

NOTE ON HISTORIC ENGLAND COMMENTS
<p>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.</p> <p>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.</p>

IDENTIFICATION OF HERITAGE ASSETS	
Site Historic Background	
<p>The Site consists of four parcels of land, located east of Stratford. The land within the Site has been subject to multiple phases of occupation, with findspots, earthworks and cropmarks indicating prehistoric activity, Iron Age, Bronze Age, Romano-British and medieval farming. The site of a Roman fort and Roman road adjacent to the site indicates further Roman activity in this period. During the post-medieval period part of the site was used as a rabbit warren until enclosure in the 17th or 18th centuries.</p> <p>The agricultural nature of the landscape continued, consisting of isolated farms surrounded by agricultural fields. During the 20th century, residential development has extended from the west to border upon the Site, though the Site itself has continued in agricultural use.</p>	
Type of Asset	Name and Designation of Asset
Listed Building	<p>There are no listed buildings within the Site.</p> <p>Seven Grade II listed buildings within 500m of Site</p> <ul style="list-style-type: none"> – Three listed buildings at Alveston Hill, between 20m and 60m east of Site: <ul style="list-style-type: none"> ○ Alveston Hill Farmhouse (NHLE 1187752) ○ Barn And Attached Range Immediately North West of Alveston Hill Farmhouse (NHLE 1187753) ○ Cart Shed Approximately 70 Metres North West of Alveston Hill Farmhouse (NHLE 1298573) – Two listed buildings at The Crofts, approximately 490m east of Site: <ul style="list-style-type: none"> ○ The Crofts Farmhouse and Attached Outbuilding and Barn (NHLE 1187758) ○ Stables And Attached Outbuildings Immediately South West of the Crofts Farmhouse (NHLE 1204073) – 99 And 101, Banbury Road (NHLE 1298538), 410m west of Site – Springfield Bridge (NHLE 1187857), 30m west of Site
Scheduled Monument	There are no scheduled monuments located within 500m of the Site.
Conservation Area	Stratford-upon-Avon Conservation Area
Non-designated	<p>In and around the Site are also earthworks and crop marks relating to various periods, reflecting the repeated phases of occupation.</p> <p>The parcel of land north of the A422 includes evidence of late Bronze Age activity (MWA32412); and of a post-medieval rabbit warren (MWA8693) which was subject to</p>

	<p>enclosure in the 17th or 18th centuries. There are also crop marks of unknown date (MWA1009).</p> <p>Adjacent to this parcel are visible remains of a Bronze Age pits (MWA32409), a post medieval ditch (MWA32410); possible Prehistoric pits (MWA30432); and evidence of medieval activity (MWA30434. A Roman road between Fulready and Clopton Bridge (MWA19338) follows field boundaries. There are further crop marks of unknown date (MWA877, MWA6228). There are also findspots of artefacts from the Bronze Age (MWA28012), Romano-British (MWA28008), post-medieval (MWA24777, MWA29508) and unknown periods (MWA29491).</p> <p>Continuing south, the parcel of land south of the A422 has no earthworks or cropmarks, but does have findspots of artefacts from the late Iron Age (MWA24963) and post-medieval periods (MWA24704, MWA24908).</p> <p>In the most southerly parcel of land are undated cropmarks (MWA4937) and post medieval earthworks and ridge and furrow farming (MWA34004). Within the southern parcel of the Site is one WW2 aeroplane crash site (MWA20436).</p> <p>Close to this parcel is a group of Iron Age pits (MWA13401), the site of a possible Roman fort (MWA871), a ring ditch (MWA6252) and other undated features (MWA13402).</p>
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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>Alveston Hill Farm group: Alveston Hill Farmhouse (NHLE 1187752); Barn And Attached Range Immediately North West of Alveston Hill Farmhouse (NHLE 1187753); Cart Shed Approximately 70 Metres North West of Alveston Hill Farmhouse (NHLE 1298573)</p>	<p>The farmhouse was built in the late 18th century of brick with buff headers and ashlar dressings, tile roof in a Georgian style. It is of three storeys with a centre pediment. The barn and cart shed are of the same period, also of brick and tile. The barn is eight bay with two threshing floors and a long lower range. The cart shed has an open front, and is three bays long. They have individual architectural value and group evidential value. It is still part of a work farm, with some modern agricultural sheds, in a rural landscape. The setting contributes to the significance of the group.</p>	<p>The group is immediately adjacent to the Site, separated only from it by a narrow lane. The Site contributes to the significance of the farm group as part of the working rural landscape which forms the setting to these assets.</p>
<p>Croft Farm group: The Crofts Farmhouse and Attached Outbuilding and Barn (NHLE 1187758); Stables and Attached Outbuildings Immediately South West of the Crofts Farmhouse (NHLE 1204073)</p>	<p>This mid 18th century farmhouse and outbuildings are of brick and tiled roof. The barn is timber frame. The stable group is of similar age, also of brick with tiled roof. The group has been subjected to residential conversion. They have individual and group evidential and architectural significance, though their conversion to residential use has removed some of their significance. They are set around a courtyard, with gardens to the rear. The third side of the courtyard consists of unlisted 19th century dwellings.</p>	<p>The group lies to the east of the Site, separated from it by a band of fields. The Site makes some contribution to the wider setting of the group.</p>

	The wider setting is agricultural. The setting contributes to its significance.	
99 And 101, Banbury Road (NHLE 1298538)	This pair of cottages date to the 1770s. They are of painted brick with a tile roof. They are of two storeys, each being of two bays. Their significance is architectural. They are set on a residential road surrounded by later development, including interwar semis and later detached houses and short terraces. The setting does not contribute to their significance.	The cottages lie to the west of the Site, separated from it by modern housing estates. The Site does not contribute to their significance.
410m west of Site Springfield Bridge (NHLE 1187857)	This very modest brick and ashlar brick, dating to 1825-26, was built as an accommodation brick over a now defunct tramway. It has a round arch with ashlar impost. The tramway cutting is now filled with trees and shrubs at this point. This immediate setting contributes to the asset's significance, as demonstrating the reason for the bridge's construction. The wider setting is the rural landscape. This does not contribute to its significance.	The bridge is adjacent to the Site, separated from it by the A3400 Shipston Road. The Site does not contribute to its significance.
Stratford-upon-Avon Conservation Area	Stratford-upon-Avon Conservation Area (CA) includes the whole town and is divided into None of the listed buildings within Stratford-upon-Avon Conservation Area fall within the study area. The CA is divided into areas, the nearest area to the Site is Area A, the generally open area along the river. It includes the canal basin, the recreation grounds and playing fields, the Church of the Holy Trinity and its graveyard, and the Royal Shakespeare Theatre. The eastern boundary is formed by the modern development along the A3400, and by the golf club. The views are dominated by the river, looking north and south along it, and from the east across the river towards the church and theatre on the west bank. The other significant views noted in the council's CA report are the glimpses of the river seen from within the town down Sheep Street, Bridge Street and Chapel Lane. Entrances into the town from the east are also noted. The significance of the CA is architectural, historic, evidential and communal, comprising the CA and the many assets within it. The CA is set within wings of modern development to the east and west. The open landscape still intrudes into the town from the north and south, although to the north this is predominantly developed for leisure use.	The Site lies to the east of the CA, beyond a band of modern residential and retail development and the golf course. The southern parcels of the Site are separated from the CA by the A4390 Seven Meadows Road and A3400 Shipston Road. The Seven Meadows Road is particularly thickly lined with hedgerows. There is no intervisibility between the Site and the CA. The Site does not make a contribution to the significance of the CA.

	The setting makes some contribution to the significance of the CA.	
POTENTIAL IMPACT OF ALLOCATION ON SIGNIFICANCE		
Name of asset	Description of impact	
Alveston Hill Farm group: Alveston Hill Farmhouse (NHLE 1187752); Barn And Attached Range Immediately North West of Alveston Hill Farmhouse (NHLE 1187753); Cart Shed Approximately 70 Metres North West of Alveston Hill Farmhouse (NHLE 1298573)	The Site forms part of the setting of the listed farm and its outbuildings, and contributes to their significance as part of the working agricultural landscape. Modern development of the Site would partially sever this connection between the landscape and the working farm, and would potentially result in a minor adverse impact on the listed buildings.	
Croft Farm group: The Crofts Farmhouse and Attached Outbuilding and Barn (NHLE 1187758); Stables and Attached Outbuildings Immediately South West of the Crofts Farmhouse (NHLE 1204073)	The Site forms part of the setting of the listed farm and its outbuildings, and has historically contribute to their significance as part of the working agricultural landscape. This connection has been reduced by the conversion of the farm buildings to residential dwellings. Modern development of the Site would further degrade this connection between the landscape and the listed group, and could potentially result in a minor adverse impact on the listed buildings.	
99 And 101, Banbury Road (NHLE 1298538)	The Site does not make a contribution to the significance of the listed building. Modern development of the Site would not impact the listed building.	
410m west of Site Springfield Bridge (NHLE 1187857)	The Site does not make a contribution to the significance of the listed building. Modern development of the Site would not impact the listed building.	
Stratford-upon-Avon Conservation Area	The Site does not make a contribution to the significance of the listed asset. Modern development of the Site would not impact the listed asset.	
Non-designated assets	<p>The site and study area contain findspots indicating multiple phases of occupation. There are further earthworks and other cropmarks in the study area, providing further evidence of previous multiple phases of occupation.</p> <p>The most northerly parcel of land and the most southerly parcel contain earthworks or cropmarks which indicate possible buried remains. Modern development of the Site could potentially have a major adverse impact on these remains.</p> <p>Regarding the parcel of land south of the A422, in the centre of the site, the findspots within the parcel also indicate the possibility of undocumented remains within this parcel of the Site. 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>The Second World War aircraft crash site may be protected as war graves; this is a potential issue in any redevelopment.</p>
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MAXIMISING ENHANCEMENT AND MITIGATING HARM
Maximising Enhancement
<p>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.</p>
Mitigating Harm
<p>Due to the known presence of remains from multiple phases of occupation within the Site and the study area, it would be advisable to perform archaeological investigations prior to any development in the Site.</p> <p>It would be advisable to create a buffer zone around the Alveston Hill farm group to reduce the impact on this group.</p> <p>There is a risk of harm through cumulative impacts to heritage assets here arising from adjacent site SG18. A cumulative assessment of the potential impact of allocating both these sites has therefore been undertaken.</p>