheduled monument towards SG16, now an airfield. Low hedgerow and flat land contributes to open views.

Wellesbourne Conservation Area



Plate 22: View east from the Church of St Peter graveyard towards SG15



Plate 23: View east from King's Head pub, Charlecote Road, towards SG15