

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.

Updated boundaries were received on 11 December, 2025, 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 west of Stratford-upon-Avon. It consists of seven parcels of land curving around the suburbs of the town on agricultural land.

The area has been occupied in multiple phases as evidenced by Neolithic, Romano-British, medieval and post-medieval finds and remains. However, the Site appears to have been largely agricultural throughout, though surrounded by small settlements at various periods.

During the early 19th century, the construction of the Stratford-upon-Avon Canal cut through the landscape from the north west. This was followed by the building of the railway north of the canal. During the 20th century, residential development has expanded towards the Site from the east, but the Site itself is still agricultural except for a small solar farm in the northern parcel, and a car park in a small adjacent parcel.

Type of Asset

Name and Designation of Asset

Listed Building

There are no listed buildings within the Site boundary

One Grade I listed building within the 500m study area

- Anne Hathaway's Cottage (NHLE 1298551)

One Grade II* listed building within the 500m study area

- Clopton House and Attached Former Stable Block, Walls and Gate Piers (NHLE 1281110), 210 m east of Site.

25 Grade II listed buildings within the 500m study area

- Bishopton Spa group, 170m to 380m east of Site
 - The Pump House (NHLE 1382765)
 - Victoria Spa Lodge and Bruce Lodge (NHLE 1382766)
 - The Lodge (NHLE 1204157)
 - Linden House (NHLE 1298508)
 - The Limes (NHLE 1187762)
 - Bishopton Lodge (NHLE 1187761)
- Drayton Manor (NHLE 1382764), 390m west of Site
- Clopton House associated structures, 160m to 380m east of Site
 - Gate Pier to Former Entrance to Clopton Park, to East of Road (NHLE 1187783)
 - Gate Pier Immediately to West of Clopton House (NHLE 1204757)

	<ul style="list-style-type: none"> ○ Gate Pier to Former Entrance to Clopton Park to West of Road (NHLE 1204765) ○ Gate Pier Immediately to North West of Clopton House (NHLE 1298550) <p>– Burton Farmhouse associated structures, 80m north of Site</p> <ul style="list-style-type: none"> ○ Barn Approximately 10 Metres South West of Burton Farmhouse (Burton Farmhouse Not Included) (NHLE 1382762) ○ Barn and Cow House Approximately 25 Metres South West of Burton Farmhouse (Burton Farmhouse Not Included) (NHLE 1382763) <p>– Shottery CA group, 280m to 500m east of Site</p> <ul style="list-style-type: none"> ○ Lavender House (NHLE 1025003) ○ 4-18, Cottage Lane (NHLE 1187789) ○ Burman's Farmhouse (NHLE 1187790) ○ 1-6 Hathaway Hamlet (NHLE 1187791) ○ 7-10 Hathaway Hamlet (NHLE 1298552) ○ 14-18 Hathaway Hamlet (NHLE 1298553) ○ Hathaway Hamlet (NHLE 1187792) ○ Hathaway Hamlet (NHLE 1187793) ○ Shottery Church of England Junior and Infant School (NHLE 1205379) ○ 35, Shottery (NHLE 1298505) ○ The Thatched House (NHLE 1298507)
Scheduled Monument	There are no scheduled monuments located within 500m of the Site.
Registered Parks and Garden	Anne Hathaway's Cottage (NHLE 1001184).
Conservation Area	Shottery Conservation Area, 240m east of Site.
Non-designated	<p>Within the southern parcels of the Site are some areas of ridge and furrow (MWA29781, MWA33970 and MWA33975); evidence of a Romano-British settlement (MWA30065); a former 19th century rifle range (MWA7257); and a findspot of Roman pottery sherds (MWA4508).</p> <p>Beyond the Site, within the northern part of the Study Area, are various non-designated assets associated with the remains of medieval and post medieval settlements of Bishopton Deserted Settlement, including fishponds (MWA6264), the demolished Chapel of St Peter (MWA6261) and earthworks (MWA921); a Hollow Way (MWA32657), further fishponds (MWA6264), and further enclosures and areas of ridge and furrow (MWA32655, MWA1555). There are also findspots of flint artefacts (MWA4417), post medieval coin (MWA5220), Roman coin (MWA1621) and medieval pottery (MWA5219).</p> <p>To the north east, within the Study Area and adjacent to the Site, are remains of a post medieval deer park Clopton Park (MWA7847), which incorporates elements of 17th and 19th century landscape design, including a fishpond (MWA1044), possible deserted medieval settlement (MWA1043), well (MWA1053), arbour (MWA9219) and moat (MWA1052).</p> <p>To the east, within the Study Area around Shottery, are assets including Hathaway Hamlet (MWA30873), possible shrunken settlement (MWA892), The Lodge villa pleasure grounds (MWA13078), Shottery medieval settlement (MWA9081), The Hall pleasure grounds (MWA13077)</p> <p>To the west is the possible site of Drayton deserted medieval settlement (MWA922).</p> <p>To the south are a number of burial sites including inhumations of unknown date uncovered in 1777 (MWA1798), an undated ceremony in the area of Bordon Hill</p>

	<p>(MWA916), a possible round barrow south of Bordon Hill (MWA918), and a possible Neolithic Funerary site south of Shottery (MWA30967), and the 19th century Stratford Cemetery (MWA8599).</p> <p>Also south of the Site are the site of a Roman settlement known for large scatters of Roman pottery (MWA1154); a possible Neolithic ring ditch (MWA1413); a further Romano-British settlement north of Evesham Road (MWA300065); and the site of Stratford Racecourse Prisoner of War camp (MWA30166).</p> <p>Also south of the Site are a number of find spots including Mesolithic flint artefacts (MWA1008); 19 coins and a few bronze objects dating to the Roman period (MWA6259); Romano-British pottery (MWA4505); a Roman coin hoard (MWA919); a medieval rubbish pit (MWA30970).</p> <p>Ancient rights of way run through the Site, including a saltway, once known as Sealt Street (MWA8217), and a turnpike road from Stratford to Bradley Brook via Alcester (MWA4786).</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		
<p>Shottery CA, including 22 listed assets, of which 12 are within the 500m study area</p>	<p>The CA is a village on the outskirts of Stratford-upon-Avon. Its rural character has been partly eroded by the conversion of farmhouses and agricultural buildings into homes, and by encroaching modern development on the outskirts.</p> <p>It has no clear centre and still includes a significant amount of open space between clusters of dwellings, which contribute to a character that could still be described as semi-rural.</p> <p>It is best known for Anne Hathaway's Cottage, a Grade I listed structure set in a Grade II listed Registered Park or Garden. This is an attractive timber framed, thatched building which is a major site of pilgrimage for Shakespeareans. Other notable buildings are the Stratford upon Avon Grammar School for Girls, which was formerly a manor house; the 17th century Hathaway Hamlet group, later converted into almshouses; and the 19th century brick built Church of St Andrews.</p> <p>There are various non-designated assets within and around the village, detailed above.</p> <p>The significance of the CA and its assets is principally derived from their architectural, evidential and historic interest, with group value. The listed assets contribute to each other's settings. The setting of the CA was originally rural, but has been eroded by encroaching residential development to the north, south and east, though Shottery Fields park serves to partially separate it from Stratford-upon-Avon. The remaining green space to the west contributes to the significance as reflecting the CA's original rural character.</p>	<p>The CA lies to the east of the Site, and is 240m from it at the closest point. Anne Hathaway's Cottage lies on the west side of the CA. The boundary of the RPG is 270m from the Site, and is separated from it by a field and a newly constructed road serving new residential estates to the west.</p> <p>The Site forms part of the remaining rural setting of the CA. It contributes to the significance of the CA and its assets.</p>

<p>Clopton House group</p>	<p>Clopton House dates to c1600 with later 17th century ranges and wings. It was restored and rebuilt c1840, with the addition of the coach house.</p> <p>It is constructed of brick with a tile roof, and ashlar and stucco dressings.</p> <p>The southern pair of gate piers are late 17th century of ashlar, whilst the northern pair date to the 19th century restoration.</p> <p>In addition, there are several non-designated assets associated with it, described above, including the landscaped grounds which have features of various dates.</p> <p>The assets' significance principally derives from their architectural interest, and from their evidential interest, as evidence of an evolving country house. They also have considerable group value.</p> <p>The house is set in its own grounds, which include lawned gardens and a small amount of modern residential development. The wider setting is agricultural, with the town of Stratford beyond a narrow band of fields to the south. The setting contributes to the significance of the group of assets.</p>	<p>The group lies to the east of the northernmost parcels of the Site. It includes various non-designated assets described above.</p> <p>The Site forms part of the wider rural setting of the listed assets. It makes some contribution to the significance of the group.</p>
<p>Bishopton Spa Group</p>	<p>This group dates to c1837, and are substantial buildings in a Tudor style, in painted brick with fishscale tile roofs. They were built as an abortive attempt to develop the area as a fashionable suburb, or which few houses were built. The tree lined Avenue, now a green walkway, which connects the assets, marks part of the original layout. The spa itself floundered from the start and closed in the late 19th century.</p> <p>The group's significance is principally derived from their architectural, historic and evidential interest.</p> <p>The hotel and pump house are set together at the outskirts of Stratford-upon-Avon, besides the canal, whilst the remaining four buildings are to the east, and have been absorbed by modern residential developments.</p> <p>The setting makes some contribution to the assets' significance.</p>	<p>The group lies to the east of the Site. The Site is separated from the listed hotel and pump house by the A46. It is separated from the four houses by the intervening modern development. The Site makes no contribution to the four houses, due to intervening modern development.</p>
<p>Drayton Manor (NHLE 1382764)</p>	<p>A former farmhouse dating to the 17th century, with extensive 18th century alterations. It is of coursed blue lias rubble with brick additions and tile roof.</p> <p>Its significance is derived from its architectural interest.</p> <p>It is set in its own gardens, in a wider rural setting, with groups of modern agricultural buildings to the north and south.</p> <p>Its setting makes some contribution to the significance of the asset as part of the original lands associated with the farmhouse.</p>	<p>The listed asset lies to the west of the Site. It is separated from it by a band of fields.</p> <p>The Site makes some contribution to the listed assets.</p>

Burton Farmhouse associated structures	<p>These two barns are probably early 17th century, with later alterations. They are timber framed with brick infill and weatherboarding. Their significance is principally derived from their architectural and evidential interest, as demonstrating agricultural practices. Their setting has altered over time with the replacement of the original farmhouse, the construction of the railway nearby to the south, a mixed development of modern agricultural sheds, an MOT centre and dwellings of various ages. The wider setting is broadly agricultural, with a solar farm beyond the MOT centre to the west.</p> <p>The setting makes a minor contribution to the significance of the assets.</p>	<p>The Site lies to the south and west of the listed buildings, wrapping around the group of development which includes the listed buildings. The Site makes some contribution to the wider rural setting of the assets, as the lands which were originally associated with the barns.</p>
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POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE

Name of asset	Description of impact
Shottery CA, including 22 listed assets, of which 12 are within the 500m study area	The setting of the CA and its assets would be affected by the construction of modern buildings within the remaining section of its rural setting, which has been eroded by development to the north and south. In particular, the setting of Anne Hathaway's Cottage, as a listed building and as an RPG, would be impacted. This would have a minor impact on the listed assets.
Clopton House group	<p>The setting of the listed and non-designated assets would be affected by the construction of modern buildings within the western section of its rural setting, which has been eroded by development to the south. Modern development has already intruded into the non-designated Clopton Park, and further development would have a cumulative negative impact with this. The non-designated assets within the Site, including the remains of some of the fishponds and landscaping in the southern part of the Park would be physically impacted by modern development, and potentially completely destroyed.</p> <p>Historic England comments have suggested the removal of this north-eastern parcel of land from the Site.</p>
Bishopton Spa Group	The Site makes no contribution to the listed assets. Modern development of the Site would not impact the assets.
Drayton Manor (NHLE 1382764)	The immediate setting of the Manor has been partly eroded by modern farm buildings and developments to the north and south, and a small residential development to the west. The wider landscape to the west has also been transformed by a large solar panel farm. The Site lies across a level, narrow band of fields, and represents a remaining unchanged part of the wider landscape associated with it. Modern development of this Site would have further erode the wider landscape and would have a cumulative negative impact on the Manor.
Burton Farmhouse associated structures	The setting of the listed assets has already been significantly changed by the introduction of modern industrial development. Although the wider rural setting would be changed by modern development of the Site, it would not affect the significance of the listed assets.
Non designated assets	<p>The assets associated with Clopton House and Shottery are assessed above.</p> <p>The non-designated assets within the Site, including the areas of ridge and furrow, would be physically impacted by modern development, and potentially destroyed.</p> <p>The non-designated assets to the south of the Site, such as the round barrow, presently exist in a largely rural landscape which informs their significance. Modern developments to the east have partly intruded on this, and further developments to the north would result in an additional negative impact on them.</p>

MAXIMISING ENHANCEMENT AND MITIGATING HARM

Maximising Enhancement

If development was to take place in parcels of land now in agricultural use, it would be advisable to require this to be of low density, and retain traditional boundary features, such as hedgerows. Ancient rights of way should be respected. 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, perhaps taking inspiration from the traditional buildings of Shottery.

Mitigating Harm

Due to the finds of Roman and medieval remains, and the nearby deserted medieval villages and burial pits, it would be advisable to perform archaeological investigations prior to any development.

Historic England has suggested the removal of the north-east parcel adjacent to Clopton, or a reduction of the development area with buffering to protect the designated and non-designated assets. They have also suggested the removal of southern areas, which would reduce impacts on the many assets around Shottery, including the area around Hansell Farm.

There is a risk of harm through cumulative impacts to heritage assets here arising from adjacent site SG19. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.