

Land North of Lower Quinton, Stratford-on-Avon, Warwickshire

Heritage Desk Based Assessment



Report prepared for:
Rosconn Strategic Land

CA Project: 6506

CA Report: 18025

February 2018



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1. INTRODUCTION

- 1.1. In January 2018, Cotswold Archaeology (CA) was commissioned by Rosconn Strategic Land to undertake a Heritage Assessment in respect of land north of Lower Quinton, Stratford-upon-Avon, Warwickshire (hereafter referred to as ‘the Site’). The Site is located west of Station Road comprising c.11.4ha of land presently in agricultural use. The site is to the north of development along Main Road, to the north-west of the main settlement of Lower Quinton. The Site lies c.8.5km to the south-west of Stratford-on-Avon (NGR: (SP) 417642 247446; Figure 1).



Fig. 1 Site location plan

- 1.2. The proposed development will comprise the construction of approximately 100 houses with associated amenity space, services and facilities.

Objectives and professional standards

- 1.3. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with the ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ published by the Chartered Institute (2014).

1.4. The composition and development of the historic environment within the Site and wider landscape are discussed. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.5. This approach is consistent with the Chartered Institute's 'Standard and Guidance for Heritage Desk-Based Assessment', which provides that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact' (CIfA 2014, 4).

1.6. The 'Historic Environment Good Practice Advice in Planning Note 2: Decision-Taking in the Historic Environment' (Historic England 2014), further clarifies that a desk-based assessment should:

'...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation' (Historic England 2014, 3).

Statute, policy and guidance context

1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within the table overleaf (Table 1.1). The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Consultation

1.8. This assessment has been undertaken in accordance with liaison with Stratford-on-Avon District Council. It was decided that no Written Scheme of Investigation (WSI) was needed, but that the Chartered Institute for Archaeologists (CIfA) guidance was to be adhered to during the reporting process. CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (RO Ref. No. 8).

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2012)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 12 (page 30).
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets (Second Edition) (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Stratford-on-Avon District Council Core Strategy 2011 - 2031	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2012). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2012).

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2012) and the guidance issued by ClfA (2014). The data has been collected from a wide variety of sources, summarised in the table overleaf (Table 2.1).
- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed the generation of a digital terrain model (DTM) incorporating available topographic, elevation and historic landscape data.
- 2.3. On this basis a 1km study area, centred on the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and refined in order to narrow the research focus onto those of relevant to the present assessment. *Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant.*
- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way to assess any potential impacts of the development on the setting of designated heritage assets and non-designated significant heritage assets.

Source	Data
National Heritage List (NHL)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Warwickshire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archives (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Warwickshire Archives	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Warwickshire Local Studies Library	Additional publications, grey literature and other materials specific to the locality.
Environment Agency (EA) website	LiDAR imagery and point cloud data, available from the Environment Agency website.
National Library of Scotland, Know Your Place website & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

Assessment of heritage significance

- 2.5. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 128 of the NPPF (2012), the guidance issued by ClfA (2014) and ‘Historic Environment Good Practice Advice in Planning Note 2’ (Historic England 2014). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within ‘Conservation Principles’ (Historic England 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: **i)** evidential (archaeological) value, **ii)** historic (illustrative and associative) value, **iii)** aesthetic value, **iv)** communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.6. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. In regards to non-physical effects or ‘settings assessment’, the five-step assessment methodology advocated by Historic England, and set out in GPA3 (Historic England, 2017), has been adhered to (presented in greater detail in Appendix 1).
- 2.7. Identified effects upon **designated** heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2012). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in Chapter 5.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the designated heritage asset.	Enhancing or better revealing the significance of a designated heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2012) paragraphs 126 and 137.
No harm	The proposals would preserve the significance of the designated heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a designated heritage asset is consistent with paragraph 126 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the designated heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 134 of the NPPF (2012).
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the designated heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i> Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i>
Substantial harm	The proposals would very much reduce the designated heritage asset's significance or vitiate that significance altogether.	Paragraphs 132 and 133 of the NPPF (2012) would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to designated heritage assets, and the applicable statute and policy.

2.8. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

2.9. In relation to non-designated heritage assets, the key applicable policy is paragraph 135 of the NPPF (2012), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the **scale of any harm or loss and the significance of the heritage asset**' [our emphasis].*

2.10. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Limitations of the assessment

2.11. This assessment is principally a desk-based study and utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. The records held by the HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is located within a generally level landscape in the broad valley of the River Avon at approximately 50m above Ordnance Datum (aOD) rising to c.55m aOD in the east. The River Avon is situated approximately 4.8km to the north of the site. The Cotswold Hills are located c.2.6km to the south of the Site.
- 3.2. The underlying geology across the site comprises mudstone of the Lias Formation and Charmouth Mudstone Formation, sedimentary bedrock formations formed c.183-204 million years ago in the Jurassic and Triassic Periods. No superficial deposits are recorded within the site (British Geological Survey).
- 3.3. The overlying soils are mapped as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils, with moderate fertility. Such soils are likely to have been utilised for seasonally wet pastures, with decreased potential for arable use or settlement in antiquity (Cranfield Soilscales).

Prehistoric (pre-AD 43)

- 3.4. No prehistoric finds or features have been recorded within the Site.
- 3.5. Within the study area evidence of prehistoric to Romano British settlement has been recorded c.740m east of the Site, in the form of crop marks (Figure 2, 1). These were observed on aerial photographs taken in the 21st century during the National Mapping Programme, along with large areas of ridge and furrow. The ridge and furrow had previously masked the crop marks. The features represent a series of enclosures, ditches and circular features.
- 3.6. These likely represent agricultural use of the landscape during the later prehistoric period into the Roman period. Given the low lying, wet nature of the landscape in this area it was likely in seasonal use, with temporary features created. From aerial mapping the cropmarks are relatively concentrated, however it is possible further features have been removed or hidden by subsequent land use and the wide spread survival of medieval and post-medieval ridge and furrow masking the features.
- 3.7. Located c.1.7km to the south of the Site is the Scheduled Monument at Meon Hill (Figure 2, **SM1**). This comprises an Iron Age multivallate hillfort. The Scheduling

description indicates that the partial investigations within the enclosure suggested archaeological remains relating to the occupation of the hillfort survive well (English Heritage list entry number: 1011372). The investigations recovered a hoard of currency bars, dated to the 3rd century BC and the excavation of one roundhouse contained Iron Age and Romano-British pottery.

- 3.8. The crop marks noted above may represent part of the hinterland associated with the hill fort at Meon Hill. An archaeological watching brief in 2014 during construction of a new water pipe identified remains of Iron Age to Roman boundaries (Wessex Archaeology, 2015). It is possible that remains of this activity survive outside the area shown on aerial photographs.

Romano-British

- 3.9. No Roman finds or features have been recorded within the Site.
- 3.10. During the Roman period, the site fell into the wider rural hinterland of the walled town at Alcester, located c. 13km to the north-west. In the Roman period, the wider landscape also became dissected by a network of Roman roads, linking major settlements. The proposed development site is located approximately 6km east of Ryknild Street and 8.5km to the west of Fosse Way.
- 3.11. Located 1.4km north-west of the Site is a recorded Romano British rural settlement at Long Marston, this was recorded during a pipeline construction (Figure 2, 2). Possible occupation deposits were discovered including ditches and possible rubbish pits. Painted plaster was also recovered from the topsoil (Palmer, 2002). Roman pottery was also recorded at Meon Hill hillfort, suggesting continued Roman use of the area.
- 3.12. The pottery finds would link in with the possible rural settlement represented by the hillfort to the south and cropmarks to the east, suggestive of the presence of scattered rural settlements in the area during the Roman period.

Early medieval and medieval

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- 3.13. Upper and Lower Quinton are considered to be of early medieval origin. Smith gives an interpretation of the place name of Quinton as derived from ‘*Cwen, tun*’ meaning ‘Queen’s farmstead’ (Smith 1964). This evidence has been used to suggest the presence of a nunnery at Quinton, which may have been associated with the Nuns of the Abbey of Polesworth (Atkyns 1712).
- 3.14. There are no early medieval remains recorded within the study area, but investigations at Meon Hill hillfort revealed an Anglo-Saxon inhumation burial, with grave goods comprising a shield boss and a spearhead.
- 3.15. Upper and Lower Quinton are recorded in the Domesday Book for Gloucestershire suggesting the settlements were established before the 11th century. Lower Quinton and Upper Quinton were located in the *Celfedetorn* Hundred. Lower Quinton is recorded as a settlement of considerable size, with Upper Quinton recorded as a ‘quite small’ land holding.
- 3.16. The foci of the medieval settlements at Lower and Upper Quinton are depicted on Figure 3. The medieval core of Lower Quinton (Figure 3, **3**) is located approximately 300m to the south-east of the site. The medieval settlement developed around the Church of St Swithin (Figure 3), which is of 12th century origin and is Grade I Listed. To the north of the church, the remains of a Grade II Listed churchyard cross are situated. Also within the core of Lower Quinton is the 15th Century building called The Manor House (Figure 3). It is possible that this represents a former manorial Site.
- 3.17. The earthwork remains of the shrunken medieval village were also recorded at Lower Quinton, although much of these remains appear to have been destroyed by later development (Figure 3, **3**). The remains of a moat for a medieval manor have also been recorded in the village, c. 520m to the south-east of the Site, to the south of the church.
- 3.18. The settlement of Upper Quinton (Figure 3, **4**) is situated approximately 750m to the south of the site. The remains associated with the shrunken medieval village extend beyond the medieval core of the village, suggesting that this settlement may once have been larger.
- 3.19. Further deserted medieval settlements have been recorded within the surrounding area such as Willicote, located c.1.2kn north of the Site (Figure 3, **5**). Extensive

earthwork remains show the lay out of the settlement. The HEA notes that the remains appear to represent a hamlet, or large farmstead, rather than a village.

- 3.20. A further area of settlement is also recorded as Willicote to the east of these earthworks (Figure 3, 5a), however this appears to be a possible duplication of Wincot deserted medieval settlement as the area is entirely covered with ridge and furrow and no earthworks which would indicate a deserted medieval village (DMV) are visible.
- 3.21. Deserted, or shrunken medieval settlements are suggestive of the move away from nucleated small hamlets and villages to a more scattered and isolated settlement pattern brought about by enclosure of land. A further reason for deserted or shrunken medieval settlements is dramatic reduction in population, such as that caused by epidemics and famine in the 14th century. It is likely that the former is the case with Upper and Lower Quinton as to the east of the settlement the Historic Landscape Characterisation of the area notes that there is an area of re-organised piecemeal enclosure. Piecemeal enclosure is suggestive of late medieval and early post-medieval land enclosure.

Medieval agriculture

- 3.22. The proposed site lies within an area of ridge and furrow earthworks as recorded by the National Mapping Programme (NMP) (Figure 3). This area is recorded by the Warwickshire Historic Landscape Characterisation as planned enclosure within landscape formerly farmed as medieval strip fields. In the medieval period this land would have formed part of the open-field agricultural system surrounding the villages of Lower and Upper Quinton and forming their agricultural hinterland. Extensive ridge and furrow has been recorded across the area with medieval ridge and furrow recorded within the Site indicating that during this period the Site and surrounding area was utilised for agriculture.
- 3.23. The medieval ridge and furrow earthworks were created over time through ploughing of narrow strips of land ('selions') with oxen teams (and, from the 13th century, by horses), with the plough turning the soil to the right and gradually pushing up central ridges, at intervals of around 8m. Due to the wide turning circle required by the plough teams, the earthworks acquired the characteristic reverse S-shaped layout (Rackham 1986). The direction of ridge and furrow and field pattern within the surrounding area shows a possible drove route to the north and east of the Site,

from the settlement of Lower Quinton, following The Monarchs Way part of the way to the main road to the west of the Site.

- 3.24. Ridge and furrow remains may also be of a later date, however due to improvements to agriculture, the later features comprise earthworks that are narrower, longer and more linear in form and not of the character exhibited on and around the Site.
- 3.25. The review of the historic aerial photographs from the 20th and 21st centuries revealed that the landscape surrounding Lower Quinton comprised ridge and furrow earthworks prior to development (Figure 10). Many of the field boundaries extant within the study area represent reverse 'S' and 'dog-leg' boundaries, which are indicative of the enclosure of medieval strip fields and agriculture.
- 3.26. The historic aerial photographs and current images also indicated the presence of ridge and furrow remains within the Site, and the Site visit confirmed that the earthworks are visible at ground level. Within the majority of the Site the selions were ploughed north to south. There is a small area ploughed on roughly east to west alignment in the western most area of the Site. Evidence of a possible historic field division or a trackway is also visible within the Site as shown on aerial photography, with a crop mark showing a linear feature running east to west in the top area of the field (Figure 10).
- 3.27. The site visit indicated that the ridge and furrow remains survive across the majority of the site, with the size of the earthworks varying. The earthworks in the eastern and central area of the Site have been significantly reduced, though are still visible, with more degradation in the eastern area. In the west of the Site the ridge and furrow survives well and the ridges appear approximately 7-8m wide and over 0.5m high in places. These are comparable to other extensive examples in the parish and more widely in Stratford Upon Avon District.

Post-medieval and modern

- 3.28. No post-medieval finds have been recorded within the Site.
- 3.29. During the post-medieval period the Site was likely still used as agricultural land. Development within the settlement and surrounding area would have been slow and piecemeal and is mostly represented by historic properties, many of which are Listed. The historic core of Lower Quinton contains twelve Grade II Listed Buildings

with post-medieval origins or elements. Post-medieval buildings, of 16th to 18th century date are also located in Upper Quinton c.730m south of the Site.

- 3.30. During the late 18th century the land surrounding Upper and Lower Quinton would have been enclosed, through piecemeal or parliamentary enclosure acts. This would have very much changed the landscape, forming large fields parcelled out of former medieval strip fields. The surrounding landscape would have been made up of small scattered farmsteads following this enclosure, with settlements dispersing and the residents moving to more isolated areas to make the most of the new landscape. Located c.670m west of the Site is Long Marston Grounds, a Grade II Listed Building built c. 1700 (Figure 4, **LB4**). This represents an element of the post-medieval agricultural landscape and development following the land changes of the 18th and 19th century.
- 3.31. A turnpike road from Stratford to Andoversford is located c.320m west of the Site (Figure 4, **7**). It is possible this was a medieval route way, improved by the turnpike trust in the 17th-19th century.
- 3.32. Located along the southern boundary of the Site is the site of a windmill at Lower Quinton which was built in the early 19th Century, with possible earlier origins (Figure 4, **6**). It originally had three storeys, with wooden machinery. Located to the south of the windmill is an associated house, which is still standing. By the 1870's it had ceased working, and the sails were removed c.1915. The cap was later damaged during bad weather, and the whole structure was dismantled in 1951 to build a housing estate on site. Archaeological work on the windmill mound uncovered fragments of machinery and evidence that the foundations are still in place (Coutts, 2000).
- 3.33. During the later post-medieval and early modern period little development took place within the settlements of Upper and Lower Quinton. The mid-19th century sees some small developments on the outskirts of Lower Quinton, namely Quinton House and associated garden (Figure 4, **8**). The exact date of the building is not known, but using historic maps it can be assumed it was built between the 1830's and 1880's.
- 3.34. The 20th-century activity within the study area is represented by the Second World War RAF airfield at Long Marston, located c.700m north-north-west of the Site,

which was in use until the 1960s (Figure 4, **9**). During the war the function of the airfield was as a satellite of Honeybourne, used by an Operational Training Unit assigned to 91 Group RAF Bomber Command. Associated with the airfield is Long Marston Depot, located c.500m south-east of the Site (Figure 4, **10**). The depot was connected to the mainline railway and a network of rail lines and roads connected the various buildings and open air storage space. Located within the depot area was a possible prisoner of war camp, which later became the Long Marston resettlement camp (Figure 4, **10a**).

- 3.35. The HER records cropmark features of unknown date in the fields to the south-west of the site (Figure 4, **11**). The review of modern aerial photographs indicates that these are likely to relate to a pipeline, just to the west of the site, and drainage systems associated with agriculture.

Historic Landscape Character

- 3.36. The Warwickshire HER provides the Historic Landscape Characterisation (HLC) data. The HLC type for the site is recorded as *Planned Enclosure*, which is characterised by large rectilinear fields with straight boundaries. The presence of ridge and furrow indicates that the planned enclosure occurred within an area which once formed medieval open fields. This assessment has confirmed the presence of ridge and furrow earthworks, indicative of medieval cultivation of this land as open strip fields.

Map Regression

- 3.37. Map regression is a useful tool to understand the historic uses of the land and development over time. The historic cartographic depictions of the Site are limited, with no official award or map for the 1773 enclosure and the site located outside the titheable lands, depicted in detail on the 1840 Quinton Tithe map.
- 3.38. The 1831 one-inch Ordnance Survey map is the earliest map reviewed for this study which provides an illustration of the settlement of Upper and Lower Quinton, within the wider landscape (Figure 5). The map shows limited development along Main Road to the west of the historic core of Lower Quinton. This development comprises the windmill, and a farm to the north of the Site. The site and its surroundings appear to have comprised undeveloped farmland in the early 19th century.

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- 3.39. The 1868 map of estates belonging to Magdalen College shows the land surrounding the Site, although the actual area is not included (Figure 6). The 1885 map shows the Site in more detail, along with Quinton House and the site of the windmill (Figure 7). The map also shows a pond attached to the windmill. A pond is also located in the top north-eastern corner of the Site. Within the Site scattered trees are shown within the open fields and along the hedgerows. This is suggestive of pasture land. Figure 8 is the 1885 map showing the Site in relation to the settlement of Lower Quinton (Figure 8). This shows the clustered settlement with the Site forming part of the agricultural hinterland.
- 3.40. The 1923 map shows very little development within the Site and in the area surrounding it (Figure 9). An aerial photograph from 1946 shows the extent of the ridge and furrow within the Site and the rural character of the surrounding area (Figure 10). It is not until the late 20th century that development starts to occur to the south of the Site, as shown on the 1971 map (Figure 11). This shows a significant area of development, more than doubling the size of Lower Quinton. Land to the south of the Site becomes housing development, although the Site itself has changed little.
- 3.41. Figure 12 is an aerial photograph from c.2017, showing the Site area as it is now. The land to the south has been further developed on, although the Site itself maintains its rural character.

Summary

- 3.42. Within the study area and surrounding landscape evidence of prehistoric and Romano-British settlement has been recorded in the form of Meon Hill hillfort and cropmarks of an Iron Age to Romano-British settlement to the north-east of the Site. A Romano-British rural settlement was also recorded to the north west of the Site at Long Marston.
- 3.43. The area is known to have formed agricultural land during the medieval and post-medieval period, with elements of well-preserved ridge and furrow within the Site and surrounding it. Earthworks suggesting medieval settlements have also been recorded at Upper and Lower Quinton.
- 3.44. Subsequent 20th century development has expanded principally to either side of the road running west out of the village..

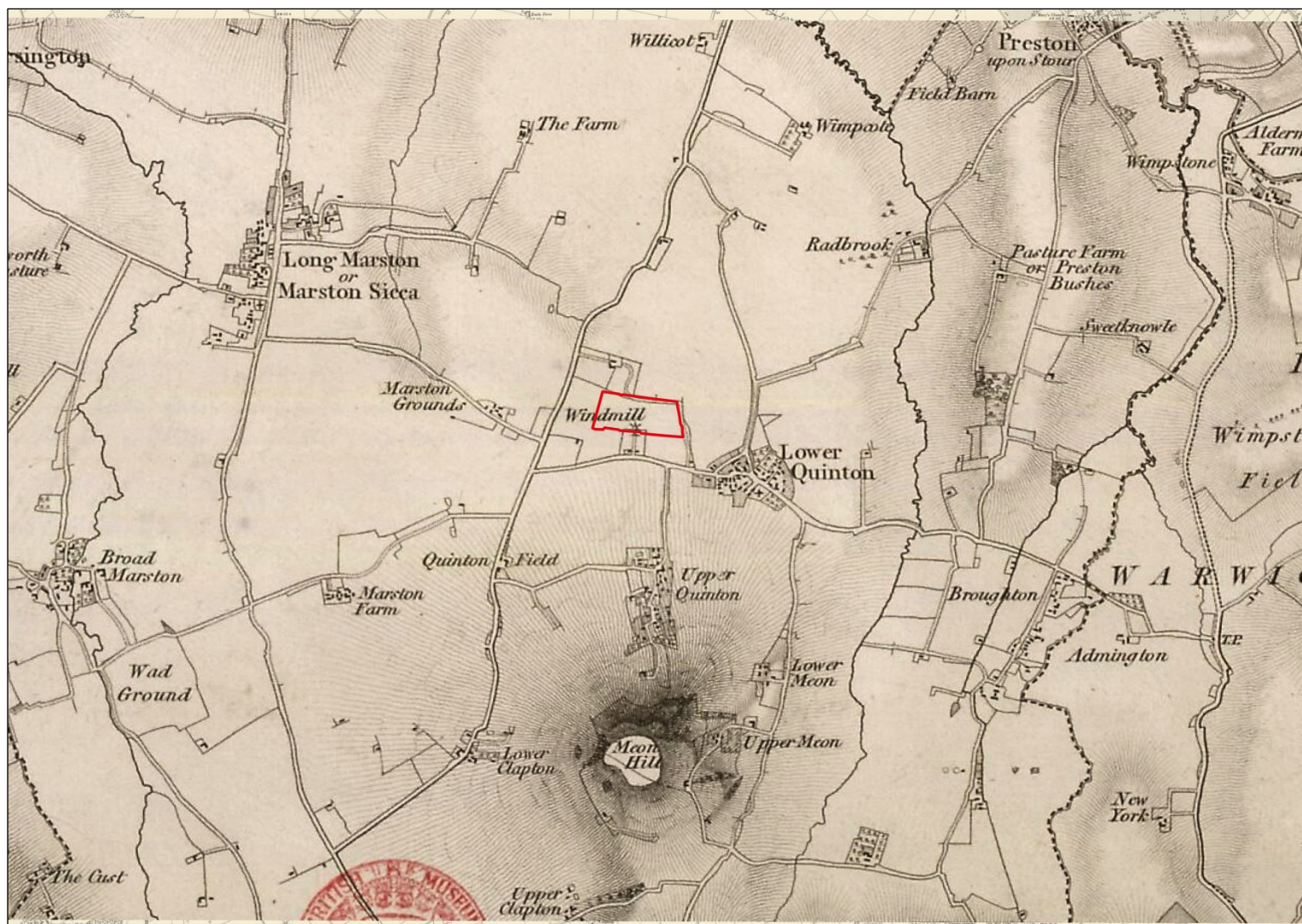


Figure 5 1831 Ordnance Survey map



Figure 6 1868 Magdalene Collage Estate Map

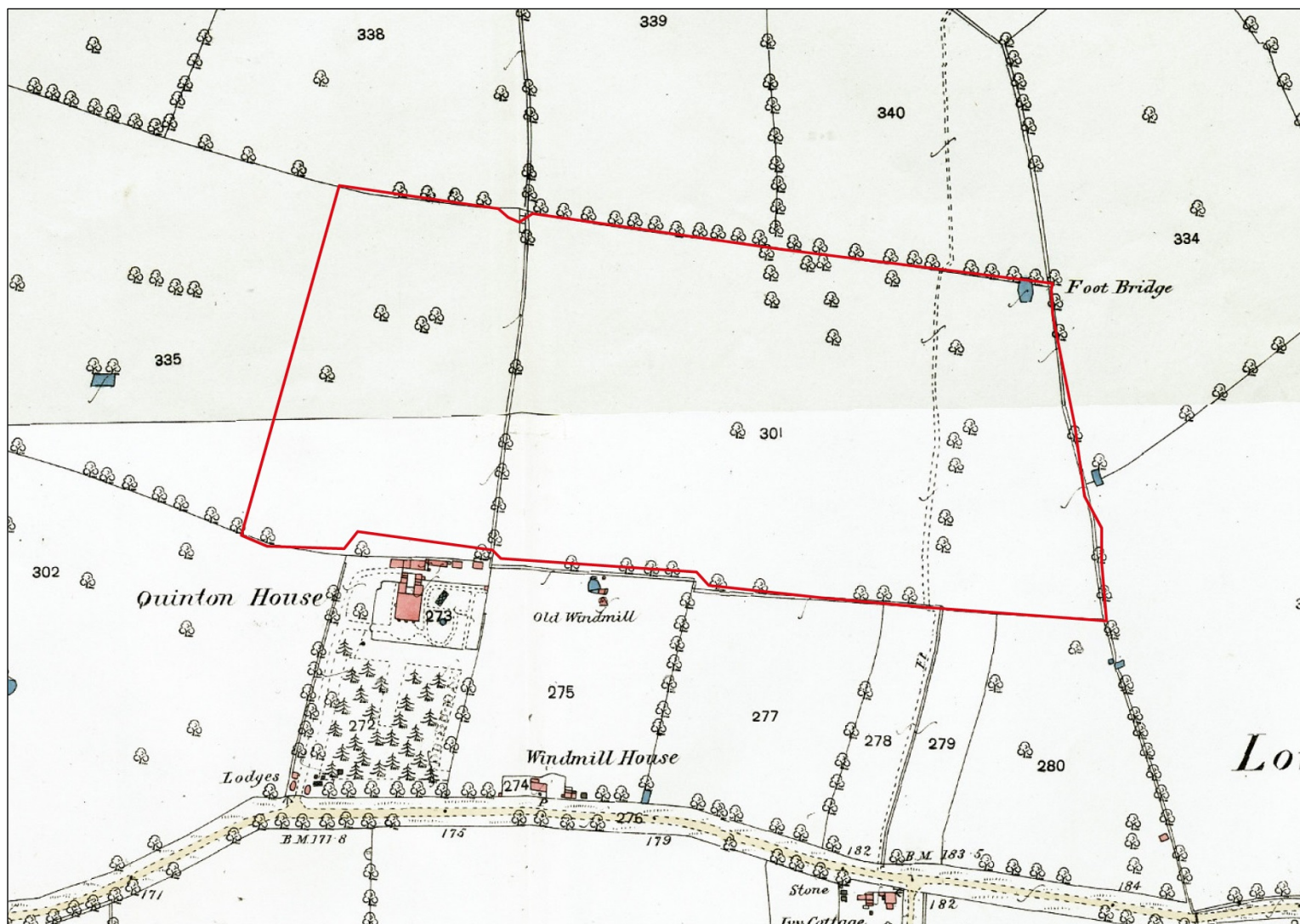


Figure 7 1885 Ordnance Survey map

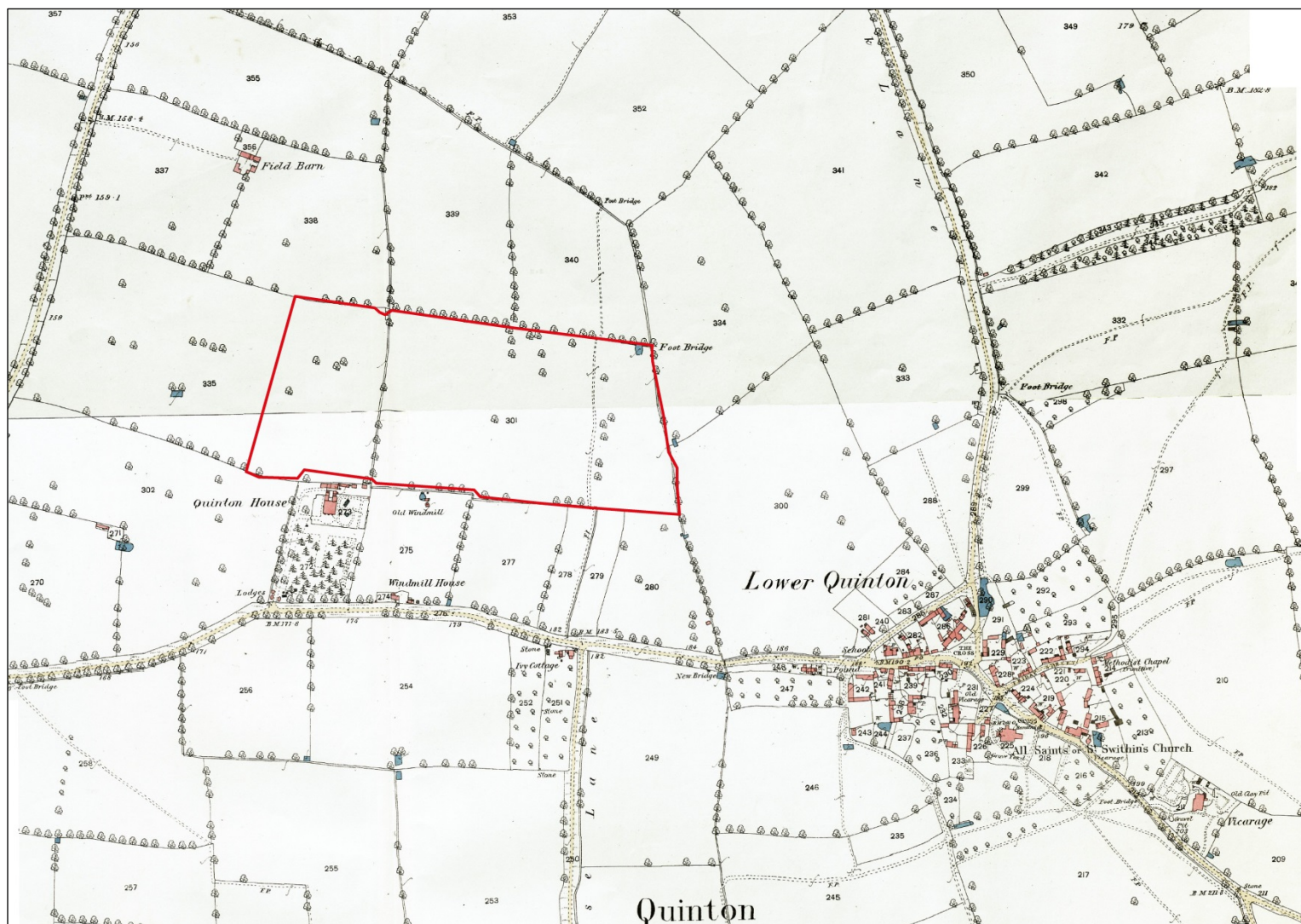


Figure 8 1885 Ordnance Survey map, showing Lower Quinton settlement

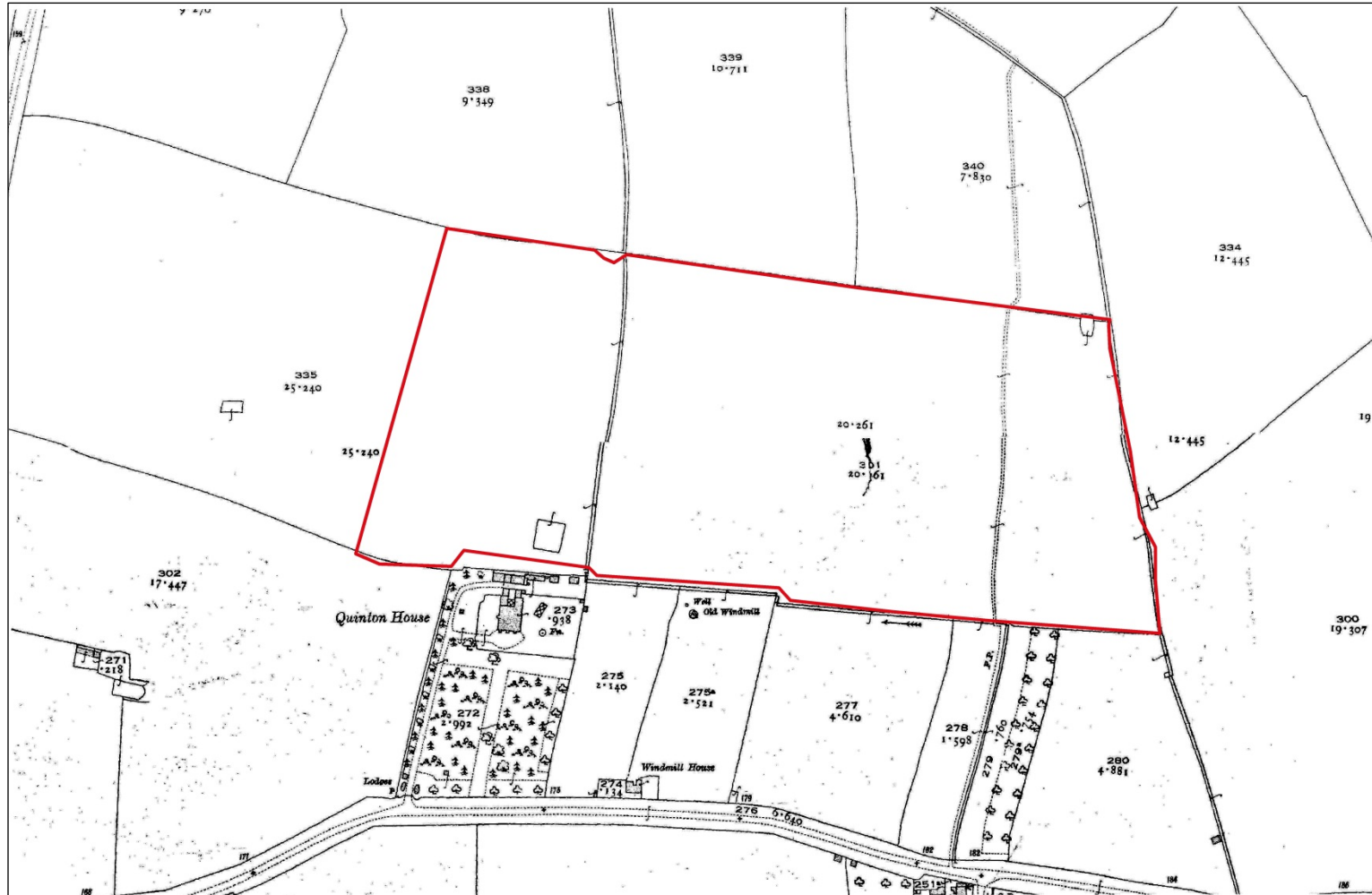


Figure 9 1923 Ordnance Survey map



Figure 10 1946 Aerial Photograph

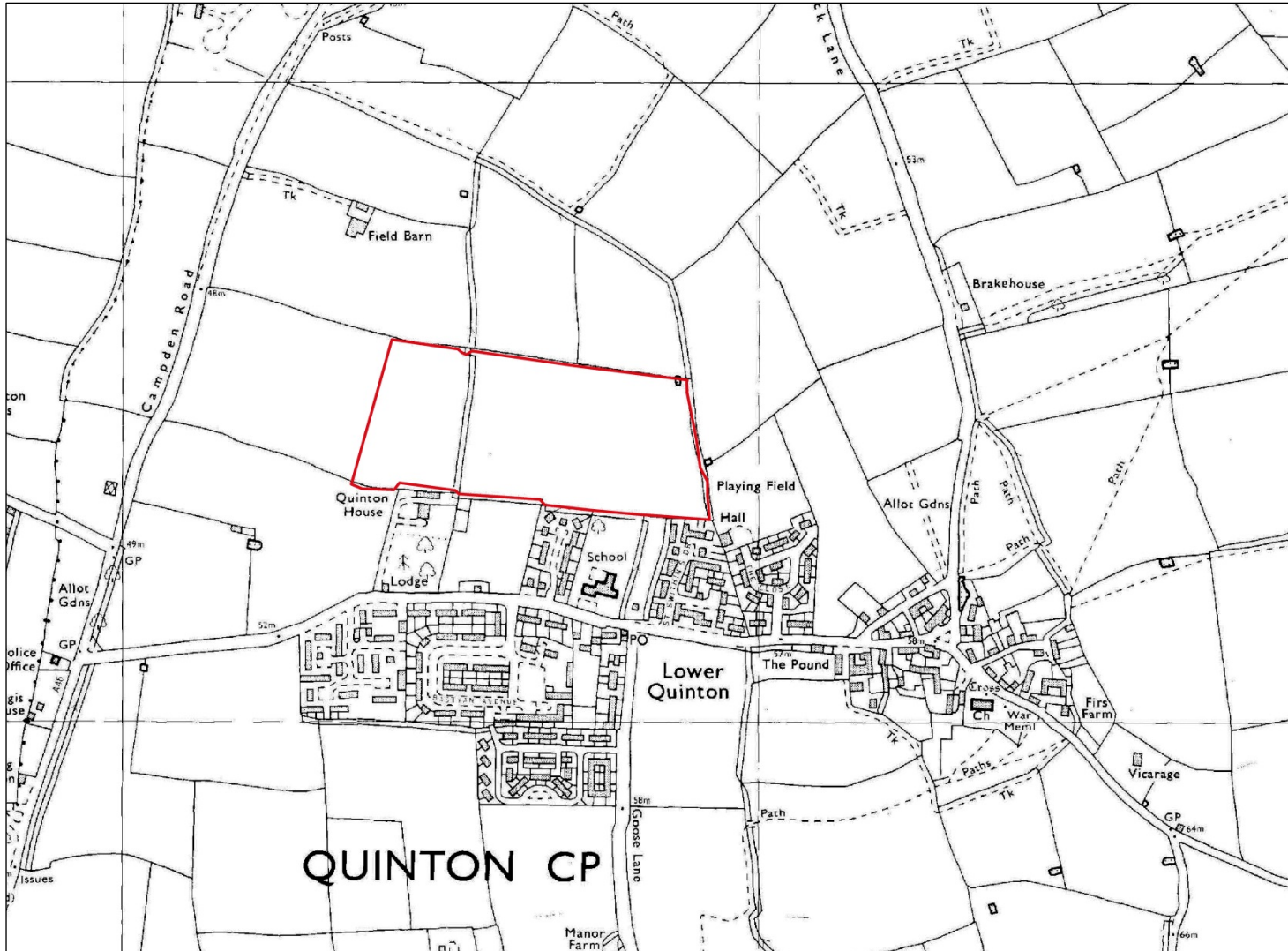


Figure 11 1971 Ordnance Survey



Figure 12 2017 aerial photograph (Google Earth)

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

The significance of known and potential archaeological remains within the Site

4.1. This assessment has identified that no designated archaeological remains are located within the Site; no *designated* archaeological remains will therefore be adversely physically affected by development within the Site.

4.2. Known and potential *non-designated* archaeological remains identified within the Site comprise:

- Extant medieval ridge and furrow;
- Remains and features relating to the windmill on the southern boundary;
- Finds and features dating to the prehistoric to Roman period; and
- Small finds relating to the medieval and post-medieval use of the Site.

4.3. The significance of these assets is discussed further below.

Medieval - post-medieval ridge and furrow

4.4. Recorded archaeological remains within the site comprise ridge and furrow earthworks (Figure 10 and 12). These remains are indicative of the cultivation of this land in the medieval period as part of the open strip fields surrounding Quinton. The local landscape was included as part of the *Turning the Plough* assessment study area (NCC, 2001), but was not identified as a 'priority township' - i.e. a township within which extant ridge and furrow earthworks survive unusually well (NCC, 2001).

4.5. Ridge and furrow earthworks are 'perhaps the most characteristic and widely recognised feature of regular open-field systems' (English Heritage, 2011). A regular open-field system is composed of unenclosed cultivation strips methodically arranged within two, three or sometimes more 'great fields', which might extend to the margins of the township or parish. Ridge and furrow dating to the medieval period is characterised by the backwards 'S' form of the ridges and furrows, along with the width of the ridge, in some cases reaching as much as 20m wide (Historic England, 2011).

4.6. Within the Site aerial photographs and the Site visit confirmed the presence of medieval ridge and furrow. Within the eastern Site area the ridge and furrow appears to have been degraded to shallow ridges, although it is still visible (Photo

1). Within the western area of the Site the ridge and furrow is much better preserved (Photos 2- 3).

4.7. Due to the presence of ridge and furrow earthworks within the Site, this area has been identified in the *Historic Environment Assessment of Local Service Villages* (AOC Archaeology 2012) to be of 'medium-low' archaeological sensitivity due to the potential for the extant earthworks to obscure earlier remains.

4.8. The ridge and furrow within the Site, is considered to be a heritage asset. English Heritage Monuments Protection Programme (MPP) Monument Class Description on condition states that "the condition of ridge and furrow should be very high, i.e. it has never been ploughed since it ceased to be part of the open field system. Ridge and furrow that has been ploughed just once or twice may still be considered worthy of preservation" (Catchpole, 2012). The earthworks within the site are considered to be typical of the extant remnants of a medieval open field, and are common within the surrounding landscape. It is considered, that given the level of impact on the ridge and furrow in subsequent years and the nature of survival, the remains of the ridge and furrow are considered to be of **low significance**.



Photo 1 View of the Site facing south-west showing ridge and furrow (photo locations: Appendix 3)



Photo 2 View of the Site facing south showing ridge and furrow (photo locations: Appendix 3)



Photo 3 View of the Site facing west showing ridge and furrow (photo locations: Appendix 3)

Remains and features relating to the windmill on the southern boundary

- 4.9. Located along the southern boundary of the Site, within one of the adjoining fields, historic maps record the Site of a windmill. This dates to the 19th century, although it was demolished in the mid-20th century. Archaeological investigations of the

windmill mound have revealed fragments of mill machinery and sections of wall beneath the ground, suggesting the foundations are still buried. As such it is possible remains relating to the windmill may extend into the Site along the boundary. Any such remains are considered to be of **low significance**.

Finds and features dating to the prehistoric to Roman period

- 4.10. There is considered to be a generally limited potential for the presence of prehistoric and Romano-British features within the site, due to limited archaeological remains dated to these periods recorded within the wider landscape. However, the site is located within the hinterland of an Iron Age hillfort, with crop marks recorded within in the study area to the north-east of the Site. It is possible that the extant ridge and furrow may mask earlier features, therefore the presence of remains associated with later prehistoric and Roman activity, such as field systems, cannot be wholly excluded. Any finds or features of this nature would be of **low to medium significance**.

Small finds and features relating to the medieval and post-medieval use of the Site

- 4.11. The proposed site is considered to have been in agricultural use from at least the medieval period, as remains of the ridge and furrow cultivation are recorded within the site. The site would have formed a part of the wider farmland in the region and agricultural remains relating to these periods, such as field boundaries or stock enclosures, may be present within the site. Small finds, such as 'dropped' artefacts may be present within the Site from the medieval to modern period.
- 4.12. Due to the evidence for agricultural use and the presence of historic settlements at a distance from the site, the potential for the presence of medieval or later settlement features within the site is considered limited. Finds and features of this nature would if present be considered to be of **low significance**.

Potential development effects

- 4.13. No significant known archaeological remains have been identified within the Site, and there is considered to be a low to medium potential for any significant unknown archaeological remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated or removed by the proposed development.

4.14. Any truncation (physical development effects) upon those less significant non-designated archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:

- pre-construction impacts associated with ground investigation works;
- ground reduction;
- construction ground works, including building and road foundation trench excavations and the excavation of service trenches;
- excavation of new site drainage channels (including soakaways); and
- landscaping and planting.

Extant medieval ridge and furrow

4.15. Depending upon the final construction strategy, development within the Site would be likely to result in the removal of the extant remains associated with the post-medieval ridge and furrow within the Site. Given that these remains are considered to be of overall low heritage significance, their removal/loss would not be considered a significant archaeological impact.

Remains and features relating to the windmill on the southern boundary

4.16. Redevelopment of the land boarding the site of the windmill has the potential to truncate or remove any remains relating to the former windmill. Remains such as these are considered to be of low significance and removal or truncation of such would not preclude development.

Finds and features dating to the prehistoric to Roman period

4.17. There is some limited potential for finds and features relating to the prehistoric and Roman period to be present within the Site. Development within the Site has the potential to remove or truncate any such assets, however this would not preclude development.

Small finds relating to the medieval and post-medieval use of the Site

4.18. There is some potential for small 'dropped' artefacts and agricultural finds to survive within the Site. Development would likely remove these artefacts, however this would not be considered a significant impact.

Summary of potential physical development effects upon non-designated heritage assets

Heritage Asset	Summary of development effect
Extant medieval ridge and furrow	Earthworks likely to be removed during initial ground works, and subsequent construction
Remains and features relating to the windmill on the southern boundary	Possible truncation during works adjacent to southern boundary
Finds and features dating to the prehistoric to Roman period	Possible truncation and removal during ground works
Small finds relating to the medieval and post-medieval use of the Site	Possible truncation and removal during ground works

Table 4.2 Summary of potential development effects upon non-designated heritage assets

- 4.19. The Site is recorded within an area of low to medium archaeological sensitivity in the Historic Environment Assessment of Local Service Villages (AOC Archaeology Group, 2012). The areas of ridge and furrow within the Site are considered to be medium to low sensitivity and have the potential to shield evidence of earlier activity. The ridge and furrow may have some value as a physical example of upstanding remains and evidence of past land-use.
- 4.20. Overall, there is some potential for finds and features dating from the prehistoric to modern period, representing the various phases of land uses, however these are likely of low significance and would not preclude development on the Site.

5. THE SETTING OF HERITAGE ASSETS

5.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

5.2. Step 1 of Historic England's 'Good Practice Advice in Planning: Note 3' (GPA3) is to identify 'the heritage assets affected and their settings' (see Appendix 1). GPA3 notes that Step 1 should focus on those heritage assets for which 'the development is capable of affecting the contribution of [their] setting to [their] significance or the appreciation of [their] significance' (GPA3, page 7).

5.3. The heritage assets summarised in Table 5.1 below are those that have been identified, as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. Those assets discussed below are shown on Figure 13.

Heritage Asset	Description	Setting
Multivallate hillfort on Meon Hill (SM1)	Scheduled Monument, Iron Age hill fort	Agricultural land, on a prominent hill in an otherwise level landscape. Woodland on the northern hillside of the monument creates screening from the direction of Upper Quinton.
Church of St Swithin (LB1)	Grade I, Church. C12 arcades; C13 chancel; early C14 chancel arch and tower with C15 top stage and spire, C15 nave clerestory; C19 north porch	Set within a large church yard. With a low stone boundary wall. Southern edge of the village.
Manor House (LB2)	Grade II* house, Formerly known as: Ivy House GOOSE LANE Upper Quinton. House. C16 with C17 addition and C19 and C20 alterations	Set within a large garden/court yard with associated buildings. Surrounded by trees and vegetation. Main elevation faces east.

Heritage Asset	Description	Setting
The Manor House (1382670)(LB3)	Grade II, large house, 15th century, House. Late C15 with late C16 and c1830 wings; late C20 restoration	Set back from the road within garden area, accessed by a long drive set back from the road. Centre of the village.
Long Marston Grounds (LB4)	Grade II, Farmhouse. C1700 with late C20 rear additions	Set within a farm complex, with a large front garden, facing south-west. Surrounded by vegetation.
10, 11 and 12, Lower Quinton (LB5)	Grade II, Row of 3 thatched cottages. C17 with later additions.	Set within private gardens, with an area of front garden, main elevation facing north to road. Centre of the village.
14, 15 and 16, Lower Quinton (LB6)	Grade II, 3 cottages, now one. C17 and early C18	Set within a large garden area, main elevation faces south-west towards the road. Centre of the village.
Barn at Henney's Farm, facing Village Green (LB7)	Grade II timber and weatherboarded barn, 18th century.	Centre of the village in a working farm courtyard. Main elevation faces west. Centre of the village.
Church Cottage (LB8)	Grade II, Formerly known as: Cottage west of Church Lower Quinton. House. C17	Set back from the road, with long garden area alongside the church.
Remains of churchyard cross approx.7.3m north of Church of St Swithin (LB9)	Grade II, Remains of medieval cross	Set within the church yard.
Collage Farmhouse (LB10)	Grade II, Farmhouse. Reported as having C15 origins, mainly C16, with early C17 and early C19 alterations and additions	Set within a garden area and farm courtyard, set back from the road. Centre of Village.
Outbuilding immediately NE of Collage Farmhouse (LB11)	Grade II, Cottage, now outhouse. C17 or early C18	Set within garden area of the farmhouse, set back from the main road within a farm complex.
The Collage Arms public house, including attached stable block (LB12)	Grade II, public house. 17th century with 18th and 19th additions.	Centre of the village. Set within the pub garden, with the main elevation facing south towards the road. Centre of the village.
Outbuilding to the rear of the manor house (LB13)	Grade II, Outbuilding. C17 or early C18 with restoration of 1929	Set within garden area of the manor house, set back from the road. Centre of the village.
The Old Vicarage (LB14)	Grade II, Formerly known as: Cotswold House Lower Quinton. House. Late C17 with C20 restorations	Set within a wall garden, set back from the road, with a long drive. Centre of the village.
18 and 19, Friday Street (LB15)	Grade II, House, now 2 dwellings. Late C17 or C18	Set within garden area, main elevation facing south, towards road. Centre of the village.
20, Friday Street (LB16)	Grade II, House, formerly two dwellings. C16 with C17 rear addition	Set within a garden area, main elevation facing west into developed courtyard. Centre of the village.

Heritage Asset	Description	Setting
Friday Cottage (LB17)	Grade II, House. Thatched C17 with c1972 restoration and 1970s and 1980s additions	Set within a garden area. Main elevation faces south-west towards garden. Centre of the village.
The Chesnuts (LB18)	Grade II, House. Early C17 with C18 rear wing	Set within a garden area, main elevation faces south-east, with wings to the north-west. Within the centre of Upper Quinton.
The Farmhouse on the Green (LB19)	Grade II, Former farmhouse, now house. Early-mid C18 with later addition	Large building set within large area of the village green and garden to the north, Main elevation faces south towards the green.
Tudor Walls (LB20)	Grade II, Pair of cottages. C17 with C19 addition	Set back from the main road, within a large garden, main elevations face north and south.
Quinton House (8)	Non-designated 19th century building	Set within own landscaped gardens with entrance lodge, set back from the road. Main elevation faces south, with a block of modern buildings to the north. Enclosed grounds.

Table 5.1 Heritage Assets identified as part of Step 1

- 5.4. The Site visit, and study area walkover, identified that there would be no non-physical impact upon the significance of those listed buildings located within the settlement cores of Upper and Lower Quinton. The setting of these buildings comprises the rural village centre, with most facing on the main road running through the settlements and set within private garden areas. They are best experienced from this rural small village centre, with views of the surrounding landscape mostly obscured by development and vegetation. There are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site. As such, the proposals will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.
- 5.5. Long Marston Grounds, a Grade II Listed Farmhouse is located c.690m west of the proposed development (Figure 13, **LB4**). It is considered that although the proposed development would introduce change into the wider landscape, it would not harm the asset's heritage significance or setting.

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- 5.6. The incorporation of planting as part of the proposal, aiming to soften the development in the landscape, would further limit the effects of the change into the wider landscape surroundings of the listed building and settlement.

Steps 2 – 4: Assessment of setting and potential effects of the development

- 5.7. This section presents the results of Steps 2 to 4 of the settings assessment, which have been undertaken in regards to those potentially susceptible heritage assets identified in Table 5.1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance. Finally, Step 4 considers if/how any identified heritage enhancements might be maximised and if/how any identified harm to heritage significance might be minimised.
- 5.8. Those assets taken to steps 2-4 comprise:
- Meon Hill hillfort (Figure 13, **SM1**); and
 - Quinton House (Figure 13, **8**).

Meon Hill Hillfort Scheduled Monument (Figure 13, SM1 - Historic England List Entry 1011372)

- 5.9. Meon Hill Hillfort is located approximately 1.8km to the south of the site. The Scheduled Monument represents a large multivallate hillfort of Iron Age date, constructed as a defended site probably in the 6th century BC and remaining in use until the mid-1st century AD. There are only around 50 examples of such hillforts nationally, with only two sites recorded in Warwickshire.
- 5.10. The hillfort survives as a series of ramparts and ditches which closely follow the contours of Meon Hill, a prominent local hill rising to 194m AOD. The earthworks enclose an area of approximately 10ha. The outer ditch is partially in-filled, but the associated banks survive well, especially to the south and south-west. The access to the hillfort was provided by causeways to the north-west and south-east. Investigations carried out within the hillfort revealed internal features, such as roundhouses and other settlement features and a currency hoard.
- 5.11. The key contributors to the significance of the Scheduled Monument lie in its evidential and historical value. The surviving earthworks and the potential for below ground evidence for Iron Age activity represent the core of its heritage significance.

The proposed development will not affect these key contributors to the significance of this designated heritage asset.

- 5.12. The setting of the hillfort also makes a contribution to its significance. The immediate setting of the monument comprises a predominantly agricultural landscape of fields bordered by hedges and trees. The interior of the monument is also divided into fields. Although this agricultural landscape has changed substantially since the Iron Age, the agricultural landscape does contribute to the sense of tranquillity and openness and allows for the appreciation of the earthworks within a rural setting. These immediate surroundings of the Scheduled Monument contribute strongly to its significance. These aspects of the significance of this designate heritage asset will not be altered by the development.
- 5.13. The hillfort is located on a prominent hill which is a visually striking feature in the local landscape, which is generally low-lying to the north. The monument was deliberately positioned on top of this hill in order to command the surrounding landscape and local routes of movement. The prominent location allowed wide ranging views from the hillfort, including potentially intervisibility between this monument and other prehistoric monuments and natural features in the wider landscape, including Bredon Hill in Worcestershire on which two hillforts are located. This intervisibility potentially represents an important element of the setting of this designated asset but will not be affected by the proposed development.
- 5.14. The wider surroundings of the monument comprise fields, enclosed by characteristic low hedges and dispersed settlement. However, modern development which does not contribute to the significance of the monument is present within the wider surroundings of the hillfort, including the residential development to the west of Lower Quinton and the industrial and housing estate at Long Marston.
- 5.15. The site is situated approximately 1.8km to the north of the hillfort and the Scheduled Monument can be viewed from the site, as a prominent feature dominating the landscape beyond modern housing development (Fig. 8), framing the settlement to the south. The Site is also visible from Meon Hill, with views from the monument towards Upper Quinton and the western edge of Lower Quinton, which comprises largely post-Second World War residential development on both sides of Main Road. The distance of the Site, and the intervening built form and

associated vegetation of Upper and Lower Quinton creates screening of the Site, and limits any impact of development in this area.

- 5.16. Due to distance, topography, and presence of houses and vegetation in the landscape, the site is not clearly perceptible as it forms a small part of the wider agricultural farmland on the edge of modern development. As such it is considered that the introduction of residential development within the proposed Site would not appreciably change the intelligible historic landscape as viewed from the hillfort and its surroundings (including the public rights of way), with the intrusiveness of the development in the landscape further reduced by the planned planting of vegetation and incorporation of open spaces.
- 5.17. As the key contributors to the significance of the Scheduled Monument, including important elements of the asset's setting, would be preserved, the proposed development would therefore not harm the significance of the hillfort.

Non-designated Quinton House Garden (Figure 13, 8 – HER)

- 5.18. The grounds of Quinton House Garden are adjacent to the site to the east (Fig. 11). This heritage asset is not designated, but it is recorded in the Warwickshire HER as '*formal gardens with drive and lodge*'. The HER does not record the date of this asset, but the review of the historic mapping indicates that Quinton House was constructed and the gardens were laid out post 1831 and before 1884-85.
- 5.19. The asset comprises a country house built on a square plan to the north of the plot, with frontage towards the south where the planned gardens are located. The gardens include extensive planting, comprising coniferous and deciduous trees, with access provided by a drive along the western boundary of the garden and an associated lodge building located at the access gate in the south-western corner of the plot. The garden is surrounded to the east and south by modern housing development and to the west and north by farmland. The property is currently a nursing home.
- 5.20. Quinton House Garden is not designated and is considered to be of local interest as an example of late 19th century planned landscape associated with a country house which together have evidential, historic and aesthetic values. The garden and surviving house can be best appreciated from within the property as the deliberately planted vegetation provides an effective screening of Quinton House from its surroundings. The house and gardens were not designed in order to take

advantage of views of the surrounding landscape, on the contrary, it appears that the creation of the gardens and plantation of trees along the boundaries of the property aimed to seclude the country house from its rural environs.

- 5.21. During the 20th to 21st century a large building was constructed on the northern boundary of the garden associated with Quinton House. This likely coincides with its use as a nursing home. This building screens Quinton House from view from the Site and surrounding area.
- 5.22. Due to this purposeful seclusion of the asset from the landscape, it is not considered that the surrounding farmland forms part of the setting of the house and garden that contributes to its heritage significance. Therefore it is considered that although the proposed development would introduce change into the surroundings of Quinton House Garden, this change would not affect the heritage values of the asset, which include the surviving designed gardens and country house of a late 19th century date, or the appreciation of these values, as they can only be fully experienced from within the property.

The Monarchs Way public footpath / landscape character

- 5.23. The long distance foot path The Monarchs Way passes through the Site in the western area. During the Site visit it was observed that this a well maintained and well used route way. From the footpath clear views of Meon Hill (Photo 4) and St Swithins church tower are visible (Photo 5). Development has the potential to block views of these assets from the public right of way (PRoW), which may impact on the wider appreciation of the assets. Design layouts, maintaining lines of sight from the footpath would minimise this impact.
- 5.24. The ridge and furrow within the Site represents a surviving element of the historic landscape associated with the historic settlement of Upper and Lower Quinton. Ridge and furrow remains, of varying states of preservation, are recorded surrounding the two settlements. Removal of the ridge and furrow will change the historic landscape character, however it is considered that the character has been previously been impacted through residential construction and erosion of the ridge and furrow earthworks.



Photo 4 View of Meon Hill hillfort facing south (photo locations: Appendix 3)



Photo 5 View of St Swithins facing south-east (photo locations: Appendix 3)

Summary of potential non-physical development effects

Heritage Asset	Summary of development effect	Level of effect
Meon Hill hillfort	Distant glimpses of built form within the Site. Removal of views from The Monarchs Way footpath	Less than substantial (lower end)
Quinton House	Glimpses of built form within the Site, vegetation and development form will maintain privacy of the buildings.	Limited Impact (see paragraph 135 of the NPPF 2012)

Table 5.2 Summary of potential non-physical development effects

5.25. Development within the Site will not physically impact the significance of the Listed Buildings within the area. The settings of these assets will also not be impacted.

5.26. With regard to the non-designated Quinton House, located to the south of the development, the current screening in the form of buildings and vegetation creates a secluded setting for the house and garden. In this case paragraph 135 of the NPPF (2012) can be applied;

- *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Thus it is considered that the proposed development would not impact on the principal aspects of the setting or the significance of Quinton House.

5.27. It has been noted that the development has the potential to change the character of the country side although it may be possible to maintain views towards Meon Hill and the church tower as seen from the PRoW, along with visual links with the surrounding open landscape.

6. CONCLUSIONS

6.1. There is some potential for finds and features relating to the prehistoric and Roman period, with ridge and furrow earthworks possibly hiding any earlier features. Any such finds or features are unlikely to preclude development.

6.2. During the Site visit it was noted that remains of medieval ridge and furrow survive within the Site in varying states of preservation. The majority of the Site has shallow, ploughed out ridge and furrow remains, with the eastern area of the Ste

containing well preserved elements of ridge and furrow. These earthworks are considered to be a heritage asset, however their removal would not result in significant harm to the character of the landscape.

- 6.3. There is some possibility for remains relating to the 19th century windmill formally located on the southern boundary of the Site, along with small finds, such as 'dropped' artefacts, and features relating to the post-medieval and modern use of the Site. These would likely be of low significance and would not preclude development.
- 6.4. It is considered that the proposed development would have no physical effect on the designated assets within the study area, and the principal aspects of the setting of these assets would be maintained. This is also considered to be the case with the non-designated 19th century Quinton House and gardens located on the southern boundary of the Site.
- 6.5. It was noted that the wider experience of the Church of St Swithins and Meon Hill hillfort, in terms of views of the assets from The Monarch Way PRow running through the Site may be changed by the proposed development. Sympathetic design and maintenance of view lines from the PRow would minimise this change.

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1923 Ordnance Survey map

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Listed buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2012) and within Conservation Principles (see Section 3 above). In such cases, the establishment of the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on 'Listed Buildings and Curtilage: A Historic England Advice Note' (Historic England 2016).

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the NPPF (2012), Annex 2). Designated heritage assets include Scheduled Monuments and Listed buildings. The NPPF (2012), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The setting of heritage assets

The ‘setting’ of a heritage asset comprises ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ Thus it is important to note that ‘setting’ is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in ‘Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets’, which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 128 of the National Planning Policy Framework (‘the NPPF (2012)’) identifies that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.’

Designated heritage assets

Paragraph 126 of the NPPF (2012) notes that local planning authorities ‘should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.’ Paragraph 132 notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.’ It goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments.....should be wholly exceptional.’

Paragraph 134 clarifies that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.’

Policy CS.8 – Historic Environment

A. Protection and Enhancement

The District's historic environment will be protected and enhanced for its inherent value and for the enjoyment of present and future residents and visitors. Through a partnership approach, the Council will seek opportunities to promote the historic environment as a catalyst for enhancing the vitality of the District.

Priority will be given to protecting and enhancing the wide range of historic and cultural assets that contribute to the character and identity of the District, including:

1. designated heritage assets such as Listed Buildings, Conservation Areas, Registered Gardens, the Battle of Edgehill Historic Battlefield, Scheduled Monuments, and sites of archaeological importance, and their settings;
2. non-designated heritage assets and their settings;
3. Stratford-upon-Avon's historic townscape and street scene, and sites associated with William Shakespeare, to maintain the town's international and cultural importance;
4. the distinctive character of the market towns, villages and hamlets, including their settings, townscapes, streets, spaces and built form;
5. features that reflect the historic interaction of human activity on the landscape, including local vernacular building styles and materials, traditional farm buildings, and historic features associated with canals, navigations and railways;
6. working with the highways authority and infrastructure providers to ensure works to streets and the public realm do not detract from the historic value of the street scene; and
7. Seeking to reduce the number of heritage assets at risk.

B. Proposals Affecting the Significance of a Heritage Asset

Where proposals will affect a heritage asset, applicants will be required to undertake and provide an assessment of the significance of the asset using a proportionate level of detail relating to the likely impact the proposal will have on the asset's historic interest.

Proposals which would lead to substantial harm to, or total loss of significance of, designated heritage assets will only be permitted where substantial public benefits outweigh that harm or loss and it is demonstrated that all reasonable efforts have been made to sustain the existing use or find reasonable alternative uses.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm must be justified and weighed against the public benefits of the proposal, including securing its optimum viable use.

For non-designated heritage assets, proposals will be assessed having regard to the scale of any harm or loss and the significance of the heritage asset.

Where harm or loss of a heritage asset can be fully justified, as part of the implementation of the proposal the District Council will require archaeological excavation and/or historic building recording as appropriate, followed by analysis and publication of the results.

C. Appreciation, Design and Management

Proposals will be high quality, sensitively designed and integrated with the historic context. The design and layout of development proposals will be informed by an understanding of the significance of the historic asset and environment. Creative and innovative design and architecture that helps to secure the conservation of heritage assets and integrates new development into the historic environment will be encouraged where it is sympathetic to the character of the local area.

The positive management of heritage assets through partnership approaches and measures will be encouraged, including the use of Conservation Area Appraisals and Management Plans, Heritage Partnership Agreements and Neighbourhood Plans.

Where appropriate, opportunities should also be taken to assist people's understanding of the history of the asset by such measures as permitting public access and the provision of interpretation displays. This will be particularly important if the asset has relevance to the District's special contribution to the nation's literary and cultural history.

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the

nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

Step 1 requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this will comprise heritage assets where 'the development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance'.

Step 2 of the settings process requires 'assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)', with regard to its physical surrounds; relationship with other heritage assets; the way it is appreciated; and its associations and patterns of use. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)', with regard to the location and siting of the development; its form and appearance; additional effects; and its permanence.

Step 4 of GPA3 provides commentary on 'maximising enhancement and minimising harm'. It notes (Paragraph 26) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 28) that 'good design may reduce or remove the harm, or provide enhancement'.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'.

Regarding 'levels' of significance the NPPF (2012) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 137 of the NPPF (2012) notes that 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2012) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

Effects upon non-designated heritage assets

The NPPF (2012) [paragraph 135](#) guides that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Quality Assurance

CA is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (RO Ref. No. 8). As a RO, CA endorses the Code of Conduct (CIfA 2014) and the Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology (CIfA 2008). All CA Project Managers and Project Officers hold either full Member or Associate status within the CIfA.

CA operates an internal quality assurance system in the following manner. Projects are overseen by a Project Manager who is responsible for the quality of the project. The Project Manager reports to the Chief Executive who bears ultimate responsibility for the conduct of all CA operations.

APPENDIX 2: DATA CAPTURE GAZETTEER

Ref. No.	Orig. Ref.	Description	Period
		Scheduled Monuments	
SM1	HE: 1011372	Multivallate hillfort on Meon Hill	Iron Age – Roman
		Listed Buildings	
LB1	HE: 1382665	Church of St Swithin, Grade I	Medieval
LB2	HE: 1382677	Manor House , Grade II*	Medieval
LB3	HE: 1382670	The Manor House	Medieval
LB4	HE: 1382592	Long Marston Grounds	Post-medieval
LB5	HE: 1382661	10, 11 and 12, Lower Quinton	Post-medieval
LB6	HE: 1382662	14, 15 and 16, Lower Quinton	Post-medieval
LB7	HE: 1382663	Barn at Henney's Farm, facing Village Green	Post-medieval
LB8	HE: 1382664	Church Cottage	Post-medieval
LB9	HE: 1382666	Remains of churchyard cross approx.7.3m north of Church of St Swithin	Medieval
LB10	HE: 1382667	Collage Farmhouse	Medieval
LB11	HE: 1382668	Outbuilding immediately NE of Collage Farmhouse	Post-medieval
LB12	HE: 1382669	The Collage Arms public house, including attached stable block	Post-medieval
LB13	HE: 1382671	Outbuilding to the rear of the manor house	Post-medieval
LB14	HE: 1382672	The Old Vicarage	Post-medieval
LB15	HE: 1382674	18 and 19, Friday Street	Post-medieval
LB16	HE: 1382675	20, Friday Street	Post-medieval
LB17	HE: 1382676	Friday Cottage	Post-medieval
LB18	HE: 1382678	The Chestnuts	Post-medieval

Ref. No.	Orig. Ref.	Description	Period
LB19	HE: 1382682	The Farmhouse on the Green	Post-medieval
LB20	HE: 1382683	Tudor Walls	Post-medieval
		Non-Designated Assets	
1	HER: MWA19889	Prehistoric or Romano-British cropmarks situated 600m NE of Lower Quinton	Iron Age – Roman
2	ADS: 32035	Rural settlement...	Roman
3	HER: MWA1820 HER: MWA1827 HER: MWA8146	Site of Possible Moat SE of St Swithins Church, Lower Quinton, Medieval Cross in Lower Quinton Churchyard, Shrunken village earthworks at Lower Quinton	Medieval
4	HER: MWA6452 HER: MWA8972	Shrunken village earthworks at Upper Quinton, Upper Quinton Medieval Settlement	Medieval
5	HER: MWA4405	Willicote Deserted Medieval Settlement. Aerial photographs show a probable deserted medieval village, located 100m east of RAF Long Marston. The settlement is visible as earthworks and crop marks.	Medieval
5a	HER: MWA1822	Alleged site of Willicote DMV. This is a possible duplicate entry of MWA4405, the alleged site is entirely covered with ridge and furrow, and no suggestion of a settlement.	Medieval
6	HER: MWA1817 HEA: 499464	Site of windmill at Lower Quinton. The site of a windmill at Lower Quinton which was built early 19th Century. Archaeological work on the windmill mound uncovered fragments of machinery and evidence that the foundations are still in place. Ceased work by 1870's, sails off after WWI. Dismantled for housing estate 1951.	Modern
7	HER: MWA4829	Turnpike road from Stratford to Andoversford	Modern
8	HER: MWA13061	Quinton House garden, Lower Quinton. Formal gardens with drive and lodge.	Modern
9	HER: MWA8029	RAF Long Marston	Modern
10	HE: 1404566	Long Marston Depot	Modern
10a	HER: MWA30265	POW camp	Modern
11	HER: MWA19259	Crop marks – likely modern drainage features	Modern

APPENDIX 3: PHOTO LOCATIONS



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