

# Land at School Street, Wolston, Warwickshire



## An Assessment of the Potential Impact to the Settings of Cultural Heritage Assets

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## CONTENTS:

1.	INTRODUCTION .....	1
2.	LOCATION AND TOPOGRAPHICAL BACKGROUND.....	2
3.	METHODOLOGY.....	4
4.	LEGISLATIVE AND PLANNING BACKGROUND .....	6
5.	BASELINE.....	9
6.	ASSESSMENT OF SETTING AND POTENTIAL IMPACTS ON SETTING .....	12
7.	CONCLUSIONS .....	33
8.	SOURCES.....	34

## FIGURES:

- Figure 1: Site Location Plan
- Figure 2: Location of Designated Cultural Heritage Assets
- Figure 3: Location of Undesignated Cultural Heritage Assets
- Figure 4: Guide Plan for Photographic Plates

## PLATES

- Plate 1: Sightline towards the development site from the site of the Lammas Hill Bronze Age Barrow (Scheduled Ancient Monument 1016855)
- Plate 2: Sightline from the southern margins of the site of Wolston Priory and Moated Site (Scheduled Ancient Monument 1007721)
- Plate 3: Sightline from the eastern margins of the site of Brandon Castle (Scheduled Ancient Monument 1011371)
- Plate 4: Sightline from the southern side of St. Margaret's Church, Wolston (Listed Building 1185682)
- Plate 5: Sightline from the headstones in St. Margaret's Church, Wolston (Listed Building 1034884)
- Plate 6: Sightline from the chest tombs in St. Margaret's Church, Wolston (Listed Buildings 1034885, 1185639 and 1299543)
- Plate 7: Sightline from Wolston Bridge, Wolston (Listed Building 1185440)
- Plate 8: Sightline from the Manor House, Main Street, Wolston (Listed Building 1185673)
- Plate 9: Sightline from the entrance to The Priory (Listed Building 1365082) to the site of the proposed residential development
- Plate 10: Sightline across the site of the proposed residential development towards The Priory (Listed Building 1365082) showing the absence of intervisibility due to tree cover
- Plate 11: Sightline from the site of the proposed sewer towards The Priory (Listed Building 1365082)
- Plate 12: Sightline from the Avon Viaduct (Listed Building 1034898)
- Plate 13: Sightline incorporating the significant view across the Wolston Conservation Area towards the Assessment Site
- Plate 14: Sightline incorporating the significant view into the Brandon Conservation Area towards the Assessment Site
- Plate 15: Sightline incorporating the significant view into the Brandon Conservation Area towards the Assessment Site
- Plate 16: Sightline across the archaeological site of the subsurface remains of an undated enclosure (MWA4259) showing absence of intervisibility with the Assessment Site
- Plate 17: Sightline towards the Assessment Site from Fosse Way (MLW4759)

# 1. INTRODUCTION

**1.1** Bloor Homes West Midlands Division has commissioned Nexus Heritage to prepare an assessment for an area of land at School Street, Wolston, Warwickshire, (hereafter, the 'Assessment Site'). This assessment has been initiated to investigate the potential for proposed development at the Assessment Site to impact on the settings of heritage assets and the contribution that these settings make towards the significance of the assets. Nexus understands that Bloor Homes West Midlands Division has applied to Rugby Borough Council for full planning permission for the following development at School Street and Priory Road, Wolston:

*Residential development comprising 92 houses, including public open space within the site and new public open space on land to the north of Priory Road, garaging, newt reserve and associated infrastructure (Amended Plans - No of Dwellings reduced from 99 to 92).*

- 1.2** The aim of this assessment is to provide an understanding of the setting of heritage assets in the vicinity of the proposed development and determine if any settings would be impacted upon by the proposed development.
- 1.3** The assessment comprises an examination of evidence secured from the Warwickshire Record Office and the Warwickshire Historic Environment Record, and incorporates other available published and unpublished discernible from web-based sources such as the MAGIC, Heritage Gateway, National Heritage List for England and PastScape databases. A walk-over survey of the site and its environs was conducted on the 31<sup>st</sup> May 2011.
- 1.4** Discussions were held with representatives of Rugby Borough Council, to discuss the aims of the assessment and the methods to be employed in order to ensure that the assessment meets the expectations of the Local Planning Authority.
- 1.5** The Assessment Site is located within the vicinity of undesignated archaeological sites, Scheduled Ancient Monuments, Listed Buildings and two Conservation Areas. It is not located within a World Heritage Site or Area of Archaeological Importance. The Assessment Site is not registered as a Registered Park and Garden or a Registered Battlefield. The nearest Park and Garden of special historic interest is Combe Abbey, a Grade II\* listed park located c. 3km to the north of the Assessment Site and the nearest historic battlefield is that of the Battle of Naseby, 1645, c. 25km to the east.

## 2. LOCATION AND TOPOGRAPHICAL BACKGROUND

- 2.1** The Assessment Site is located on the north-eastern outskirts of the village and civil parish of Wolston, Warwickshire. It is two discrete parcels of land currently areas of pasture which are grazed by cattle, (Figure 1). Wolston exhibits the typical characteristics of many English villages - of its size in that it retains a historic core around which increasingly more modern development has expanded. A wide range of property types are present within the village, ranging from traditional terraced cottages to recently built three storey townhouses.
- 2.2** The Assessment Site is characterised as two parcels of land separated by School Street. The larger, northern parcel of land is characterised as a field of open pasture land, bounded by hedgerows on all sides. To the east there are terraces of residential properties, to the west, north and south there are roads – Priory Road to the west and north, and School Street to the south. Along School Street there are a small number of larger detached properties in substantial plots of varying character. To the north, along Priory Road, development is more dispersed and concealed by mature landscaping, comprising of individual dwellings and a traditional farm complex. The assessment site is irregular in shape and covers an area of c. 3.2ha. The general topography of the field slopes gently down from the south-east corner to the north-west corner and contains traces of earthworks associated with a previous, historic agricultural use. The smaller, southern parcel consists of the eastern half of a small paddock covering an area of c. 0.5 ha. It is bounded to the north by School Street and the north-east by Coal Pit Lane. The general topography of the area slopes gently down from the south-east corner to the north-west corner. The land is currently under pasture.

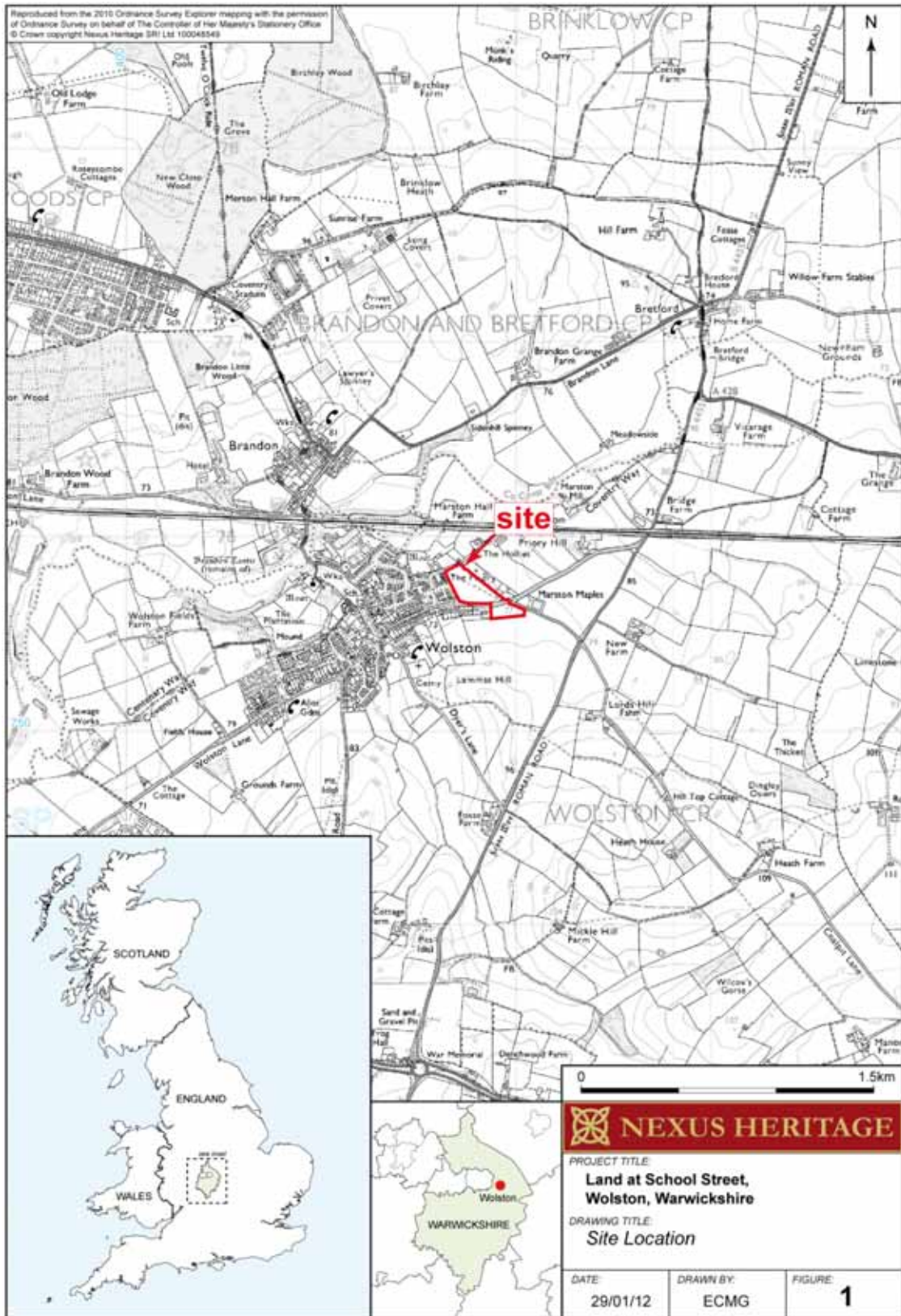


Figure 1: Site Location

### **3. METHODOLOGY**

- 3.1** The overall objective of this cultural heritage assessment is to provide a realistic assessment of any indirect effects with reference to cultural heritage assets and their settings and allow for an informed decision-making process. It should be noted that Bloor Homes West Midlands Division has, in addition to providing this document which deals with setting issues also commissioned several other investigations concerning heritage – a geophysical survey and archaeological evaluation of the site of the propose residential development, an archaeological evaluation of the proposed newt reserve and a desk-based assessment and geophysical survey of the land through which it is proposed to construct a new underground sewer. The results of these investigations have been shared with Rugby Borough Council, Warwickshire County Council and English Heritage.
- 3.2** Figure 2 illustrates the location of designated cultural heritage assets (Scheduled Ancient Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) within a 1km radius assessment area. A gazetteer of these monuments is provided in Table 1. In order to assess the potential impact of the proposed development on the settings of cultural heritage assets an Assessment Area has been established comprising an area of land 1km in radius centred on a seed-point at Ordnance Survey Landranger Grid Reference SP 414 757. A 1km radius was chosen as it represents the furthest distance at which it was anticipated that a perceptible measure of magnitude of change to settings might bring about an adverse impact to the settings of heritage assets.
- 3.3** Figure 3 illustrates the location of undesignated cultural heritage assets within a 1km radius assessment area.
- 3.4** A gazetteer of the designated and undesignated assets is provided in Table 1.
- 3.5** In order to identify and assess the cultural heritage resources within the Assessment Area a preliminary survey (desk-study) was undertaken. The results of the desk-study were complemented by a further element of work – visits to each of the assets in order to examine the asset and its setting and gain a full appreciation of the immediate and wider setting of each asset. The visits were a systematic examination of the assets and the landscape within the assessment area. The results of both elements of work have been used to prepare this report.
- 3.6** In line with English Heritage guidance (English Heritage 2011b), see below, the aims of the assessment process which underpin the conclusions detailed in this assessment were:
- To identify heritage assets and their settings which may be affected by the proposed development
  - To assess the effects of the proposed development on the significance of the setting.
  - To explore options for mitigating harm to settings and/or enhancing settings

- 3.7** The assessment has considered multiple heritage assets of variable significance with nested and overlapping settings straddling the built environment and the rural landscape. With a complex data set such as this efforts have been made to bring an appropriate and proportionate degree of detail and rigor to the assessment process. It has been thought sensible to utilise multifaceted procedures which assist in demonstrating the analytical and quantitative exactitude required by this level of assessment and support the clear expression of a narrative providing qualitative assessment of heritage significance and the effect of the proposed development on that significance.
- 3.8** There were no limitations on the assessment arising from the information available, the timing of the project, nor the personnel involved. Certain minor limitations can be identified with respect to site visits – site visits to several assets were not possible due to access limitations, and so on-site assessments were undertaken from the nearest publically accessible locations. In addition, in considering the impact and intervisibility between the Assessment Site and the heritage assets, impact has been assessed from ground level only as the vast majority of noticeable effect would be viewed from this level.

## 4. LEGISLATIVE AND PLANNING BACKGROUND

### 4.1 National Legislation and Planning Policy

- 4.1.1 At the national level, the principal legislation governing the protection and enhancement of monuments of national importance is the Ancient Monuments and Archaeological Areas Act 1979. The 1979 Act provides protection to Scheduled Ancient Monuments. The consent of the Secretary of State for Culture, Media and Sport is required for works of demolition, destruction to or damage to a Scheduled Ancient Monument. However, the 1979 Act does not provide statutory protection of the setting of Scheduled Ancient Monuments.
- 4.1.2 Buildings of heritage interest are protected by listing under the *Planning (Listed Building and Conservation Areas) Act, 1990*. This Act empowers local authorities to designate areas which are of special architectural or historic interest as Conservation Areas with the objective of preserving and enhancing their character and appearance. The Act includes special considerations affecting planning functions. Section 66(1) states that “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 features of special architectural or historic interest which the building possesses.” This duty is reinforced by Section 67, which provides a mechanism by which determining authorities may be required to publicise a planning application it considers will affect the setting of a listed building.
- 4.1.3 In March 2010 *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) replaced the earlier guidance documents *Planning Policy Guidance 16: Archaeology and Planning* and *Planning Policy Guidance 15: Planning and the Historic Environment*. This statement sets out the Government’s national policies on the conservation of the historic environment. The historic environment includes features of historic, archaeological, architectural or artistic significance or interest and these features are commonly referred to as heritage assets. Some heritage assets possess a level of interest that justifies designation, but the statement also covers historical assets that are not designated but which are of heritage interest and must be considered during the planning process.
- 4.1.4 The Government’s aim is that the historic environment should be conserved and enjoyed for future generations. The Government’s three main objectives with respect to this aim are as follows:
- to deliver sustainable development
  - to conserve England’s heritage assets in a manner appropriate to their significance
  - to contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.
- 4.1.5 A number of policies have been established to provide direction with regard to these objectives and with respect to the setting of heritage assets the following policy is relevant:

- Policy HE6 requires an applicant to provide the Local Planning Authority with a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset. As a minimum the historic environment record should have been consulted and the heritage assets should be assessed using appropriate expertise. Where an application site is considered to have the potential to heritage assets the developers should submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the asset, i.e. a field evaluation. This information should be set out in the application as part of the explanation of the design concept.
- Policy HE8 emphasises that the effect of an application on the significance of a heritage asset or its setting is a discernible consideration in determining the application.
- Policy HE10 considers the significance of the setting of a heritage asset. The greater the adverse impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

4.1.6 The English Heritage Register of Historic Battlefields identifies forty-three important English battlefields. Its purpose is to offer them protection and to promote a better understanding of their significance. The inclusion of a battlefield site on the Register does not provide it with additional statutory controls, but Planning Authorities are advised to take into account the effects of any development on registered sites and consider the effect as a discernible consideration to be taken into account in determining planning applications.

## 4.2 Regional and Local Planning Policy

In considering any planning application for development, the local planning authority must have regard to the national policy framework detailed in PPS5, Development Plan policies and other material considerations. The Development Plan at present comprises the West Midlands Regional Spatial Strategy (adopted in 2008), which contains Policy QE1 Preserving and Enhancing the Built Environment, and the saved policies of the Rugby Borough Local Plan (adopted 2006). It should be noted that the Local Plan policies relating to archaeology and cultural heritage (E14 and E16) were not saved. However, the local planning authority has adopted its Core Strategy. The Core Strategy does not include a specific cultural heritage based policy.

## 4.3 Professional Guidance

4.3.1 In October 2011, English Heritage published the document *The Setting of Heritage Assets: English Heritage Guidance*. This provides advice on managing change within the setting of heritage assets and is intended to assist the understanding of PPS5. Setting is an important concept in government policy concerning environmental conservation. Following recent guidance in PPS5 a “setting” has been defined as the ‘perceptible effects on components of a landscape that can be appreciated at a given time, whether or not the components had contemporaneous origins’.

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## 5. BASELINE

### 5.1 Introduction

- 5.1.1 The following section is a summary of the heritage evidence found within a 1km radius of the Assessment Site, known as the 'Assessment Area'.
- 5.1.2 The evidence has been colligated from the Warwickshire Historic Environment Record (WHER), the Warwickshire County Record Office (WCRO), the National Heritage List for England and other documentary and cartographic sources. The data collected is considered to provide a good indication of the character, distribution and survival of cultural heritage assets in the vicinity of the Assessment Site.
- 5.1.3 The locations of the 84 identified cultural heritage assets within the Assessment Area are shown in Figs. 2 and 3 and basic data on the heritage assets is provided in Table 1.
- 5.1.4 A series of photographs has been taken from the key designated and undesignated assets (Plates 1-16). These images show that either the Assessment Site is not visible from the asset and its immediate setting or that there is some intervisibility. The locations from which these photographs were taken are shown in Fig. 4.

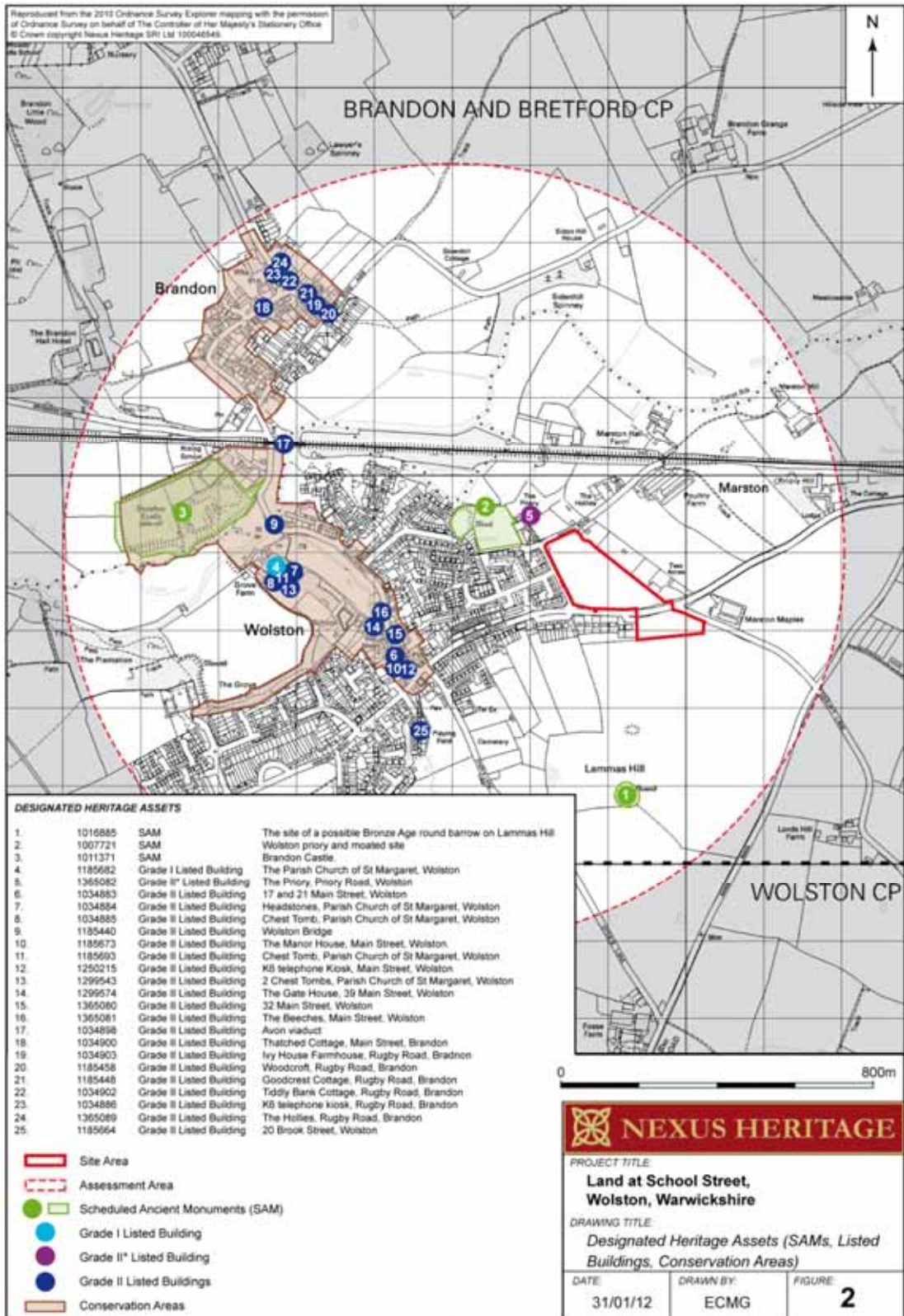


Figure 2: Location of Designated Cultural Heritage Assets

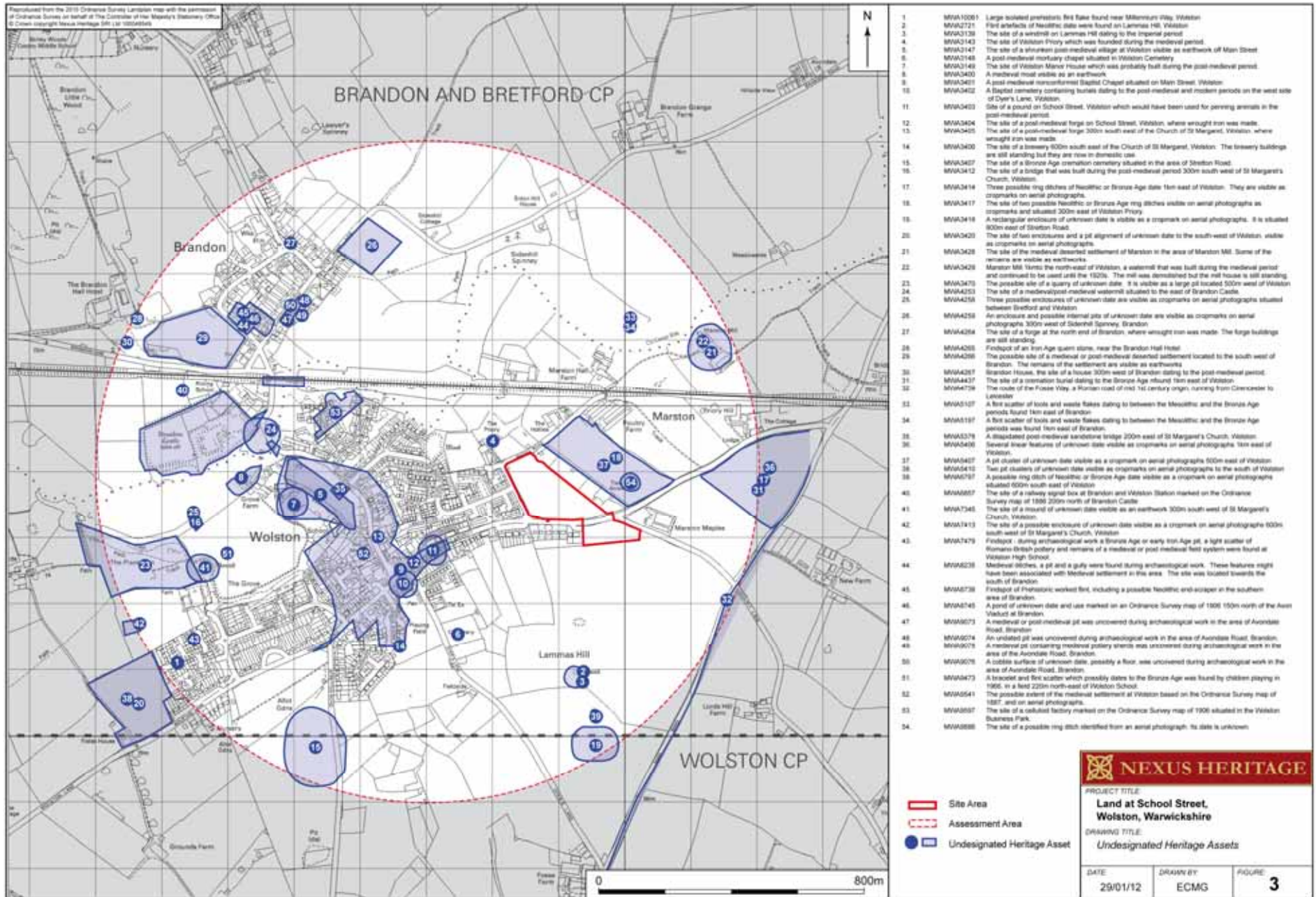


Figure 3: Location of Undesignated Cultural Heritage Assets

<b>Identifier</b>	<b>Status</b>	<b>Name/Description</b>
1016885	Scheduled Ancient Monument	The site of a possible Bronze Age round barrow on Lammas Hill
1007721	Scheduled Ancient Monument	Wolston priory and moated site
1011371	Scheduled Ancient Monument	Brandon Castle.
1185682	Grade I Listed Building	The Parish Church of St Margaret, Wolston
1365082	Grade II* Listed Building	The Priory, Priory Road, Wolston
1034883	Grade II Listed Building	17 and 21 Main Street, Wolston
1034884	Grade II Listed Building	Headstones, Parish Church of St Margaret, Wolston
1034885	Grade II Listed Building	Chest Tomb, Parish Church of St Margaret, Wolston
1185440	Grade II Listed Building	Wolston Bridge
1185673	Grade II Listed Building	The Manor House, Main Street, Wolston.
1185693	Grade II Listed Building	Chest Tomb, Parish Church of St Margaret, Wolston
1250215	Grade II Listed Building	K6 telephone Kiosk, Main Street, Wolston
1299543	Grade II Listed Building	2 Chest Tombs, Parish Church of St Margaret, Wolston
1299574	Grade II Listed Building	The Gate House, 39 Main Street, Wolston
1365080	Grade II Listed Building	32 Main Street, Wolston
1365081	Grade II Listed Building	The Beeches, Main Street, Wolston
1185664	Grade II Listed Building	20 Brook Street, Wolston
1034898	Grade II Listed Building	Avon viaduct
1034900	Grade II Listed Building	Thatched Cottage, Main Street, Brandon
1034903	Grade II Listed Building	Ivy House Farmhouse, Rugby Road, Bradnon
1185458	Grade II Listed Building	Woodcroft, Rugby Road, Brandon
1185448	Grade II Listed Building	Goodrest Cottage, Rugby Road, Brandon
1034902	Grade II Listed Building	Tiddly Bank Cottage, Rugby Road, Brandon
1034886	Grade II Listed Building	K6 telephone kiosk, Rugby Road, Brandon
1365089	Grade II Listed Building	The Hollies, Rugby Road, Brandon
-	Conservation Area	Wolston Conservation Area

-	Conservation Area	Brandon Conservation Area
100408	Grade II*Registered Park	Coombe Abbey (Coombe County Park)
1000023	Historic Battlefield	Battle of Naseby, 1645
-	Undesignated	Prehistoric remains, in the form a large curvilinear feature, two ditches, two pits and postholes containing finds dating to the Mid-Late Iron Age, within the Assessment Site
MWA10061	Undesignated	Large isolated prehistoric flint flake found near Millennium Way, Wolston
MWA2721	Undesignated	Flint artefacts of Neolithic date were found on Lammas Hill, Wolston
MWA3139	Undesignated	The site of a windmill on Lammas Hill dating to the Imperial period
MWA3143	Undesignated	The site of Wolston Priory which was founded during the medieval period.
MWA3147	Undesignated	The site of a shrunken post-medieval village at Wolston visible as earthwork off Main Street
MWA3148	Undesignated	A post-medieval mortuary chapel situated in Wolston Cemetery
MWA3149	Undesignated	The site of Wolston Manor House which was built during the post-medieval period.
MWA3400	Undesignated	A medieval moat visible as an earthwork
MWA3401	Undesignated	A post-medieval nonconformist Baptist Chapel situated on Main Street, Wolston
MWA3402	Undesignated	A Baptist cemetery containing burials dating to the post-medieval and modern periods on the west side of Dyer's Lane, Wolston.
MWA3403	Undesignated	Site of a pound on School Street, Wolston which would have been used for penning animals in the post-medieval period.
MWA3404	Undesignated	The site of a post-medieval forge on School Street, Wolston, where wrought iron was made.
MWA3405	Undesignated	The site of a post-medieval forge 300m south east of the Church of St Margaret, Wolston, where wrought iron was made. .
MWA3406	Undesignated	The site of a brewery 600m south east of the Church of St Margaret, Wolston. The brewery buildings are still standing but they are now in domestic use.
MWA3407	Undesignated	The site of a Bronze Age cremation cemetery situated in the area of Stretton Road.
MWA3412	Undesignated	The site of a bridge that was built during the post-medieval period 300m south west of St Margaret's Church, Wolston.
MWA3414	Undesignated	Three possible ring ditches of Neolithic or Bronze Age date 1km east of Wolston. They are visible as cropmarks on aerial photographs.
MWA3417	Undesignated	The site of two possible Neolithic or Bronze Age ring ditches visible on aerial photographs as cropmarks and situated 300m east of Wolston Priory.
MWA3418	Undesignated	A rectangular enclosure of unknown date is visible as a cropmark on aerial photographs. It is situated 800m east of Stretton Road.
MWA3420	Undesignated	The site of two enclosures and a pit alignment of unknown date to the south-west of Wolston, visible as cropmarks on aerial photographs.
MWA3428	Undesignated	The site of the medieval deserted settlement of Marston in the area of Marston Mill. Some of the remains are visible as earthworks.
MWA3429	Undesignated	Marston Mill 1km to the north-east of Wolston, a watermill that was built during the medieval period and continued to be used until the 1920s. The mill was demolished but the mill house is still standing.
MWA3470	Undesignated	The possible site of a quarry of unknown date. It is visible as a large pit located 500m west of Wolston
MWA4253	Undesignated	The site of a medieval/post-medieval watermill situated to the east of Brandon Castle.
MWA4258	Undesignated	Three possible enclosures of unknown date are visible as cropmarks on aerial photographs situated between Bretford and Wolston.
MWA4259	Undesignated	An enclosure and possible internal pits of unknown date are visible as cropmarks on aerial photographs 300m west of Sidenhill Spinney, Brandon
MWA4264	Undesignated	The site of a forge at the north end of Brandon, where wrought iron was made. The forge buildings are still standing.
MWA4265	Undesignated	Findspot of an Iron Age quern stone, near the Brandon Hall Hotel

MWA4266	Undesignated	The possible site of a medieval or post-medieval deserted settlement located to the south west of Brandon. The remains of the settlement are visible as earthworks
MWA4267	Undesignated	The site of Brandon House 300m west of Brandon dating to the post-medieval period.
MWA4437	Undesignated	The site of a cremation burial dating to the Bronze Age found 1km east of Wolston
MWA4759	Undesignated	The route of the Fosse Way, a Roman road of mid 1st century origin, running from Cirencester to Leicester
MWA5107	Undesignated	A flint scatter of tools and waste flakes dating to between the Mesolithic and the Bronze Age periods found 1km east of Brandon
MWA5197	Undesignated	A flint scatter of tools and waste flakes dating to between the Mesolithic and the Bronze Age periods was found 1km east of Brandon.
MWA5378	Undesignated	A dilapidated post-medieval sandstone bridge 200m east of St Margaret's Church, Wolston.
MWA5406	Undesignated	Several linear features of unknown date visible as cropmarks on aerial photographs 1km east of Wolston.
MWA5407	Undesignated	A pit cluster of unknown date visible as a cropmark on aerial photographs 500m east of Wolston
MWA5410	Undesignated	Two pit clusters of unknown date visible as cropmarks on aerial photographs to the south of Wolston
MWA6797	Undesignated	A possible ring ditch of Neolithic or Bronze Age date visible as a cropmark on aerial photographs situated 600m south east of Wolston
MWA6857	Undesignated	The site of a railway signal box at Brandon and Wolston Station marked on the Ordnance Survey map of 1886 200m north of Brandon Castle
MWA7345	Undesignated	The site of a mound of unknown date visible as an earthwork 300m south west of St Margaret's Church, Wolston.
MWA7413	Undesignated	The site of a possible enclosure of unknown date visible as a cropmark on aerial photographs 600m south west of St Margaret's Church, Wolston
MWA7479	Undesignated	Findspot - during archaeological work a Bronze Age or early Iron Age pit, a light scatter of Romano-British pottery and remains of a medieval or post medieval field system were found at Wolston High School.
MWA8235	Undesignated	Medieval ditches, a pit and a gully were found during archaeological work. These features might have been associated with Medieval settlement in this area. The site was located towards the south of Brandon.
MWA8738	Undesignated	Findspot of Prehistoric worked flint, including a possible Neolithic end-scraper in the southern area of Brandon.
MWA8745	Undesignated	A pond of unknown date and use marked on an Ordnance Survey map of 1906 150m north of the Avon Viaduct at Brandon.
MWA9073	Undesignated	A medieval or post-medieval pit was uncovered during archaeological work in the area of Avondale Road, Brandon
MWA9074	Undesignated	An undated pit found during archaeological work in the area of Avondale Road, Brandon.
MWA9075	Undesignated	A medieval pit containing medieval pottery sherds was uncovered during archaeological work in the area of the Avondale Road, Brandon.
MWA9076	Undesignated	A cobble surface of unknown date, possibly a floor, was uncovered during archaeological work in the area of Avondale Road, Brandon.
MWA9473	Undesignated	A bracelet and flint scatter which possibly dates to the Bronze Age was found by children playing in 1966 in a field 220m north-east of Wolston School.
MWA9541	Undesignated	The possible extent of the medieval settlement at Wolston based on the Ordnance Survey map of 1887, and on aerial photographs.
MWA9597	Undesignated	The site of a celluloid factory marked on the Ordnance Survey map of 1906 situated in Wolston Business Park.
MWA9886	Undesignated	The site of a possible ring ditch identified from an aerial photograph. Its date is unknown.

**Table 1: Cultural Heritage Assets within 1km of the Assessment Site**

## **5.2 Previous Cultural Heritage Investigations in the Vicinity**

- 5.2.1 Several aerial photography surveys have been conducted in the assessment area in the late 20<sup>th</sup> and early 21<sup>st</sup> centuries. The most notable surveys from 1962, 1979 and 2004 identified many sets of cropmarks relating to archaeological features that have been identified in Table 1.
- 5.2.2 In 1999 an archaeological observation was undertaken during the excavation of foundation trenches for a new building at Wolston Priory. No archaeological features were found although a single sherd of 14th century pottery was recorded along with post medieval discernible (Warwickshire Museum Field Services, 2000). In 2010, an archaeological evaluation took place on land north and south of School Street by the University of Leicester Archaeological Services (ULAS) for Bloor Homes West Midlands Division, (ULAS Report: 2010-189). This work uncovered Prehistoric remains, including a large curvilinear feature, two ditches, two pits and postholes that contained finds dating to the Mid-Late Iron Age (c. 200BC-AD50). In November 2010 an archaeological desk-based assessment and geophysical survey were undertaken on the northern parcel of the Assessment Site (Nexus Heritage, 2010). Sub-surface anomalies were identified, which were interpreted as the ridge and furrow earthworks on the site. Former cut or banked anomalies were identified across the site that may be of archaeological origin, and in addition two positive linear responses in the centre are indicative of in-filled ditches. A small area of high resistance was also identified in the north-west corner of the survey area beside the moated structure, which was interpreted as possible compacted ground or structural remains. Along the southern boundary of the assessment site, the survey identified some agricultural marks associated with the ridge and furrow, made ground in the southeast corner and areas of disturbance caused by modern field boundaries. Apart from these two specific areas, it would appear that the remainder of the assessment site does not contain buried remains of any former buildings such as might be expected were the remains of the Priory to be located in this field. This suggests that the remains of the Priory are to be found elsewhere.
- 5.2.3 Elsewhere in the assessment area, archaeological evaluations have been undertaken at Avondale Road, where medieval remains were discovered, and at Hill Farm which revealed Prehistoric and medieval remains. In 2005, a field-walking exercise was carried out to the north-east of the assessment site which found a number of flint scatters. The results of these investigations have been included in Table 1.

## 6. ASSESSMENT OF SETTING AND POTENTIAL IMPACTS ON SETTING

- 6.1** The effect of development on the significance of the setting of heritage assets is a material consideration in determining a planning application and PPS5 advises Local Planning Authorities that they should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The applicant in this case has, in addition to providing this document which deals with setting issues has also commissioned several other investigations – a geophysical survey and archaeological evaluation of the site of the proposed residential development, an archaeological evaluation of the proposed newt reserve and a desk-based assessment and geophysical survey of the area in which it is proposed to construct a new underground sewer.
- 6.2** Setting is defined as the surroundings in which an cultural heritage asset is experienced and all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Therefore all the assets identified during this assessment have settings and it is right and proper for this assessment to identify the key attributes of the heritage assets and their settings and the potential impact upon the settings occasioned by development within the Assessment Site. In order to identify these key attribute sit is necessary to consider the following:
- The physical surroundings of the assets, including relationships with other heritage assets
  - The way the assets are appreciated
  - The assets’ associations and patterns of use
- 6.3** A consideration of the above attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.
- 6.4** Development is capable of affecting the settings of heritage assets and the ability to understand, experience and appreciate them. A calculation of the scope of the magnitude and effect of any impact on settings is part of the remit of this assessment and has been undertaken with reference to the English Heritage document *The Setting of Heritage Assets: English Heritage Guidance*. It is noted that English heritage states that *While heritage assets such as battlefields or archaeological sites which consist solely of buried remains may not be readily understood by a casual observer, they nonetheless retain a presence in the landscape (in terms of their location, topographical position, and spatial relationship with other heritage assets) and so, like all heritage assets, have a setting. While the form of survival of an asset may influence the contribution its setting makes to its significance, it does not follow that the invisibility of the asset necessarily reduces that contribution.*
- 6.5** The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. PPS5 states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a cultural heritage asset, may affect the ability to appreciate that value or may be

neutral.

- 6.6** Setting is most commonly framed with reference to visual considerations and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets the settings of which may be affected by development on the Assessment Site, this assessment has sought to describe the setting for each significant cultural heritage site and provide a measure of the contribution that the setting plays in the value of the asset.
- 6.7** The table below summarizes the settings of the identified cultural heritage sites within the assessment area.

Identifier	Status	Name	Setting Description and Impact on Setting
1016885	Scheduled Ancient Monument	Bronze Age round barrow on Lammas Hill	<p>The site of this mound was excavated in the 1950s and it was concluded that the mound was the base of a windmill. This interpretation has not been accepted and the scheduled status of the mound remains. The setting of the site, on high ground so that it acts as a prominence, is characteristic of the deliberate siting of burial mounds in the Bronze Age and the relationship of the site to the wider landscape and the sightlines towards and away from the asset form a critical aspect of the significance ascribed to the monument and unlocks the design intention of the builders of this prehistoric ritual site. The site is, however, surrounded by trees and dense shrubs compromising visibility into and out of the asset. Nevertheless, the approaches to the monument benefit from wide vistas in all direction and an approach from the south can achieve a coincidence of the monument and the Assessment Site in a sightline towards the north (Plate 1). From this vantage point a portion of the field in which the proposed development would be constructed can be seen and therefore there would be an impact to the setting of the monument caused by residential development at the proposed location. Given the wide vista from this hill top, the proposed development would form an inconsiderable and subordinate visual reference point in the view-shed and it is judged that the impact on the setting would be negligible as it have no meaningfully adverse impact on the understanding of the asset nor its significance</p>
1007721	Scheduled Ancient Monument	Wolston Priory and moated site	<p>The site is currently surrounded by modern residential properties to the south and west, a field and the railway embankment to the north and The Priory to the east. The residential estates have separated the monument from its former rural setting and its connection to the historic core of Wolston. It is no longer situated in a secluded rural area. The only remnant of this rural setting is preserved in the field to the north, but even this has been truncated by the railway line, which has also separated the monument from the River Avon. The historic and visual connection to the Priory to the east is still apparent but is abbreviated by The Priory's farm outbuildings. The moated site is overgrown and is barely visible from the eastern portion of the Scheduled Ancient Monument. The site has historic value, although this value is not advertised or interpreted for the public and there is no right of public access to the site. The overgrown vegetation surrounding the moated site and the encroachment of the residential properties around the monument conceal the historic value from observers in the area. This also decreases the aesthetic value and communal value of the monument. At present it would seem that it is only those whose gardens back on to the site who have visual access to the monument, and any visual appreciation is limited by the present poor condition (i.e. overgrown and dumped rubbish). However, the monument has great evidential value for the area. With respect to the wider setting of this monument and its relationships with surrounding heritage assets the sightline towards the proposed development is shown in Plate 2. There is intervisibility between the monument</p>

			and the Assessment Site but proposed development does not pose any risk of exposure, disturbance, decay, dereliction or any other detrimental physical alteration. The proposed development does not represent a threat to the outcomes of the current management and maintenance regimes of the landscape which constitutes the immediate setting of this asset. The construction of the sewer and the residential development would not sever, fragment or dislocate any of the readily available and relevant functional and associative visual and spatial connections between this asset and The Priory. Therefore, there is considered to be no impact upon the setting of the monument.
1011371	Scheduled Ancient Monument	Brandon Castle.	The location and form of the castle were deliberate design choices determined by topographical features related to the ability to command and observe strategic approaches. Therefore the setting of the monument is important to an understanding of its significance. A secondary consideration was the visibility of the castle, which provided a focus in the landscape and bestowed a physical and visual sense of security and/or subjugation on the community. The intervisibility with the village and its church is perhaps the most historically significant relationship in the setting and it is likely that the castle has affected subsequent land-use and the conceptions of its setting are in large part determined by the relationship of the castle to the immediate landscape and the ability to appreciate the historic dimension of the wider landscape is a subsidiary issue. As is evident from Plate 3, there is no apparent intervisibility between the castle and the Assessment Site as viewed from the public highway immediately to the east of the scheduled area. However, it is accepted that the elevated earthworks which form the core of the scheduled area may provide a different sightline to the east but the minor gain in height is unlikely to render the Assessment Site visible over the rooftops and tree-belts of Wolston The impact of the proposed development on the setting of this monument is judged to be non-existent due to the intervening built environment of Wolston and the screening it provides to sightlines from the monument and from the approaches.
1185682	Grade I Listed Building	The Parish Church of St Margaret, Wolston	The function of the church was to provide a place of worship for the both the village community and agricultural hinterland which it served. The church still fulfils its original function. The church is not particularly dominant in the wider landscape but it is a landmark building within the village and was designed to be seen from within the village. As is evident from Plate 4, there is no apparent intervisibility between the church and the Assessment Site as viewed from the church itself and the wider approaches. The impact of the proposed development on the setting of this building is judged to be non-existent due to the intervening built environment of Wolston and the screening it provides to sightlines from the church and from the approaches.
1365082	Grade II* Listed Building	The Priory, Priory Road, Wolston	This fabric of this house is acknowledged to date mainly from the 16 <sup>th</sup> century, incorporating elements for the late 14 <sup>th</sup> or early 15 <sup>th</sup> century and also exhibits later additions and modifications. It is set in gardens between Priory Road and the Coventry to

			<p>Rugby Railway. It is approached via a drive leading north from Priory Road. The house is obscured from view by a belt of trees along the Priory Road frontage. The setting is therefore focussed on the immediate grounds and the wider expanses of landscape to the north. The immediate setting has witnessed some recent changes particularly the construction of a three bay structure (possibly a garage) with hipped dormer windows to the west of the main building, and other influences associated with the use of the building as a business headquarters and customer service centre – departing from the previous historic trajectories of certain domestic residential use and probable ecclesiastical use as a service building associated with Wolston Priory. The wider setting, it could be argued, has mirrored the evolution of the house in that evidence of change and incremental adaption to various societal motives and historic trends is traceable both in the structure of the building and in the surrounding landscape. The evidence of change has value in an appreciation of individual structures and at a landscape scale and whilst The Priory continues in private ownership (restricting its wider appreciation) the physical surroundings of the asset, including its relationships with other heritage assets remains appreciable. The construction of the railway and the 20<sup>th</sup> century expansion of ‘sub-urban’ Wolston eastwards from its historic core contributed to a marked change in the wider setting of The Priory. The proximity of the Assessment Site to The Priory means that there is some impact to the setting in that the approaches to the building would afford coincident sight of the proposed residential development and the entrance (Plate 9). The entrance, however, is of no special architectural or historic merit, is also under the visual influence of residential properties along Priory Road and the building itself is completely screened from the proposed residential development by the belt of trees, as seen in Plate 10. The deciduous trees in the belt during winter would be denuded of leaves and so there may be some glimpsed intervisibility, but it is judged that the impact to the immediate setting of The Priory caused by the proposed residential development would be negligible and the impact to the wider setting of the approaches, minor, given the existing residential development to the west. The value, or otherwise, of The Priory’s setting is not remarked upon in the English Heritage Notification Report (English Heritage 2011c), recently prepared in association with an amendment to the designation status of The Priory (from a Grade II Listed Building to a Grade II*). The principal reasons for altering the designation status of The Priory are architectural and historic interest, its interior, its chronological evolution and its historic associations. It would appear that in the absence of any positive statement to the contrary, English Heritage considers that the setting of The priory has a marginal role to play in conferring significance upon The Priory. This assessment would not wish to disagree with the English Heritage position. The proposed development would not impact upon the historic and visual connection to the west towards Wolston Priory and Moated Site. The construction of the residential development would not sever, fragment or dislocate any of</p>
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		<p>the readily available and relevant functional and associative visual and spatial connections between this asset and Wolston Priory and Moated Site. Therefore, the evidential, historic aesthetic and communal value of The Priory and its setting have also been taken into account and the proposed development, despite its proximity, would not represent a detrimental impact to these values. The proposed development would physically disturb the archaeological remains known to exist in the field to the south of The Priory – whilst there is cartographic and other evidence of ponds (tentatively interpreted by some authorities as possible monastic fishponds) and vestigial subsurface traces of ridge-and-furrow earthworks there is no evidence of buildings or structures related to the The Priory or the monastic range. The undesignated sub-surface archaeological remains at this location date to the Iron Age and the Romano-British periods and have no temporal relationship with The Priory. Some functional association between The Priory and the land to its south would be lost but the ability to understand the architectural, historic and associative relationship significance of The Priory would not be critically undermined by this loss. The ability to observe this open field from The Priory and vice versa is not an integral part of the process in which The Priory can be understood and appreciated and the construction of a residential development would not compromise architectural and historic appreciation, nor the recognition of the The Priory’s association with John Penry and Sir Roger Wigston’s involvement with the Marprelate Controversy of the late sixteenth century. The direct line of sight from The Priory (Plate 11) towards Wolston Priory and Moated Site would be impacted upon temporarily during construction of the sewer, but on completion the ground surface would be reinstated and returned to its preconstruction appearance – so there would be no permanent impact to the shared settings. Therefore, there would be a discernible change to the setting of an immaterial nature but the proposed sewer does not pose any risk of exposure, erosion, disturbance, decay, dereliction or any other detrimental physical harm to the setting. The construction of the sewer would not sever, fragment or dislocate any of the readily available and relevant functional and associative visual and spatial connections between this asset and Wolston Priory and Moated Site. The proposed residential development would be readily apparent in the physical surroundings comprising the shared settings of The Priory and Wolston Priory and Moated Site. However, the presence of a new element in the settings would not hinder an observer within or in the vicinity of the monument nor the curtilage of The Priory from understanding that they contribute architecturally, archaeologically and historically important factors within the landscape and it would be unreasonable to suggest that the juxtaposition of proposed new houses in various lines of sight in and around the respective settings of these two assets would lead to confusion about the origins, purpose or significance of either or both. Therefore, it is concluded that the construction of the proposed residential development would not lead to a harmful impact upon the setting of The Priory.</p>
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1034883	Grade II Listed Building	17 and 21 Main Street, Wolston	The setting of most of this building is Main Street aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1034884	Grade II Listed Building	Headstones, Parish Church of St Margaret, Wolston	The setting of these structures is shared with St. Margaret's Church and is defined by the functional relationship between the church yard and the church. As is evident in Plate 5 there is no intervisibility between these structures and the Assessment Site and so it is judged that the proposed development would have no impact on the setting of these headstones.
1034885	Grade II Listed Building	Chest Tomb, Parish Church of St Margaret, Wolston	The setting of this structure is shared with St. Margaret's Church and is defined by the functional relationship between the church yard and the church. As is evident in Plate 6 there is no intervisibility between this structure and the Assessment Site and so it is judged that the proposed development would have no impact on the setting of this chest tomb.
1185440	Grade II Listed Building	Wolston Bridge	The setting of the bridge is defined by its functional relationship with the River Avon and the approaches to it out of and into Wolston. This setting is quite enclosed and as shown in Plate 7 there is no intervisibility from the site of the bridge to the Assessment Site and so the proposed development would have no impact on the setting of this building.
1185673	Grade II Listed Building	The Manor House, Main Street, Wolston.	The setting of this building is Main Street aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset. The view from the front elevation of this building towards the Assessment Site is shown in Plate 8 and serves as an example of the general aspects from the Listed Buildings in Wolston Main Street.
1185693	Grade II Listed Building	Chest Tomb, Parish Church of St Margaret, Wolston	The setting of this structure is shared with St. Margaret's Church and is defined by the functional relationship between the church yard and the church. As is evident in Plate 6 there is no intervisibility between this structure and the Assessment Site and so it is judged that the proposed development would have no impact on the setting of this chest tomb.
1250215	Grade II Listed Building	K6 telephone Kiosk, Main Street, Wolston	The setting of this building is Main Street aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1299543	Grade II Listed Building	2 Chest Tombs, Parish Church of St Margaret, Wolston	The setting of these structures is shared with St. Margaret's Church and is defined by the functional relationship between the church yard and the church. As is evident in Plate 6 there is no intervisibility between this structure and the Assessment Site and so it is judged that the proposed development would have no impact on the setting of these chest tombs.
1299574	Grade II Listed Building	The Gate House, 39 Main Street, Wolston	The setting of most of this building is Main Street aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1365080	Grade II Listed Building	32 Main Street, Wolston	The setting of most of this building is Main Street aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides

			total visual screening and there would be no discernible impact on the setting of this asset.
1365081	Grade II Listed Building	The Beeches, Main Street, Wolston	The setting of most of this building is Main Street aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1185664	Grade II Listed Building	20 Brook Street, Wolston	The setting of this building is Brook Street aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1034898	Grade II Listed Building	Avon viaduct	The setting of this structure is the elevated railway line over the River Avon and the road which links Brandon with Wolston. The setting is enclosed and as shown in Plate 12, there is no intervisibility between this structure and the Assessment Site. Therefore, the proposed development would have no impact on the setting of the Avon viaduct.
1034900	Grade II Listed Building	Thatched Cottage, Main Street, Brandon	The setting of this building is Main Street aligned on an east-west axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1034903	Grade II Listed Building	Ivy House Farmhouse, Rugby Road, Bradnon	The setting of this building is Rugby Road aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1185458	Grade II Listed Building	Woodcroft, Rugby Road, Brandon	The setting of this building is Rugby Road aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1185448	Grade II Listed Building	Goodrest Cottage, Rugby Road, Brandon	The setting of most of this building is Rugby Road aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1034902	Grade II Listed Building	Tiddly Bank Cottage, Rugby Road, Brandon	The setting of this building is Rugby Road aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1034886	Grade II Listed Building	K6 telephone kiosk, Rugby Road, Brandon	The setting of this building is Rugby Road aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
1365089	Grade II Listed Building	The Hollies, Rugby Road, Brandon	The setting of this building is Rugby Road aligned on a north-south axis. However, the intervening built environment between this asset and the Assessment Site provides total visual screening and there would be no discernible impact on the setting of this asset.
-	Conservation Area	Wolston Conservation Area	The Conservation Area covers a relatively large area much of which is free from buildings. Land to the north and west is mostly undeveloped and buildings are clustered to both sides of the southern part of Main Street. Landscaping and open space play a major role in the setting of the Conservation Area with borders to the countryside on the west with views of a gently rolling rural landscape with mature trees sporadically sited. Further from the village denser tree planting form a boundary. To the north the land rises to meet the raised level of

			the railway line. There are 12 key views into, across and out of the Conservation Area. One of these is aligned towards the Assessment Site – a view towards the prominent Victorian double-fronted end terrace at the northern end of Main Street (Plate 13). It is evident that the landscape provides total visual screening and the proposed development would represent no discernible impact on the setting of this asset.
-	Conservation Area	Brandon Conservation Area	The Conservation Area is relatively compact and extends from the south of the village along Avondale Road to encompass some buildings north of Avondale Road, buildings on Main Street and Rugby Road as well as open areas to the west of Main Street and Rugby Road. The approaches are rural in character with fields, hedges and mature trees defining the setting. The village is not prominent during the approaches but there are glimpse of the countryside from several vantage points in the Conservation Area. There are 6 key views into, across and out of the Conservation Area. Two of these are aligned towards the Assessment Site – views along rugby Road, looking south towards the north-eastern parts of the Conservation Area (Plates 14 and 15)). It is evident that the landscape provides total visual screening and the proposed development would represent no discernible impact on the setting of this asset.
100408	Grade II*Registered Park	Coombe Abbey (Coombe County Park)	At a distance of c. 3km to the north of the Assessment Site the proposed development would have no adverse influence on the significance of the setting of this park and so a detailed description of its setting is not required
1000023	Historic Battlefield	Battle of Naseby, 1645	At a distance of c. 25km to the east of the Assessment Site the proposed development would have no adverse influence on the significance of the setting of this battlefield and so a detailed description of its setting is not required.
-	Undesignated	Prehistoric, Romano-British and undated remains, in the form a large curvilinear feature, two ditches, two pits and postholes, within the Assessment Site	These archaeological remains have been identified as a consequence of archaeological work undertaken to inform the planning application to develop the Assessment Site. The archaeological advisor to RBC is satisfied that sufficient information has been provided to enable an appropriate assessment to be made of the archaeological implications of proposed development at the site. The archaeological advisor does not object to the development and has recommended that, should consent be granted, a condition is applied for a programme of further archaeological work be undertaken to mitigate the impact that the proposed development would have upon any archaeological deposits which survive across this site. Should development take place the remains would be excavated and would no longer exist and therefore they would have no setting.
MWA10061	Undesignated	Large isolated prehistoric flint flake	The artefact has been removed from its original location and therefore the artefact no longer has a setting and there is no impact.
MWA2721	Undesignated	Flint artefacts of Neolithic date	The artefacts have been removed from their original location and therefore the artefacts no longer have a setting and there is no impact.
MWA3139	Undesignated	The site of a windmill	There are no extant remains of a windmill on this site which is thought to have been erected on the Bronze Age burial mound (SAM -1016885). The attribution of a photograph of a

			windmill to this location is in doubt, but excavation of the site in the 1950s concluded the mound was the base for a windmill. Notwithstanding the uncertain interpretation, there is a mound at this location the position of which on Lammas Hill provides the setting with a degree of prominence. The setting, on a hilltop, to catch the winds, is by definition functional. The site is, however, surrounded by trees and dense shrubs compromising visibility into and out of the asset. Nevertheless, the approaches to the site benefit from wide vistas in all direction and an approach from the south can achieve a coincidence of the monument and the Assessment Site in a sightline towards the north. From this vantage point a portion of the field in which the proposed development would be constructed can be seen and therefore there would be an impact to the setting of the windmill site caused by residential development at the proposed location. Given the wide vista from this hill top, the proposed development would form an inconsiderable and subordinate visual reference point in the view-shed and it is judged that the impact on the setting would be negligible.
MWA3143	Undesignated	The site of Wolston Priory	The site of Wolston Priory is considered to extend beyond the scheduled area described under 1007721 and also include land to the east associated with the standing building known as The Priory (described under 1365082). Any sub-surface remains at this location are set within the grounds of The Priory. The immediate setting of the grounds is screened, to varying degrees by belts of trees and outbuildings, but the wider setting, with the functional and historic relationships to the shared setting of the scheduled area described under 1007721 contributes to the significance of the remains thought to lie here. The construction of the sewer and the residential development would not sever, fragment or dislocate any of the readily available and relevant functional and associative visual and spatial connections between this asset and the Scheduled moated site. Therefore, there is considered to be no long-term adverse impact upon the setting of the monument.
MWA3147	Undesignated	The site of a shrunken post-medieval village at Wolston	This site is characterised as extant earthworks and sub-surface remains. This site is under grass and the setting is defined to the east by Main Street and to the west by a track which may once have been a more substantial thoroughfare. There is no intervisibility between this asset and the Assessment Site due to the built environment of Wolston and so the proposed development poses no threat of harm to the setting. This asset also has an intimate relationship with the remains of a bridge across the stream (see MWA5378). The proposed development would not dislocate or diminish this relationship.
MWA3148	Undesignated	A post-medieval mortuary chapel situated in Wolston Cemetery	This site exists as an extant building and its immediate setting is defined by Wolston cemetery with which it has a functional historic relationship. The wider landscape towards to the Assessment Site is interrupted by three belts of trees, which form field boundaries, residential premises on the south side of School Street and the carriageway of School Street. At a distance of c. 450m to the north-east, the proposed development would not have any discernible impact on the setting of this feature beyond that already present in the form of the built environment of Wolston and any visual influence would be ameliorated by

			the existing screening provided by the belts of trees.
MWA3149	Undesignated	The site of Wolston Manor House.	Anecdotal evidence suggests that the foundations of the last of several manor houses of Wolston are at this location. In the early nineteenth century a house here is described as an extensive brick edifice. The immediate setting of the sub-surface remains here is dominated by the Church of St. Margaret (1185682) to the north-west and the wider setting of Wolston village is screened from the site by a belt of trees. There is a more open vista to the south-west, towards the undated wooded mound (MWA7345). The setting is important to a broader appreciation of the site of this manor house in the context of the development of Wolston. There is no intervisibility between this asset and the Assessment site due to the intervening built environment of Wolston and so there would be no impact to the setting of the asset caused by the proposed development at the Assessment Site.
MWA3400	Undesignated	A medieval moat	Earthworks of medieval date with a functional relationship with the River Avon to the immediate north and the open land beyond. The immediate setting to the east is defined by agricultural buildings which are a detractor and prevent any meaningful medium-long range views to the east. At a distance of c. 900m to the east, the proposed development would not have any discernible impact on the setting of this feature beyond that already present in the form of the built environment of Wolston.
MWA3401	Undesignated	A post-medieval Baptist Chapel	This nineteenth century plain brick building is extant and its immediate setting is provided by the intersection of Main Street and School Street. Its principal elevation faces west, away from the Assessment Site, and as a consequence of the built environment along School Street there is no intervisibility between the setting of this building and the Assessment Site.
MWA3402	Undesignated	A Baptist cemetery	This asset is a Baptist burial ground, near to the centre of Wolston village; and its setting is the enclosed built environment between Dyers Lane and School Street. The setting provides the social background to the asset. There is no intervisibility between this asset and the Assessment Site and the proposed development would not impact upon the setting of this site.
MWA3403	Undesignated	Site of a pound on School Street	This site no longer exists as extant remains and its setting is defined by the street scene provided by School Street. Its functional relationship to the settlement of Wolston is appreciable but the absence of upstanding remains and the expansion of development along School Street during the twentieth century have compromised the significance of the setting. At a distance of c. 290m from the Assessment Site, development on the proposed site would have some visual impact on the asset, but the intervisibility would be achieved by glimpsed observation of the southern portions of the development site at the end of a sightline dominated by the existing built form either side of School Street. Therefore, the impact on the setting of this site would be minor.
MWA3404	Undesignated	The site of a post-medieval forge	This building remains extant and its setting is defined by the street scene provided by School Street. Its functional relationship to the settlement of Wolston is appreciable and the setting provides valuable context to the historic significance of the site. At a distance of c.

			310m from the Assessment Site, development on the proposed site would have some visual impact on the asset, but the intervisibility would be achieved by glimpsed observation of the southern portions of the development site at the end of a sightline dominated by the existing built form either side of School Street. Therefore, the impact on the setting of this site would be minor.
MWA3405	Undesignated	The site of a post-medieval forge.	This building remains extant and its setting is defined by the street scene provided by Main Street. Its functional relationship to the settlement of Wolston is appreciable and the setting provides valuable context to the historic significance of the site. There is no intervisibility between the Assessment Site and this asset due to the presence of trees and structures. Therefore, the proposed development would not have any discernible impact on the setting of this feature beyond that already present in the form of the built environment of Wolston.
MWA3406	Undesignated	The site of a brewery	A standing building which has had a change of use from a brewery to a domestic dwelling. The setting on Brook Street is within the village of Wolston, on its southern margins and the location has open views to the south. The brewery was located here as a consequence of the water course which runs south to north and as such the choice of location was defined by landscape elements which remain extant. . At a distance of c. 800m to the north-east, the proposed development would not have any discernible impact on the setting of this feature beyond that already present in the form of the built environment of Wolston along Lammas Court and School Street.
MWA3407	Undesignated	The site of a Bronze Age cremation cemetery	The site has been excavated and artefacts removed from their original location and therefore this site no longer has a setting and there is no impact.
MWA3412	Undesignated	The site of a bridge	Wolston Bridge, over the Avon, was a private bridge belonging to the now-destroyed Manor House. The remains of the bridge have been incorporated into a concrete and steel farm bridge and the riparian setting bestows a degree of functional significance to these poorly preserved remains. At a distance of c. 1km to the east, the proposed development would not have any discernible impact on the setting of this feature beyond that already present in the form of the built environment of Wolston.
MWA3414	Undesignated	Three possible ring ditches of Neolithic or Bronze Age date	This site exists as sub-surface remains with open fields to the south, west and north. The immediate setting is defined by the intersection of the Rugby Road and the B4455. At a distance of c. 600m to the west the proposed development would not have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA3417	Undesignated	The site of two possible Neolithic or Bronze Age ring ditches	This site exists as sub-surface remains in an open field with further fields to the north, south and east. To the west the setting is defined by the belts of trees and the grounds of residential dwellings. The immediate setting is defined to the south by the carriageway of Rugby Road and beyond that the agricultural complex of Marston Maples. The site of the proposed development is c. 150m to the west and it would represent an influence upon the

			setting of this archaeological site. However, with respect to the proximity, prominence and scale of the proposed development, the impact would be diminished by the presence of the existing road corridor and other visual detractors in the vicinity. The impact is judged to be minor.
MWA3418	Undesignated	A rectangular enclosure of unknown date	This site exists as sub-surface remains in an open field on the south-facing flanks of Lammas Hill. Its setting is open countryside which provides some contribution to the significance of the setting. Due to its location on the south side of Lammas Hill there is no intervisibility between this archaeological site and the Assessment Site and therefore the proposed development would not have any discernible impact on the setting of this feature.
MWA3420	Undesignated	The site of two enclosures and a pit alignment	This site exists as sub-surface remains with open fields to the south, west and north. To the east the setting is defined by the western outskirts of Wolston and at a distance of c. 1km to the north-east the proposed development would not have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA3428	Undesignated	The site of the medieval deserted settlement of Marston	The site of a settlement mentioned in the Domesday Survey surviving as extant earthworks and sub-surface remains. Portions of the site will have been disturbed, if not destroyed during construction of the railway, which defines the southern margins of the immediate setting and has no historic or functional relationship to the asset. The immediate setting also includes the site of the demolished Marston Mill and the extant mill house. The intervisibility between the asset and the Assessment Site is compromised by the railway and the Poultry Farm to the south of Priory Road. At a distance of c. 400m to the south west, the proposed development would not have any discernible impact on the setting of this feature and would not intersect with or dilute the spatial relationship between the settlement remains and the mill site.
MWA3429	Undesignated	Marston Mill	The site of a demolished mill existing as sub-surface remains. The northern margins of the immediate setting are defined by the River Avon to which the site of the mill has a functional and spatial relationship. The immediate setting also includes site of a deserted medieval village with which it has a shared setting. The intervisibility between the asset and the Assessment Site is compromised by the railway and the Poultry Farm to the south of Priory Road. At a distance of c. 400m to the south-west, the proposed development would not have any discernible impact on the setting of this feature and would not intersect with or dilute the spatial relationship between the mill and the settlement remains.
MWA3470	Undesignated	The possible site of a quarry of unknown date.	This site exists as extant and sub-surface remains on the southern bank of the River Avon, with open fields to the north, south, west and east. The site itself is woodland. To the east the setting is defined by the western outskirts of Wolston and at a distance of c. 1km to the east the proposed development would not have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA4253	Undesignated	The site of a medieval/post-medieval watermill	This site exists as sub-surface remains on the northern bank of the River Avon. Its immediate setting is provided by the river to which it has functional and spatial relationship-

			the location for the mill was a deliberate decision influenced by landscape factors. With this in mind the setting is a noteworthy factor in the significance of the site. Immediately to the north lie the remains of Brandon Castle. The wider setting is focused on a south-west to north-east corridor formed by the River Avon and the open land to the south-west and the settlement of Brandon and Wolston to the north and east. There is no intervisibility between this asset and the Assessment Site and the proposed development would not impact upon the setting of this site.
MWA4258	Undesignated	Three possible enclosures of unknown date	This site exists as sub-surface remains with open fields to the south, east and west and the carriageway of the A428 to the north. The wider setting toward the Assessment Site is defined by field boundaries, the River Avon, the Coventry to Rugby railway the intersection of the Rugby Road and the B4455. The built environment in the viewshed to the south-west is provided by Marston Hall Farm, a large Poultry Farm and The Hollies. At a distance of c. 500m to the south-west the proposed development would not have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA4259	Undesignated	An enclosure and possible internal pits	This site exists as sub-surface remains with open fields to the south and south west and the carriageway of the A428 Brandon Road to the north and north-east. The wider setting toward the Assessment Site is defined by field boundaries, the River Avon, and the Coventry to Rugby railway. Plate 16 shows that there is no intervisibility with the Assessment Site. At a distance of c. 800m to the south-east the proposed development would not have any discernible impact on the setting of this feature.
MWA4264	Undesignated	The site of a forge at the north end of Brandon	The setting of upstanding remains is defined by the village of Brandon and there is no intervisibility between the setting of this asset and the Assessment Site. At a distance of c. 1km to the south-east the proposed development would not have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins on the northern side of Wolston.
MWA4265	Undesignated	Findspot of an Iron Age quern stone	The artefact has been removed from its original location and therefore the artefact no longer has a setting.
MWA4266	Undesignated	The possible site of a medieval/post-medieval deserted settlement	This site exists as extant earthworks and sub-surface remains. Its setting is defined as open fields to the north, woodland to the south and west and the village of Brandon to the east. The historic and spatial association with Brandon remains a consequential aspect of the asset's significance. The site is not intervisible with the Assessment Site and at a distance of c. 700m to the south-east the proposed development, separated from the asset by the Coventry- Rugby railway line, would not have any impact on the setting of this asset.
MWA4267	Undesignated	The site of Brandon House	The site of a Brandon House with woodland screening to the north, south and east. The site is to the north of Brandon Lane and the Coventry-Rugby railway line, separating it from Wolston. At a distance of c. 1km to the east the proposed development is unlikely to have any discernible impact on the setting of this feature due to its enclosure within woodland.

MWA4437	Undesignated	The site of a cremation burial dating to the Bronze Age	The site has been excavated and artefacts removed from their original location and therefore this site no longer has a setting and there is no impact.
MWA4759	Undesignated	The route of the Fosse Way, a Roman road	The Fosse Way is a 290 mile long road that linked Exeter ( <i>Isca Dumnoniorum</i> ) to Lincoln ( <i>Lindum Colonia</i> ) which follows the B4455 across Warwickshire. Its setting is, by definition vast and its historic continuum as a communication route resonates after nearly two thousand years of use. The setting at this location is defined by open countryside interspersed with small villages. At a distance of c. 400m to the north-west the proposed development would not have any discernible impact on the setting of this feature as it would be subsumed within existing view-shed which incorporates the built form of Wolston. However, at certain vantage points, especially at a low point in the route to the north-west of its intersection with Coalpit Lane there is direct intervisibility with the Assessment Site. (Plate 16). However, the exiting backdrop is provided by the built environment of Wolston and the presence of additional elements of the built environment in the sightline would not represent a hitherto unfamiliar aspect of the panorama and any impact on the perception of the setting would be transitory and the significance of the setting would not be harmed.
MWA5107	Undesignated	A flint scatter of Mesolithic and Bronze Age tools	The artefacts have been removed from their original location and therefore the artefacts no longer have a setting
MWA5197	Undesignated	A flint scatter of Mesolithic and Bronze Age tools.	The artefacts have been removed from their original location and therefore the artefacts no longer have a setting
MWA5378	Undesignated	A dilapidated post-medieval sandstone bridge	A historic bridge which crosses a narrow watercourse and presumably provided for pedestrian access to St. Margaret's Church from Wolston. It is set in an open field and the setting shows the functional relationship between the bridge, the stream and the built environment of Wolston. There is no intervisibility between the bridge and the Assessment Site and the proposed development would not have any discernible impact on the setting of this feature as it would be totally screened by the existing built environment. This asset also has an intimate relationship with the remains of medieval structures which once occupied this location between the Church and the remainder of the village core (see MWA3147). The proposed development would not dislocate or diminish this relationship.
MWA5406	Undesignated	Several linear features of unknown date	This site exists as sub-surface remains with open fields to the south, west and north. The immediate setting is defined by the intersection of the Rugby Road and the B4455. At a distance of c. 600m to the west the proposed development would not have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA5407	Undesignated	A pit cluster of unknown date	This site exists as sub-surface remains in an open field with further fields to the north, south and east. To the west the setting is defined by the belts of trees and the grounds of residential dwellings. The immediate setting is defined to the south by the carriageway of Rugby Road and beyond that the agricultural complex of Marston Maples. The site of the proposed development is c. 150m to the west and it would represent an influence upon the

			setting of this archaeological site. However, with respect to the proximity, prominence and scale of the proposed development, the impact would be diminished by the presence of the existing road corridor and other visual detractors in the vicinity. The impact is judged to be minor.
MWA5410	Undesignated	Two pit clusters of unknown date	This site exists as sub-surface remains with open fields to the south, west and north. To the east the setting is defined by the western outskirts of Wolston and at a distance of c. 1km to the north-east the proposed development is unlikely to have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA6797	Undesignated	A possible ring ditch of Neolithic or Bronze Age date	This site exists as sub-surface remains in an open field on the south-facing flanks of Lammas Hill. Its setting is open countryside which provides some contribution to the significance of the setting. Due to its location on the south side of Lammas Hill there is no intervisibility between this archaeological site and the Assessment Site and therefore the proposed development would not have any discernible impact on the setting of this feature.
MWA6857	Undesignated	The site of a railway signal box at Brandon and Wolston Station	This site exists as sub-surface remains between Brandon lane to the north and the Coventry-Rugby railway line to the south. The functional significance of the site is retained by the immediate setting in proximity to the railway line and the value of the wider setting is marginal. A at a distance of c. 1km to the east, the proposed development is unlikely to have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA7345	Undesignated	The site of a mound of unknown date	This site exists as extant sub-surface remains with open fields to the north, west and east and the residential properties of Manor Estate to the south. To the east the setting is defined by the western outskirts of Wolston and at a distance of c. 1km to the north-east the proposed development is unlikely to have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA7413	Undesignated	The site of a possible enclosure of unknown date	This site exists as sub-surface remains with open fields to the north, south, west and east. To the east the setting is defined by the western outskirts of Wolston and at a distance of c. 1km to the north-east the proposed development is unlikely to have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of Wolston.
MWA7479	Undesignated	Findspot - Romano-British pottery	The artefacts have been removed from their original location and therefore the artefacts no longer have a setting
MWA8253	Undesignated	Medieval ditches	The site has been excavated and artefacts removed from their original location and therefore this site no longer has a setting and there is no impact.
MWA8738	Undesignated	Findspot of Prehistoric worked flint	The artefacts have been removed from their original location and therefore the artefacts no longer have a setting
MWA8745	Undesignated	A pond of unknown date	The site of the pond is firmly within the built environment of Brandon, defined by the residential premises of Avondale Road and Hallam's Close. Its former, more open setting as

			part of Hill Farm has been superseded by twentieth century development and the setting provides little value to the significance of the site. At a distance of c. 1km to the south-east the proposed development is unlikely to have any discernible impact on the setting of this feature beyond the existing impact represented by sub-urban margins of north Wolston.
MWA9073	Undesignated	A medieval or post-medieval pit	The site has been excavated and artefacts removed from their original location and therefore this site no longer has a setting and there is no impact.
MWA9074	Undesignated	An undated pit	The site has been excavated and artefacts removed from their original location and therefore this site no longer has a setting and there is no impact.
MWA9075	Undesignated	A medieval pit	The site has been excavated and artefacts removed from their original location and therefore this site no longer has a setting and there is no impact.
MWA9076	Undesignated	A cobble surface of unknown date	The site has been excavated and artefacts removed from their original location and therefore this site no longer has a setting and there is no impact.
MWA9473	Undesignated	A bracelet and flint scatter which possibly dates to the Bronze Age	The artefacts have been removed from their original location and therefore the artefacts no longer have a setting
MWA9541	Undesignated	The possible extent of the medieval settlement at Wolston	The medieval settlement is attested in the Domesday Survey as was focussed on the crossroads established by the intersections of thoroughfares currently known as Main Street, School Street, Dyer's Lane and Warwick Road. This historic core has been surrounded by twentieth century development as Wolston expanded into areas once characterised as fields. However, some elements of the historic street and boundary patterns survive as discernible features of the landscape. The proposed development would not have any discernible impact on the setting of the medieval settlement beyond the existing impact represented by sub-urban margins of Wolston, particularly that to the east.
MWA9597	Undesignated	The site of a celluloid factory	The site of a demolished factory now occupied by development on Blumell's Drive and St. Margaret's Avenue. The setting of this site of industrial archaeological interest is defined by new development and therefore the setting provides no value to the significance or appreciation of the asset. The proposed development would not have any discernible impact on the setting of the medieval settlement beyond the existing impact represented by sub-urban margins of Wolston.
MWA9886	Undesignated	The site of a possible ring ditch	This site exists as sub-surface remains in an open field with further fields to the north, south and east. To the west the setting is defined by the belts of trees and the grounds of residential dwellings. The immediate setting is defined to the south by the carriageway of Rugby Road and beyond that the agricultural complex of Marston Maples. The site of the proposed development is c. 150m to the west and it would represent an influence upon the setting of this archaeological site. However, with respect to the proximity, prominence and scale of the proposed development, the impact would be diminished by the presence of the existing road corridor and other visual detractors in the vicinity.

**Table 2: Assessment of Setting of Heritage Assets and Potential Impacts upon the Settings**

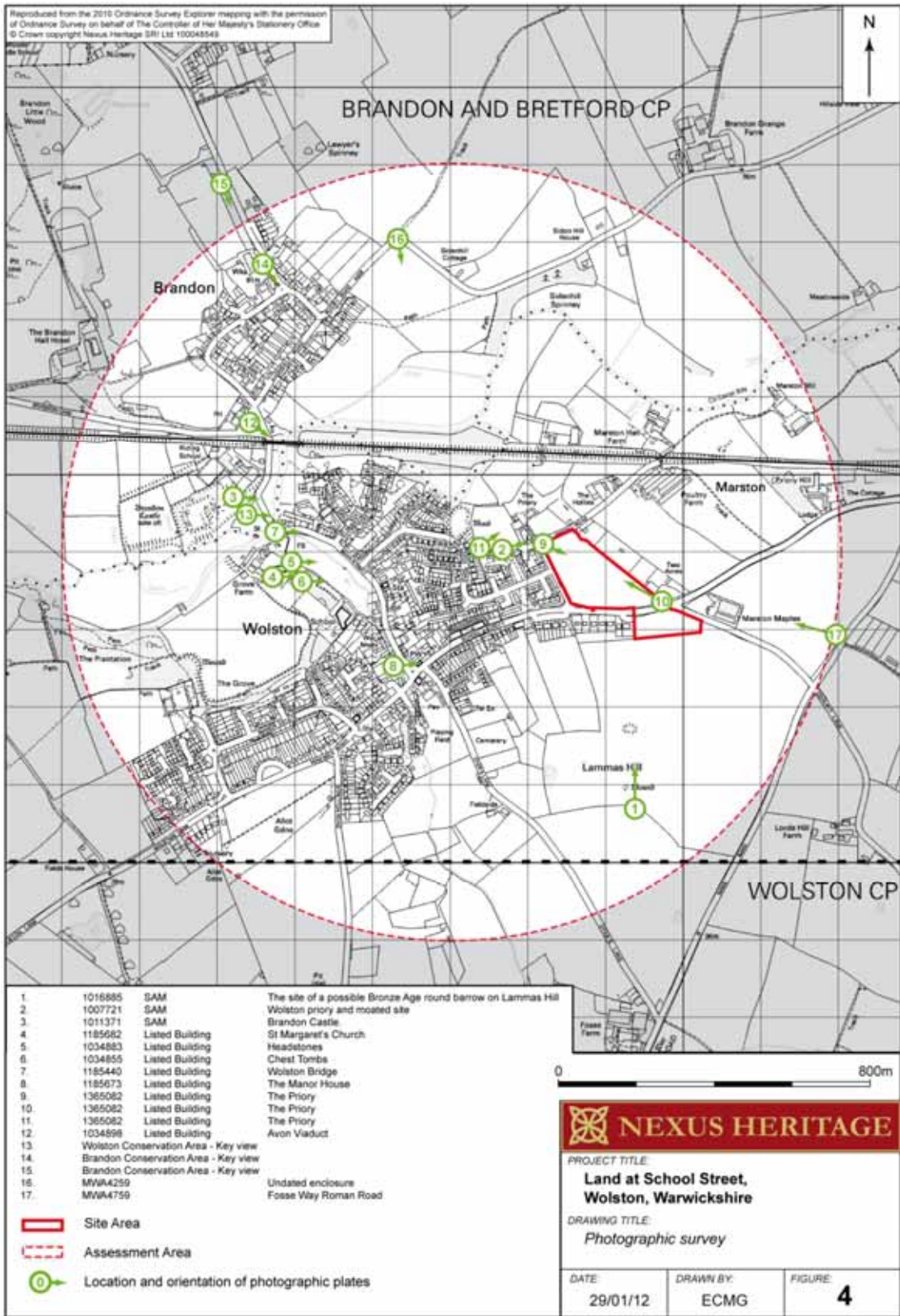


Figure 4: Guide Plan for Photographic Plates

**6.8** As can be seen in the table above a description of the significance of heritage assets which may be affected by development within the Assessment Area and the contribution of their setting to that significance has been provided.

**6.9** In terms of assessing the effect of the proposed development the location and siting of the proposed development has been detailed – including statements on the extent of the proposed development, its proximity to cultural heritage assets, the position of the proposed development with respect to a variety of lines of sight and the degree to which the proposed development may visually isolate any asset.

**6.10** The proposed residential development has followed the design principles below (Bloor Homes 2011):

- Construct the principle site access from School Street;
- Retain and enhance existing landscape features as much as possible;
- Ensure public and private areas are clearly defined throughout the site;
- Provide adequate parking having regard to likely levels of car ownership;
- Provide safe and convenient routes through the site for pedestrians, cycles and vehicles, paying particular regard to route of the public footpath through the site;
- Reflect the edge of settlement location in the layout, landscaping and material palette;
- Ensure the amenity of adjoining properties is maintained;
- Provide suitable mitigation for protected species;
- Create focal points throughout the development to ensure legibility; and
- Ensure that public and private areas are overlooked and well supervised in line with the principles of ‘Secured by Design’.

**6.11** Further amendments have been made to the design as follows (Bloor Homes 2011):

- Provide a larger area of open space in the centre of the development to provide an area of open space as a focal point – the area should be of sufficient size to accommodate an equipped play area as well as informal green space;
- Introduce taller properties around the central open space;
- Move properties away from and reinforce landscape features such as the pond and the hedgerows;
- Introduce an additional access from Priory Road;
- Alter the layout around the central open space along ‘Home Zone’ principles by varying widths, surface treatments and landscaping;
- Minor layout amendments to provide adequate road widths and visibility splays.
- Downgrading of the Priory Road access to one for emergency vehicle, pedestrian and cycle use only;
- Relocation of play equipment on central open space to land north of Priory Road;
- Alterations to newt reserve site south of School Street;
- Introduction of a swale in the central open space as part of a sustainable urban drainage system;

- Introduction of rendered plots at key points throughout the scheme;
- Expansion of shared surface ‘homezone’ area around central open space;
- Introduction of bin holding areas to private drives and parking courts;
- Expansion of natural habitat around on site pond;
- Introduction of tree planting along School Street; and
- Various alterations to individual plot house types and positions.

**6.12** In terms of dimensions, scale and massing the proposed residential scheme provides for 92 dwellings on this site resulting in a net density of 28 dwellings per hectare over 3.28 per hectare. With respect to scale and massing the proposed scheme reflects the general pattern in the neighbouring built environment of two storey properties. Interest and variety in the street scene and roof-scape is provided by the incorporation of a number of gables and hips. The properties are terraced, semi-detached and detached reflecting the variety witnessed in the wider area. However, in accordance with local housing needs a number of single storey dwellings and a small apartment block are provided and a modest element of 2 and half and 3 storey properties are employed at focal points to re-inforce spaces and improve the quality of the design. Dormer windows in the roof-space will be included to soften the impact of the increased storey height. In terms of materials the houses are traditionally designed to be brick-built, with bay windows, gables, and porches. Cambered soldiers; stone cills and chimney detailing would be provided to reflect the local vernacular. The brickwork would be predominantly red and brindled red colours. A limited amount of render will be used to re-enforce focal buildings. Surface material for roofs would be flat profile roof tiles in grey and brown tones. Primary access to the site will be off School Street, with an emergency vehicle only access connecting to Priory Road. Pedestrian links would also be provided to connect the development with School Street, and the existing footpath network that surrounds the site. The existing Public Footpath which extends across the site would be retained along its original line. Roads within the scheme will be calmed with the use of speed-reducing features; variable width carriageways and a variation of materials to reduce vehicle speeds and give pedestrians safety and priority. The use of landscaping throughout the development allows the relationships of the buildings to be articulated with the open space. The landscaping proposals would compliment elevational treatments and additional planting would be provided along the eastern boundary to soften impact with the open countryside. New trees are also proposed in the verge along Priory Road, and the existing perimeter hedge will be supplemented (it is acknowledged that some parts of the existing hedge will inevitably be lost to ensure vehicular and pedestrian access to the site).

**6.13** The proposed housing development is an undeniable, permanent visual introduction leading to changes in land-use and land-cover, but the design ensures that it is not a bland monolithic innovation. Lower density areas, sympathetic landscaping and screening provide a degree of visual permeability and concealment. Added to this there is the inherent mitigation in the design which recognizes the existing physical and environmental landscape and by the location of low-rise elements (bungalows and a 2-storey dwelling) within the parts of the development layout which are in proximity to the Listed Building The Priory and the Scheduled Ancient Monument of Wolston Priory and Moated Site any impact to the settings of these heritage assets is softened.

**6.14** It is evident that the settings for the overwhelming majority of assets would not be impacted upon by

the proposed development to a discernible degree, but there are some impacts to some settings and these can be summarised in a band ranging from negligible through to minor. This assessment has focused on changes to the settings of heritage assets and has taken particular care to highlight changes to the visual palette. However, it is acknowledged that noise, movement, light and other factors also play a part in perceptions of setting. The proposed development within the Assessment Site would lead to alterations to the existing auditory ambience, lead to additional traffic movements and require overhead street lighting. In addition the construction phase would lead to temporary changes to the aural ambience. However, in the long term, the proposed development would not alter the remoteness and tranquility of the settings which depend on tranquility and remoteness as such qualities have been diminished by the expansion of residential and other development in and around Wolston during the twentieth and twenty-first centuries. The introduction of a residential scheme into the landscape would be an inescapable new feature and its proximity to certain heritage assets such as Listed Building The Priory and the Scheduled Ancient Monument Wolston Priory and Moated Site must be considered against the frequency and nature of past changes to the settings of these assets and the clear capacity to accommodate change without further detrimental effects on the significance of the settings.

## 7. CONCLUSIONS

- 7.1** This document has considered an area of land at School Street, Wolston, Warwickshire to investigate the potential for proposed development at the land at School Street to impact on the settings of heritage assets and the contribution that these settings make towards the significance of the assets. The assessment has been undertaken with reasonable skill, care and diligence. It is concluded that whilst there are some discernible effects on the settings of a minority of heritage assets the effects do not represent a prohibitive conflict between conservation of cultural heritage value and the proposals for the development.

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## PLATES



**Plate 1: Sightline towards the development site from the site of the Lammas Hill Bronze Age Barrow (Scheduled Ancient Monument 1016855), the arrow indicates the position of the proposed development**



**Plate 2: Sightline from the southern margins of the site of Wolston Priory and Moated Site (Scheduled Ancient Monument 1007721), the arrow indicates the position of the proposed development.**



**Plate 3: Sightline from the eastern margins of the site of Brandon Castle (Scheduled Ancient Monument 1011371)**



**Plate 4: Sightline from the southern side of St. Margaret's Church, Wolston (Listed Building 1185682)**



Plate 5: Sightline from the headstones in St. Margaret's Church, Wolston (Listed Building 1034884)



Plate 6: Sightline from the chest tombs in St. Margaret's Church, Wolston (Listed Buildings 1034885, 1185639 and 1299543)



Plate 7: Sightline from Wolston Bridge, Wolston (Listed Building 1185440)



Plate 8: Sightline from the Manor House, Main Street, Wolston (Listed Building 1185673)



**Plate 9: Sightline from the entrance to The Priory (Listed Building 1365082) to the site of the proposed residential development and southwards along Priory Lane towards its junction with School Street**



**Plate 10: Sightline across the site of the proposed residential development towards The Priory (Listed Building 1365082) showing the absence of intervisibility due to tree cover. The arrow indicates the position of The Priory behind the belt of trees**



**Plate 11: Sightline from the site of the proposed sewer (which would run parallel to the wooden fence) towards The Priory (Listed Building 1365082)**



**Plate 12: Sightline from the Avon Viaduct (Listed Building 1034898)**



**Plate 13: Sightline incorporating the significant view across the Wolston Conservation Area towards the Assessment Site**



**Plate 14: Sightline incorporating the significant view into the Brandon Conservation Area towards the Assessment Site**



**Plate 15: Sightline incorporating the significant view into the Brandon Conservation Area towards the Assessment Site**



**Plate 16: Sightline across the archaeological site of the subsurface remains of an undated enclosure (MWA4259) showing absence of intervisibility with the Assessment Site.**



**Plate 17: Sightline towards the Assessment Site from Fosse Way (MLW4759), the arrow indicates the position of the Assessment Site.**