



Planning and Environment

Archaeological Information and Advice
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DEVELOPMENT SITE ALLOCATIONS

Thank you for your consultation. The following comments are made with respect to the archaeological implications of Development Site Allocations included within the Annex to the Rugby Borough Plan Preferred Option Consultation Document. This advice is provided without prejudice to any comments that either Historic England or the planning authority's specialist Conservation advisor may wish to provide regarding the potential impacts to any Listed Buildings, Conservation Areas or Scheduled Monuments or their settings.

RESIDENTIAL ALLOCATIONS

Site ID: 336

Site Name: West Farm and Home Farm, Brinklow

Site Area: 4.05ha

Allocation: circa 75 dwellings

Site Description:

The allocation Site is located at the southeastern edge of the settlement of Brinklow with much of the site lying within an area defined as the probable extent of the medieval settlement at Brinklow (Warwickshire Historic Environment Record ref. MWA9496). The Site is bounded to the north by the disused remains of the Oxford Canal (MWA3661) which survives as ponds and earthworks. Along its southern and eastern boundary, the site fronts onto the B4455 Rugby Road. Adjacent and to the west of the Site are the rear property boundaries of dwellings fronting onto Broad Street.

Known Past Disturbance and Archaeological Potential

Ridge and furrow earthwork remains (MWA7172) survive across much of the eastern part of the site. Earthwork remains (MWA12302) visible on aerial photographs and Lidar imagery are also recorded within the northern part of the allocation Site, beyond the suggested development frontage.

Within the Site Nos. 5 and 7 Rugby Road form a pair of Grade II Listed 17th Century timber-framed houses (National Heritage List for England (NHLE) ref. 1365078) which themselves appear to form one element of the complex of buildings which make up West Farm and Home Farm. A significant proportion of the structures which make up West Farm and Home Farm lie within the Brinklow Conservation Area and are shown on the 1880s Ordnance Survey mapping for the area. The Site is also located approximately 200m to the south of the Scheduled Monument Motte and baily castle, 30m E of St John the Baptist's Church (NHLE ref. 1011368).

The central part of the allocation site, across which residential development is proposed, has been subject to relatively recent impacts including those resulting from the construction of the modern agricultural buildings and associated hardstanding which make up the two farm complexes. Whilst this part of the site will have been subject to a degree of disturbance there remains a moderate potential for groundworks associated with any new development to disturb archaeological deposits, including structural remains, boundary features and rubbish pits, associated with the utilisation of this area during the medieval and later periods.

The areas indicated as being retained as Green Space do not appear to have been subject to significant recent disturbance and contain within them earthworks remains most likely dating from the medieval or post-medieval periods.

Recommendations

When assessing the implications for any development plans for this site the Planning Authority should consult their specialist conservation advisor with regard to how the proposals are likely to affect any historic buildings or their settings or the Brinklow Conservation Area. An assessment of the significance of the historic farm buildings should accompany any application to develop or convert to residential use. Historic England should also be consulted with regard to any potential impacts to the setting of the Scheduled Monument.

Any proposal to develop the historic farm buildings is likely to be met with a requirement for a programme of historic building to be undertaken prior to development and secured by an appropriately worded condition attached to the planning permission. The scope of the building recording will be informed by the results of the significance assessment and the details contained within the proposal.

Any application to develop the remainder of the Site is likely to be met with a recommendation that a set of conditions be attached to the planning permission securing a phased programme of archaeological work comprising archaeological evaluation of the site and, where appropriate, subsequent mitigation.

Across those parts of the Site to be retained as Green Space it is recommended that proposals should seek to ensure the retention of surviving earthwork remains and avoid any regrading, levelling or intensive tree planting.

Site ID: 315
Site Name: Land south of Rugby Road, Brinklow
Site Area: 16.94ha
Allocation: circa 340 dwellings

Site Description:

The allocation Site is located to the south of the settlement of Brinklow. The western edge of the site fronts onto Heath Lane with its northern boundary being defined by the rear garden plots of houses which also front onto Heath Lane. A mix of arable and pasture fields mostly lie to the east and south of the allocation Site.

Known Past Disturbance and Archaeological Potential

The eastern third of the Site is likely to have remained in pasture since at least the post-medieval period and contains good survival of ridge and furrow earthworks (Warwickshire Historic Environment Record ref. MWA33688) clearly visible on aerial photographs and Lidar imagery of the area. The western portion of the site, comprising approximately 10.5ha, appears to be under arable cultivation although aerial imagery, available on Google Earth, would suggest that ridge and furrow remains also survived here until relatively recently.

The Scheduled Monument Barrow cemetery $\frac{1}{4}$ mile (400m) NE of Bretford (National Heritage List for England (NHLE) ref. 1005722) which is recorded as containing up to 30 closely spaced Bronze Age round barrows is located approximately 1,200m to the south of the Site. Roman period artefacts including a coin of the Emperor Maximian (286 to 305) (MWA5030) and fourteen horseshoes or hipposandals (MWA3660) have recovered from either within or close to the Site boundary.

Whilst the western part of the Site has in recent years been under a slightly more intensive agricultural regime, overall, this is an area that has been subject to relatively little in terms of modern subsurface impacts.

Whilst little evidence for occupation of this area predating the medieval period has been identified from within the Site or the immediately surrounding area this may well be a reflection of a lack of previous investigations undertaken here, rather than providing any evidence of a lack of archaeological remains. There is therefore a potential for the site to contain archaeological remains from the prehistoric, Roman and Anglo-Saxon periods. The age, depth, extent, and significance of such remains, should they be present is currently unknown.

Recommendations

The Site contains a well-preserved example of ridge and furrow earthworks which should be considered a heritage asset of at least local and potentially regional importance, and it is, therefore, recommended that the eastern part of the site should be removed from this site allocation. If the ridge and furrow is to be included as part of the site allocation then, when considering any planning application that is likely to destroy these remains the planning authority will need to consider whether the benefits from the scheme will outweigh the loss of the heritage asset.

Any proposal for development across all or part of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation, in the first instance, is likely to include a programme of geophysical survey which will inform a subsequent programme of archaeological trial trenching. The availability of this information prior to the determination of any planning application submitted will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 129

Site Name: Land north of Lilbourne Road, Clifton upon Dunsmore

Site Area: 2.3ha

Allocation: circa 60 dwellings

Site Description:

The allocation Site is located adjacent and to the east of the settlement of Clifton upon Dunsmore. To the north of the proposed development area is a small group of houses and Manor Farm, the original core of which is shown on the 1880's 1st Edition Ordnance Survey mapping but which now includes a large modern agricultural building. Large agricultural fields dominate the landscape to the west whilst the southern boundary fronts onto Lilbourne Road.

Known Past Disturbance and Archaeological Potential

The Site appears to have been under pasture for several years and is likely to have been in agricultural use since at least the medieval period and is therefore unlikely to have been subject to any significant levels of modern disturbance.

Aerial photography has identified cropmark evidence across the area just to the south of the proposed scheme (Warwickshire Historic Environment refs. MWA4161, MWA4162, MWA4163, MWA4164, MWA6808, MWA6809) which might suggest settlement activity during the Iron Age and Roman periods. The line of Watling Street Roman Road, the modern A5, (MWA420) passes the Site approximately 1,400m to the east at a point which is also a suggested candidate site for Boudica's final battle when she was defeated by the Roman Army in 61AD (MWA33816).

A possible Anglo-Saxon inhumation cemetery is recorded as lying approximately 100m to the north of the suggested allocation Site.

There is, therefore, a potential for the potential for this site to contain archaeological remains from the late prehistoric, Roman and Anglo-Saxon periods. The age, depth, extent, and significance of such remains, should they be present is currently unknown.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site and provide information as to their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme of archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 202

Site Name: Newton Road, Clifton upon Dunsmore

Site Area: 3.58ha

Allocation: circa 80 dwellings

Site Description:

The allocation Site is located adjacent to and to the north of the settlement of Clifton upon Dunsmore. Newton Road denotes the western boundary to the Site. The surrounding area to the north, east and west is dominated by large fields which appear to be predominantly under pasture.

Known Past Disturbance and Archaeological Potential

The Site appears to have remained under pasture for several years and is likely to have been in agricultural use since at least the medieval period and is therefore unlikely to have been subject to any significant levels of modern disturbance.

Aerial photography has identified cropmark evidence across the area just to the south of the proposed scheme (Warwickshire Historic Environment refs. MWA4161, MWA4162, MWA4163, MWA4164, MWA6808, MWA6809) which might suggest settlement activity during the Iron Age and Roman periods. The line of Watling Street Roman Road, the modern A5, (MWA420) passes the Site approximately 1,500m to the east at a point which is also a suggested candidate site for Boudica's final battle when she was defeated by the Roman Army in 61 AD (MWA33816).

A possible of an Anglo-Saxon inhumation cemetery is recorded as lying adjacent and to the east of the suggested allocation Site.

There is therefore a potential for the potential for this site to contain archaeological remains from the late prehistoric, Roman and Anglo-Saxon periods. The age, depth, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey this will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 307

Site Name: North Road, Clifton upon Dunsmore

Site Area: 0.94ha

Allocation: circa 10 dwellings

Site Description:

The allocation Site is located adjacent to the northwestern corner of the settlement of Clifton upon Dunsmore. Newton Road denotes the western boundary to the Site. The surrounding area to the north, west and south is dominated by large fields which appear to be predominantly under pasture.

Known Past Disturbance and Archaeological Potential

The Site appears to have remained under pasture for several years and is likely to have been in agricultural use since at least the medieval period and is therefore unlikely to have been subject to any significant levels of modern disturbance.

The allocation Site lies just to the northeast of the probable extent of the medieval settlement at Clifton upon Dunsmore (Warwickshire Historic Environment Record ref. MWA9507). Documentary evidence suggests that a post-medieval post mill (MWA4159) may have been located just to the west, or possibly even within the allocation Site boundary. Aerial photography has identified cropmark evidence across the area to the south of the settlement of Clifton Upon Dunsmore (MWA4161, MWA4162, MWA4163, MWA4164, MWA6808, MWA6809) which might suggest settlement activity during the Iron Age and Roman periods.

There is therefore a potential for the potential for this site to contain archaeological remains from the late prehistoric, Roman, medieval and post-medieval periods. The character, extent, and significance of such remain, should they be present is not currently understood.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that if planning consent is granted then an appropriately worded set of conditions should be attached to the planning permission securing a phased programme of archaeological fieldwork comprising an archaeological evaluation and where appropriate archaeological mitigation.

The archaeological evaluation for this site is likely to be an agreed programme of trial trenching. The scope of any subsequent archaeological mitigation works will be informed by the results of the trial trenching.

Site ID: 341
Site Name: Land South of Coventry Road, Dunchurch
Site Area: 7.65ha
Allocation: circa 180 dwellings

Site Description:

The allocation Site is located adjacent to the west of the settlement of Dunchurch. Immediately to the east and west of the allocation are two small pockets of residential development with Coventry Road forming the Site's northern boundary. Moderately sized fields, currently under pasture lie to the south of the Site beyond which runs the M45 motorway.

Known Past Disturbance and Archaeological Potential

The Site appears to have remained under pasture for several years, with some possible later division into horse paddocks, and is likely to have been in agricultural use since at least the medieval period and is therefore unlikely to have been subject to any significant levels of modern disturbance.

Part of the site of possible flooded water meadows (Warwickshire Historic Environment Record ref. MWA12465) which are visible as earthworks is recorded within the southeastern corner of the allocation Site. Approximately 500m to the east of the Site, analysis of aerial photographs has identified number of undated cropmark features, including a ring ditch and an oval enclosure, which are potentially late prehistoric in date (MWA3097, MWA5370 and MWA5371). Further cropmark features, including several enclosures are recorded approximately 1,000m to the west and northwest of the Site (MWA3096, MWA4139 and MWA5540).

There is therefore a potential for this site to contain archaeological remains from the late prehistoric, Roman, medieval and post-medieval. The age, depth, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 90

Site Name: Homestead Farm, Coventry Road, Dunchurch

Site Area: 1.05ha

Allocation: circa 30 dwellings

Site Description:

The allocation Site is situated towards the western edge of the settlement of Dunchurch. Along its northern boundary the Site fronts onto Coventry Road, Dunchurch with residential development to the east and west. To the south is a slightly larger field than the application site which appears to currently be being used for sports pitches.

Known Past Disturbance and Archaeological Potential

The Site, which comprises two small rectangular fields or paddocks appears to have remained under pasture for several years and is likely to have been in agricultural use since at least the medieval period and is therefore unlikely to have been subject to any significant levels of modern disturbance.

The allocation Site lies approximately 280m to the west of the probable extent of the medieval settlement at Dunchurch (Warwickshire Historic Environment Record ref. MWA9512). The site of possible floated water meadows (Warwickshire Historic Environment Record ref. MWA12465) visible as earthworks are recorded approximately 130m to the south of the allocation Site.

There is therefore a potential for this site to contain archaeological remains from the medieval and post-medieval periods, the potential for the site to contain archaeological remains dating from the prehistoric and Roman periods is, currently, unknown. The character, extent, and significance of such remains, should they be present is currently unknown.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that should planning consent be granted an appropriately worded set of conditions should be attached to the planning permission securing a phased programme of archaeological fieldwork comprising an archaeological evaluation and where appropriate archaeological mitigation.

The archaeological evaluation for this site is likely to be an agreed programme of trial trenching. The scope of any subsequent archaeological mitigation works will be informed by the results of the trial trenching.

Site ID: 316
Site Name: Land at Long Lawford
Site Area: 19.75ha
Allocation: circa 400 dwellings

Site Description:

The allocation Site is located adjacent along the southern edge of the current extent of the settlement of Long Lawford. To the south, east and west the allocation Site is bordered by a mix of both large arable and pasture fields.

Known Past Disturbance and Archaeological Potential

The Site appears to be predominantly under arable cultivation although the three smaller fields at the eastern end of the Site appear to be under permanent pasture. The Site is likely to have been in agricultural use since at least the medieval period and is therefore unlikely to have been subject to any significant levels of modern disturbance.

The southern edge of the probable extents of the medieval settlement of Long Lawford (Warwickshire Historic Environment Record ref. MWA9526) lie approximately 50m to the north of the allocation Site. Archaeological fieldwork undertaken in advance of development approximately 160m to the north of the allocation Site identified a range of undated features (MWA32169), including ditches and intercutting pits, which were assumed to be medieval in origin. Evidence for earlier settlement activity in this area includes an Iron Age enclosure (MWA34564) identified during excavations north of Coventry Road approximately 80m to the north of the allocation Site and a Romano-British field system (MWA34563) less than 30m to the north.

There is, therefore, a potential for this site to contain archaeological remains from the late prehistoric, Roman, medieval and post-medieval. The character, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 75

Site Name: Lea Crescent, Newbold on Avon

Site Area: 0.78ha

Allocation: circa 20 dwellings

Site Description:

The allocation Site forms a small triangular parcel of land located between modern residential development to the east and the River Avon to the west. The rail line from Rugby to Nuneaton forms the southern boundary to the Site.

Known Past Disturbance and Archaeological Potential

The Site, which appears to be currently used as open public greenspace sits within a bend of the River Avon. Watercourses such as this have played a major role throughout much of prehistory and into the medieval period as communication routes, defining territorial boundaries, providing important natural resources including water supply. Rivers have also provided a ritual function and it is not uncommon for them to be associated with a range of prehistoric site types. A ring ditch (Warwickshire Historic Environment Record (MWA3365), visible as a cropmark on aerial photographs and thought to be Neolithic or Bronze Age in date is located on the opposite bank of the Avon approximately 130m to the southwest of the allocation Site

There is a potential for this site to contain archaeological remains from the prehistoric, Roman and later periods. The character, extent, and significance of such remains, should they be present is currently unknown.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that should planning consent be granted for development of this site an appropriately worded set of conditions should be attached to the planning permission securing a phased programme of archaeological fieldwork comprising an archaeological evaluation and where appropriate archaeological mitigation.

The archaeological evaluation for this site is likely to be an agreed programme of trial trenching. The scope of any subsequent archaeological mitigation works will be informed by the results of the trial trenching.

Site ID: 87
Site Name: Hillcrest Farm, Newton
Site Area: 1.04ha
Allocation: circa 25 dwellings

Site Description:

The allocation Site forms a small roughly rectangular piece of land triangular parcel of land currently occupied by modern agricultural buildings, hardstanding and what appears to be a menage for exercising or riding horses.

Known Past Disturbance and Archaeological Potential

The Site appears to have been subject to significant modern disturbance likely to have truncated or destroyed any archaeological deposits, should they have been present within the Site.

Based upon the evidence currently available the archaeological potential of the allocation Site is considered to be low.

Recommendations

Based upon the information currently available there is unlikely to be a requirement for any archaeological work to be undertaken with respect to development proposals for this allocation Site.

Site ID: 62

Site Name: Morgan Sindall House, Rugby town centre

Site Area: 0.28ha

Allocation: circa 90 dwellings

Site Description:

The allocation Site forms a small L shaped piece of land currently occupied by a modern office building.

Known Past Disturbance and Archaeological Potential

The Site will have been subject to significant modern disturbance likely to have truncated or destroyed any archaeological deposits, should they have been present within the Site.

Based upon the evidence currently available the archaeological potential of the allocation Site is considered to be low.

Recommendations

Based upon the information currently available there is unlikely to be a requirement for any archaeological work to be undertaken with respect to development proposals for this allocation Site.

Site ID: 332

Site Name: Former Rugby Borough Council depot, Albert Street, Rugby

Site Area: 0.28ha

Allocation: circa 25 dwellings

Site Description:

The allocation Site is currently occupied by what appears to be a disused office block and hard standing

Known Past Disturbance and Archaeological Potential

The Site will have been subject to significant modern disturbance, both from the upstanding buildings and previous 20th century development across this area, which is likely to have truncated or destroyed any potential archaeological deposits.

Based upon the evidence currently available the archaeological potential of the allocation Site is considered to be low.

Recommendations

Based upon the information currently available there is unlikely to be a requirement for any archaeological work to be undertaken with respect to development proposals for this allocation Site.

Site ID: 122

Site Name: Land at Fenley, Old Laurentian Rugby Club, Cawston

Site Area: 4.9ha

Allocation: circa 80 dwellings

Site Description:

The allocation Site forms a rectangular parcel of land bounded to the west and north by modern residential development and to the east by allotment gardens. Large agricultural fields currently occupy the area to the south of the allocation Site although much of this has already been earmarked for development.

Known Past Disturbance and Archaeological Potential

The Site is currently used for sports pitches and prior to this was in agricultural use and consequently is not likely to have been subject to significant subsurface impacts. Evidence For Iron Age activity including a large sub-rectangular enclosure and roundhouse (Warwickshire Historic Environment Record ref MWA4142) has been identified approximately 650m to the northwest of the allocation Site. A prehistoric enclosure and possible ring ditch (MWA4143) identified from cropmarks on aerial photographs and following a geophysical survey are recorded approximately 300m to the north of the Site. The site of the deserted medieval settlement at Cawston is located about 350m to the west.

There is a potential for this site to contain archaeological remains from the prehistoric, Roman and later periods. The character, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that should planning consent be granted for development of this site an appropriately worded set of conditions should be attached to the planning permission securing a phased programme of archaeological fieldwork comprising an archaeological evaluation and where appropriate archaeological mitigation.

The archaeological evaluation for this site is likely to be an agreed programme of trial trenching. The scope of any subsequent archaeological mitigation works will be informed by the results of the trial trenching.

Site ID: 40

Site Name: Land east of Kilsby Lane, Hillmorton

Site Area: 4.85ha

Allocation: circa 125 dwellings

Site Description:

The allocation Site forms a roughly triangular parcel of land bounded to the west by Kilsby Lane, to the north by the rear plots of houses fronting onto Chamberlain Road and to the east by the Oxford Canal.

Known Past Disturbance and Archaeological Potential

The Site is predominantly under pasture and divided into small paddocks. Traces of ridge and furrow earthworks visible on aerial imagery suggest that the site is likely to have been in agricultural use since the medieval period and has not been subject to recent significant below ground impacts. Whilst there is a lack of any direct evidence for pre-medieval activity that is currently known from the immediate vicinity of the site this may be a reflection of a lack of previous investigations across this area, rather than an indication of the potential for below ground archaeological deposits to survive across the site. The archaeological potential for this site should therefore be considered, at this time, to be unknown.

There is a potential for this site to contain archaeological remains from the prehistoric, Roman and later periods. The character, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 334

Site Name: Land off Barby Lane, Hillmorton

Site Area: 18.13ha

Allocation: circa 380 dwellings

Site Description:

The allocation Site encompasses a broadly square block of land parcel of land bounded to the west by Barby Lane, to the north by the southern edge of Hillmorton and to the east and south by large fields which appear to have been subject to recent landscaping.

Known Past Disturbance and Archaeological Potential

The Site is predominantly under pasture and divided into mostly rectangular fields some of which may have been subject to recent tree planting. Traces of ridge and furrow earthworks visible on aerial imagery appear to survive in areas suggesting that the site is likely to have been in agricultural use since the medieval period and has not been subject to recent significant below ground impacts. A geophysical survey undertaken across the northwestern quarter of the Site was unable to positively identify any anomalies of probable archaeological origin other than evidence for medieval ridge and furrow cultivation. It should however be emphasised that whilst geophysical survey is a useful tool for identifying features to be targeted by subsequent fieldwork a lack of detected geophysical anomalies cannot be taken to imply a lack of archaeological features. At land next to Ridgeway Farm, Ashlawn Road, approximately 850m to the west of the allocation Site, fieldwork established the presence of a number of Roman period features, including ditches, pits and post holes. Whilst no domestic structures (of Roman date) were positively identified, the quantity and range of pottery recovered during the fieldwork suggests occupation in the vicinity. An undated wall was also identified in the southern portion of the site; the full extent and function of this feature has not yet been established. The initial results of the archaeological excavation undertaken to mitigate the impact this development here identified a more complex and important site than was indicated by the geophysical survey and trial trenching.

There is a potential for this site to contain archaeological remains from the prehistoric, Roman and later periods. The character, extent, and significance of such remains, should they be present, is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 59

Site Name: Newton Manor Lane, Brownsover

Site Area: 17.03ha

Allocation: circa 240 dwellings

Site Description:

The allocation Site encompasses a triangular block of land bounded to the west by the former Great Central Railway, now a footpath, beyond which lies the settlement of Brownsover. The southern boundary is delineated by Newton Manor Lane with fields under pasture extending eastwards.

Known Past Disturbance and Archaeological Potential

The Site is predominantly under pasture and divided into regular fields. Traces of ridge and furrow earthworks visible on aerial imagery appear to survive in areas suggesting that the site is likely to have been in agricultural use since the medieval period and has not been subject to recent significant below ground impacts. The adjacent fields to the east represent well preserved examples of ridge and furrow earthworks which also include earthworks associated with Biggin Deserted Medieval Settlement (Warwickshire Historic Environment Record ref. MWA4171). Romano-British Enclosures have been shown to survive approximately 300m to the north of the allocation Site.

There is a potential for this site to contain archaeological remains from the prehistoric, Roman and later periods. The age, depth, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 338

Site Name: Land south of Crick Road, Houlton

Site Area: 6.24ha

Allocation: circa 250 dwellings

Site Description:

The allocation Site occupies a parcel of land which is bounded to the north by Crick Road and the Rail line connecting Rugby and Northampton to the south. Large warehouses and distribution centres are located to the east. The eastern boundary to the Site also forms a part of the Warwickshire Northamptonshire border.

Known Past Disturbance and Archaeological Potential

The Site appears to have been predominantly under pasture in recent years although it may also have been given over to arable on occasion. Some evaluative archaeological work has been undertaken across part of the site which including geophysical anomalies which subsequent trial trenching confirmed as being Roman in date.

Given that the whole of the site has not yet been evaluated there remains a clear potential for as yet unidentified late prehistoric and Roman period remains to survive within the Site. The age, depth, extent, and significance of such remain, should they be present is not yet fully understood.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that should planning consent be granted for development of this site an appropriately worded set of conditions should be attached to the planning permission securing a phased programme of archaeological fieldwork comprising an archaeological evaluation and archaeological mitigation.

The archaeological evaluation for this site is likely to comprise an agreed programme of trial trenching. The scope of any subsequent archaeological mitigation works will be informed by the results of the trial trenching.

Site ID: 100

Site Name: Land at High Street, Ryton-on-Dunsmore

Site Area: 1.2ha

Allocation: circa 35 dwellings

Site Description:

The allocation Site occupies a small rectangular parcel of land on the southern edge of Ryton-on-Dunsmore. Residential development borders the northern and eastern sides, a block of woodland forms the western boundary with the Leamington Road to the south.

Known Past Disturbance and Archaeological Potential

The Site has previously been subject to a programme of evaluative trial trenching. No significant archaeological features or deposits were identified by the evaluative fieldwork and consequently has been shown to have a low archaeological potential.

Recommendations

There will be no requirement for further archaeological work to be undertaken with respect to any development proposals across this allocation Site.

Site ID: 6

Site Name: Land east of Fosse Way opposite Knob Hill, Stretton-on-Dunsmore

Site Area: 0.26ha

Allocation: circa 3 dwellings

Site Description:

The allocation Site occupies a rectangular parcel of land on the southern edge of Stretton-on-Dunsmore. Residential development borders the northern and western sides with fields under pasture dominating the surrounding area to the south and east.

Known Past Disturbance and Archaeological Potential

The Site has the appearance of a small paddock under grass. Whilst the Site has not been subject to previous archaeological evaluation it is relatively small, sits outside the historic settlement core and is not in close proximity to any known sites that would suggest that this is an archaeologically sensitive area.

Recommendations

There will be no requirement for further archaeological work to be undertaken with respect to any development proposals across this allocation Site.

Site ID: 81

Site Name: Land west of Fosse Way, Stretton-on-Dunsmore

Site Area: 3.53ha

Allocation: circa 40 dwellings

Site Description:

The allocation Site occupies a roughly triangular parcel of land the eastern side of which fronts onto Fosse Way. A large arable field lies to the north while smaller fields under pasture are adjacent to the west.

Known Past Disturbance and Archaeological Potential

The Site is largely under grass or shrub and does not appear to have been subject to cultivation for a significant period of time.

The allocation Site is also the site of a deserted medieval settlement and field system (Warwickshire Historic Environment Record ref MWA3123) which survives as earthworks visible on aerial photographs and Lidar imagery.

In addition to the extant medieval remains which survive across the Site given the area has not yet been subject to evaluation there remains a potential for as yet unidentified late prehistoric and Roman period remains to survive within the Site. The age, depth, extent, and significance of such remains, should they be present is not yet fully understood.

Recommendations

Important earthwork remains of local and possibly regional importance survive across the whole of the allocation Site. Any proposal for development across this site will result in the loss of this heritage asset. It is recommended on heritage grounds that Land west of Fosse Way, Stretton-on-Dunsmore (Site ID 81) is not included on the final list of allocated sites.

Site ID: 134

Site Name: Land north of Plott Lane, Stretton-on-Dunsmore

Site Area: 4.82ha

Allocation: circa 125 dwellings

Site Description:

The allocation Site encompasses a sub rectilinear field with the landscape to the north, south and west dominated by rectilinear planned enclosure. The Site is bounded to the east by 20th century housing which forms the northwestern part of the settlement of Stretton-on-Dunsmore. Along its southern boundary the Site also fronts onto Plott Lane.

Known Past Disturbance and Archaeological Potential

The Site appears to have been predominantly under arable cultivation. The Site is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts. Ridge and furrow earthworks survive within the adjacent fields to the west. Several undated cropmark features, of possible prehistoric origin observed on aerial photographs are located approximately 500m to 800m east of the proposed development (Warwickshire Historic Environment record MWA3120, MWA3121, MWA3122 and MWA3124). Linear features of unknown date are also visible as cropmarks on aerial photographs approximately 500 metres to the south of the application site (MWA3128). There is a potential for this site to contain archaeological remains from the prehistoric, Roman and later periods. The age, depth, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 39
Site Name: Dyers Lane, Wolston
Site Area: 1.04ha
Allocation: circa 15 dwellings

Site Description:

The allocation Site occupies a parcel of land which is bounded to the west by Dyers Lane, beyond which is located a recreation ground. Modern residential development lies to the north whilst small rectilinear fields and paddock bound the Site to the east and south.

Known Past Disturbance and Archaeological Potential

The Site appears to have remained under pasture from at least the post-medieval period, evidenced by surviving ridge and furrow earthworks. The possible extents of the medieval settlement of Wolston lie approximately 120m to the west. The Scheduled Monument Bowl Barrow on Lammas (National Heritage List for England ref. 1016885), a Neolithic or Bronze Age barrow believed to include both primary and secondary burials and associated artifacts, is approximately 380m to the southeast of the Site. Archaeological fieldwork undertaken approximately 350m to the northeast of the Site has identified evidence for Mid to Late Iron Age metalworking (Warwickshire Historic Environment Record ref. MWA31473) and Roman period activity including the corner of a probable enclosure (MWA 31507)

Given that the whole of the site has not yet been evaluated there remains a potential for as yet unidentified late prehistoric and Roman period remains to survive within the Site. The character, extent, and significance of such remain, should they be present is not yet fully understood.

Recommendations

Any proposal for development across all or part of this site is likely to be met with a recommendation that should planning consent be granted for development of this site an appropriately worded set of conditions should be attached to the planning permission securing a phased programme of archaeological fieldwork comprising an archaeological evaluation and archaeological mitigation.

The archaeological evaluation for this site is likely to comprise an agreed programme of trial trenching. The scope of any subsequent archaeological mitigation works will be informed by the results of the trial trenching.

Site ID: 84

Site Name: Land south of Leicester Road Wolvey

Site Area: 5.9ha

Allocation: circa 60 dwellings

Site Description:

The allocation Site encompasses an irregularly shaped block of land just to the east of the settlement of Wolvey. The plan accompanying the preferred option consultation suggests the the south westly part of the site will be retained as woodland and public open space. The area across which development is proposed trapezoidal in shape with new residential development located to the west.

Known Past Disturbance and Archaeological Potential

The area across which development is proposed is approximately 3ha in size, appears to be under arable cultivation and is likely to have remained in agricultural use from at least the medieval period and therefore is not likely to have been subject to significant recent below ground impacts.

Whilst little evidence for occupation of this area predating the medieval period has been identified from within the Site or the immediately surrounding area this may well be a reflection of a lack of previous investigations undertaken here, rather than providing any evidence of a lack of archaeological remains. There is therefore a potential for the potential for this site to contain archaeological remains from the prehistoric, Roman and Anglo-Saxon periods. The character, extent, and significance of such remains, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 96

Site Name: Land at Coventry Road, Wolvey

Site Area: 27.2ha

Allocation: circa 500 dwellings

Site Description:

The allocation Site comprises two irregularly shaped parcels of land located to the east and west of Coventry Road. Commercial fishing lakes abut the allocation Site to the west with the main settlement of Wolvey lying to the north. The remaining areas to the south and east are dominated by a sub-rectilinear field with the landscape to the north, south and west dominated by large irregular fields or planned enclosure.

Known Past Disturbance and Archaeological Potential

The Site appears to be under arable cultivation. The Site is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts.

Whilst little evidence for occupation of this area predating the medieval period has been identified from within the Site or the immediately surrounding area this may be a reflection of a lack of previous investigations undertaken here, rather than providing any evidence of a lack of archaeological remains. There is therefore a potential for this site to contain archaeological remains dating from the prehistoric, Roman and Anglo-Saxon periods. The character, extent, and significance of such remains, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme of archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 309

Site Name: Land north of B4109, Wolvey

Site Area: 7.1ha

Allocation: circa 150 dwellings

Site Description:

The allocation Site comprises three broadly rectilinear fields the most southerly of which has been subject to some modern encroachment from housing development. Commercial fishing lakes abut the allocation Site to the west with the course of the River Anker lying just to the north. The main settlement of Wolvey is to the east of the Site with much of the area to the dominated by large irregular fields.

Known Past Disturbance and Archaeological Potential

The Site appears to have been predominantly under pasture in recent years. The Site is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts.

The allocation Site is located just to the south of the River Anker; watercourses such as this will typically have served as an important food and water resource, functioned as a communication route and may well have been of ritual significance throughout much of the prehistoric and Roman periods. Whilst little direct evidence for occupation of this area predating the medieval period has been identified either from within the Site or the surrounding area this may well be a reflection of a lack of previous investigations undertaken here, rather than providing any evidence of a lack of archaeological remains. There is therefore a potential for the potential for this site to contain archaeological remains from the prehistoric, Roman and Anglo-Saxon periods. The age, depth, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

EMPLOYMENT ALLOCATIONS

Site ID: 64

Site Name: Coton Park east, Rugby

Site Area: 35.97ha

Allocation: circa 115,000m² of floorspace for employment use

Site Description:

The allocation Site comprises a number of large and medium irregular fields with curvilinear and straight boundaries. Some boundaries exhibit a dog-leg and reverse 'S' morphology and often described as piecemeal enclosure. The site is bounded to the west by commercial and logistics development, to the north by the M6 motorway, to the east by the line of a former railway and residential development to the south.

Known Past Disturbance and Archaeological Potential

The Site appears to have been predominantly under pasture and ridge and furrow earthworks survive within the Site. The Site is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts.

The allocation Site has been subject to a programme of archaeological evaluation, comprising a geophysical survey and trial trenching. The geophysical survey identified a significant number of anomalies indicative of archaeological features including enclosures, possible round houses, other features probably associated with settlement such as pits and ovens, field systems and drove ways. Subsequent trial trenching targeted confirmed the presence of the remains of a transitional late Iron Age/Roman landscape, comprising several areas of enclosure and probable settlement. At least seven enclosures were identified, along with other peripheral features. The main period of activity dates from the late pre-Roman Iron Age to the early Roman period. Pottery recovered dating to the earlier Middle-Late Iron Age also suggests earlier activity across this site.

Recommendations

Parts of the site were not accessible during the initial course of the initial phase of geophysics and trial trenching and so some further evaluative fieldwork may be required across these areas to establish the extent and character of any further archaeological remains.

Any proposal for development across all or part of this site is likely to be met with a recommendation that should planning consent be granted an appropriately worded set of conditions should be attached to the planning permission securing a phased programme of archaeological fieldwork comprising an archaeological evaluation and archaeological mitigation.

The archaeological evaluation for this site is likely to comprise an agreed programme of trial trenching. The scope of any subsequent archaeological mitigation works will be informed by the results of the trial trenching.

Site ID: 17

Site Name: South West Rugby employment phase 2

Site Area: 40.7ha

Allocation: circa 130,000m² of floorspace for employment use

Site Description:

The allocation Site is composed of five large irregularly shaped fields and is bounded to the north and east by a lake and a large block of plantation woodland, to the south by commercial and logistics development and to the west by very large arable fields.

Known Past Disturbance and Archaeological Potential

The Site is under arable cultivation and is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts.

The allocation Site has recently been subject to a programme of archaeological evaluation, comprising a geophysical survey and trial trenching. The results from the trial trenching are not currently available.

Recommendations

Any archaeological recommendation made in respect of this site will be dependent upon the results of the trial trenching recently undertaken.

Site ID: 14

Site Name: North of Ansty Park

Site Area: 36.95ha

Allocation: circa 75,000m² of floorspace for employment use

Site Description:

The allocation Site is composed of a large rectilinear field. The M6 Motorway forms the Site boundary to the north and Combe Fields Road demarks its eastern limits. To the south of the Site is an area of recently landscaped open greenspace which forms the northern boundary to Ansty Business Park to the south. Smaller irregular fields bisected by the line of the M6 lies to the west of the Site.

Known Past Disturbance and Archaeological Potential

The Site is currently under arable, is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts.

Ansty Business Park, which lies to the south of the allocation Site operated as an airfield and RAF training station during the 1930's and 40's (Warwickshire Historic Environment Record ref. MWA9584) and later became the site of a Rolls Royce factory engaged in the manufacture and testing of aircraft motors and rocket engines (MWA33442). A limited programme of evaluative archaeological fieldwork undertaken to the north of the allocation Site has identified evidence for settlement activity during the Roman period including a field system and building material approximately 300m to the north (MWA34561), which would suggest the presence of a building in the wider vicinity.

Whilst little evidence for occupation of this area predating the medieval period has been identified from within the Site this may be a reflection of a lack of previous investigations undertaken here, rather than providing any evidence of a lack of archaeological remains. There is therefore a potential for the potential for this site to contain archaeological remains from the prehistoric, Roman and Anglo-Saxon periods. The age, depth, extent, and significance of such remain, should they be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 95

Site Name: Crouner Fields Farm and Home Farm, Hinckley Road, Ansty

Site Area: 112.18ha

Allocation: circa 275,000m² of floorspace for employment use in use classes B2, B8, E(g)(ii) or E(g)(iii) and circa 18,000m² of use class E(g)(i) office space.

Site Description:

The allocation Site is composed predominantly of large irregularly shaped fields, although smaller rectilinear fields are present within the northern part. The Site lies just east of the junction of the M69 and M6 Motorways which demark its western and southern boundaries respectively. To the east the Site is bounded by the B4029 and large irregular fields beyond. To the north is the settlement of Ansty and rectilinear fields containing ridge and furrow earthworks.

Known Past Disturbance and Archaeological Potential

Much of the Site is currently under arable cultivation although the smaller rectilinear fields within the northern part of the Site containing ridge and furrow have been under pasture for a considerable period. It is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts. Two areas of woodland post-dating the 1880s Ordnance Survey mapping are located close to the southern boundary to the Site with a further small block of plantation woodland lying within the northern part.

The Site has been subject to a geophysical survey and a very limited programme of trial trenching which has identified evidence for Romano-British settlement activity including a field system and building material approximately 300m to the north (MWA34561), suggesting the presence of at least one building either within the site or the wider vicinity. The quantity of trial trenching undertaken fell significantly below the level that would normally be expected to evaluate a site of this size to be able to gain an appropriately informed understanding of the archaeological implications for development across this area.

The potential for this site to contain archaeological remains from the prehistoric, Roman and Anglo-Saxon periods is not fully understood. The character, extent, and significance of such remains, should they be present is also currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely to comprise a programme of archaeological trial trenching to complete the limited programme of evaluation previously undertaken. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.

Site ID: 328

Site Name: Prologis Park West and Mountpark, Ryton-on-Dunsmore

Site Area: 171.86ha

Allocation: circa 350,000m² of floorspace for employment use

Site Description:

The allocation Site may be described as a roughly triangular shaped block of land which is bounded to the west by the course of the River Avon and beyond which lies the Middlemarch Industrial Estate. The Prologis Business Park is located along the eastern boundary to the Site. Very large irregularly shaped fields under a mix of pasture and arable cultivation for the southern boundary to the Site

to the north, south and west dominated by large irregular fields or planned enclosure.

Known Past Disturbance and Archaeological Potential

The Site itself appears to be under a mixed regime of pasture and arable cultivation and is likely to have been in agricultural use since at least the medieval period and therefore is not likely to have been subject to recent significant below ground impacts.

Several pit alignments, of probable Bronze Age or Iron Age date, visible on aerial photographs have been recorded from within the allocation site (Warwickshire Historic Environment Record ref. MWA4990). Further prehistoric pit alignments and cropmark features are recorded just southwest of the Site (MWA2838, MWA2829) which include the Scheduled Monument Pit alignment N of Bubbenhall Village (National Heritage List for England ref. 1005718). Place name evidence suggest a possible monastic site may be located within the allocation Site area (MWA4287). Recent fieldwork, the results from which are currently in progress, undertaken in advance of development to the west of the allocation Site has identified a range of occupation sites dating from the Mesolithic through to the Roman and early medieval periods. There is therefore a clearly a high potential for this site to contain important archaeological remains dating from the prehistoric, Roman and Anglo-Saxon periods. The character, extent and significance of any remains which may be present is currently unknown.

Recommendations

Any proposal for development of this site is likely to be met with a recommendation that prior to the determination of any planning application a programme of evaluative archaeological fieldwork should be undertaken. The results from the fieldwork will help to establish the presence or absence of any archaeological features and deposits which may survive across the site, and, where present, their character, extent and state of preservation. As well as ensuring that an informed planning decision can be made for this site the archaeological evaluation will provide information useful for identifying potential options for minimising or avoiding damage to any archaeological deposits and for the development of an appropriate mitigation strategy.

Archaeological evaluation for this site is likely, in the first instance, to include a programme of geophysical survey which will inform the scope of a subsequent programme or archaeological trial trenching. The availability of this information prior to the determination of any planning application will enable an informed and reasonable planning decision to be reached, and the application modified if appropriate.