

Archaeological Desk Based Assessment



Coventry Stadium, Brandon

On behalf of Brandon Estates Limited

Instructed by Heritage Collective

October 2017

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EXECUTIVE SUMMARY

The site known as Coventry Stadium, Brandon is proposed for redevelopment.

The application site has been shown to have a moderate potential for later prehistoric, medieval and post-medieval remains of an agricultural nature. In addition, there is a high potential for remains associated with the redevelopment of the site in the late 1920s and a slightly elevated potential for unstratified artefacts of early prehistoric, Roman and Saxon date. This assessment suggests a low potential for remains of other periods to survive on the application site.

The existing impacts on any surviving archaeological deposits and features will derive from tree root turbation and from the subsequent removal of the trees. In addition, the land use in the post medieval period, principally ploughing and drainage are likely to have truncated the archaeology further. It is probable that the building of the stadium and associated landscaping for the car park will also have affected the survival of any archaeology that may have been present on the site.

On the basis of the available evidence it is advised that further archaeological work be carried out in a staged way, initially by trial trench evaluation focusing on the car park area. This area is likely to have undergone the least disturbance and will provide a suitable sample area from which the archaeological resource across the whole site can be extrapolated. As the whole site is likely to have undergone some level of disturbance, any remains are very unlikely to be of national significance and consequently further archaeological work can be secured through the implementation of a suitably worded condition attached to the consented scheme.

1.0 INTRODUCTION

- 1.1 This archaeological desk-based assessment has been prepared by Sally Jones, archaeological support at Archaeology Collective. It has been prepared on behalf of Brandon Estates Limited, instructed by Heritage Collective.
- 1.2 The subject of this assessment is the site known as Coventry Stadium, here after referred to as the 'application site.' The application site is located in Warwickshire, approximately 7.5 km east of the centre of Coventry and is centred at National Grid Reference (NGR) SP (4)40651, (2)77248 (Appendix 1).
- 1.3 The application site comprises a plot of land covering approximately 10.86 hectares and is currently occupied by a purpose built speedway stadium, subsequently adapted to include a greyhound racing track, along with associated car parking area in the southwest. It is bordered by the A428 in the southwest, New Close Woods and Gossett Lane to the northwest, by Speedway Lane to the southeast and by fields and agricultural buildings to the northeast.
- 1.4 There are three Conservation Areas, two lie fully within the study area at Brandon and Wolston, whilst the third is Coombe Abbey which extends beyond the northern limits of the study area. There are a number of listed buildings in the vicinity of the application site dating to the medieval and post medieval periods.
- 1.5 Brandon Estates Limited has commissioned Heritage Collective to establish the archaeological potential of the application site, and to provide guidance on ways to accommodate any relevant constraints identified. This assessment is in accordance with the national planning policy framework (NPPF) and the procedures set out in 'Standard and Guidance for Historic Environment Desk-based Assessment'¹.
- 1.6 This desk-based assessment comprises an examination of evidence on the Warwickshire Historic Environment Record (HER) together with a range of

¹ CIfA. Standard and Guidance for Historic Environment Desk-based Assessment. (2014)

archives and libraries including The British Library. The report incorporates the results of a comprehensive map regression exercise in order to review the impacts of existing development on potential underlying archaeological deposits. It is also informed by a walk-over survey of publically accessible parts of the site carried out in dull and overcast weather on the 12th February 2016

- 1.7 The assessment thus enables all relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering and archaeological solutions to the potentials identified.

2.0 PLANNING FRAMEWORK

National Planning Policy Framework (NPPF)

2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.

2.2 The National Planning Policy Framework (NPPF) published in March 2012 provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains. The framework sets out the obligations placed on the local planning authority (Chapter 12) through the development and implementation of a local plan. The framework also sets out the need for the determining authority to ensure that they have sufficient information when making decisions on applications affecting the historic environment.

2.3 In summary, government guidance on archaeology contained within the NPPF provides a structure for making decisions:

- where designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas) are affected by development
- where the settings of heritage assets are affected by development
- where nationally important un-scheduled monuments are affected by development

2.4 In addition, the national planning policy framework:

- requires the applicant to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset
- places a duty on the decision making body to determine applications on the basis of sufficient evidence, gathered if necessary from field evaluation

Local Policies

Rugby Borough Council Saved Local Plan Policies June 2011

2.5 The Rugby Borough Council Local Plan comprises the Core Strategy which was originally adopted in June 2011. The Local Plan is in the process of being redrafted and the following policies are relevant to this assessment.

2.6 **Policy E17** – Development affecting parks and gardens and other elements of the historic landscape

5.89 A number of parks and gardens of local importance have also been identified in the Borough as have other elements of the historic landscape e.g. medieval field systems, deer parks, woodlands, hedges and tracks. It is considered that these features should be similarly safeguarded and development, which makes a positive contribution to their value, should be encouraged.

2.7 **Policy GP2** – Landscaping

The landscape aspects of a development proposal will be required to form an integral part of the overall design. A high standard of appropriate hard and soft landscaping will be required. All proposals should ensure that:

3. Features of ecological, geological and archaeological significance are retained and protected and opportunities for enhancing these features are utilised.

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey identifies the underlying solid geology as Mercia Mudstone Group, a sedimentary bedrock formed approximately 200 to 251 million years ago during the Triassic Period in a local environment previously dominated by hot deserts.
- 3.2 The British Geological Survey identifies the overlying superficial geology as Dunsmore Gravel, sand and gravel deposits formed up to 2 million years ago during the Quaternary Period when the local environment was dominated by ice age conditions, glaciers scoured the landscape, depositing moraines of till with outwash sand and gravel deposits from seasonal and post glacial meltwaters.
- 3.3 No site specific geotechnical information is currently available.

Topography

- 3.4 The landscape within the vicinity of the application site gently slopes down from the north at 102.40 m AOD to the South at 97.93 m AOD. A spotheight of 98.73 m AOD is recorded on the A428 Rugby Road to the southeast of the application site².
- 3.5 The River Avon lies 1.1km south of the application site. A number of smaller water courses lie to the north and west within the study area. A large pond is located to the east of the application site associated with the agricultural buildings located there. The study area falls within the Dunsmore and Feldon Area and is predominantly a rural, agricultural landscape, crossed by numerous small rivers and tributaries and varying between a more open character in the Feldon area and a wooded character in Dunsmore. The name Feldon refers to the old English term 'feld' meaning 'open cleared land' and expresses the contrast, in medieval times, with the more wooded Arden area to the north-west³.

² <https://www.freemaptools.com/elevation-finder.htm/>

³ <http://www.naturalengland.org.uk/publications/nca/default.aspx>

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	- 12,000	BC
Mesolithic	12,000	- 4,000	BC
Neolithic	4,000	- 1,800	BC
Bronze Age	1,800	- 600	BC
Iron Age	600	- AD 43	

Historic

Roman	AD	43	- 410
Saxon/Early Medieval	AD	410	- 1066
Medieval	AD	1066	- 1485
Post Medieval	AD	1486	- 1800
Modern	AD	1800	- Present

4.2 This chapter considers the archaeological finds and features from within a 2km radius of the application site, held on the Warwickshire Historic Environment Record (HER), here after referred to as the 'study area', together with a map regression exercise charting the history of the application site from the early 19th century to the present day. The HER map and list are included in this report at Appendix 2, showing the distribution of entries in the vicinity of the application site.

4.3 In general, there is limited evidence for any sustained settlement activity pre-dating the Iron Age period within the study area. Nineteen entries in the HER pertain to the prehistoric period, 36 to the medieval period and 40 to post-medieval. The HER records 28 investigations within the study area, however one of these relates to a desk-based study, one to a detailed geophysical survey and two to aerial photographic surveys. There have been seven archaeological excavations within the study area and four fieldwalking exercises conducted which largely revealed flint scatters.

4.4 The cartographic evidence (Appendix 3) suggests that the application site largely comprised farmland from at least 1815 (Appendix 3.1) until the establishment of the stadium in 1928.

Earlier Prehistoric – Palaeolithic, Mesolithic, and Neolithic

- 4.5 There is no evidence of early prehistoric activity within 1 km of the application site. Evidence is present towards the outer edges of the study area, between 1 and 2km from the application site, mostly concentrated in the north and east of the study area. The majority of the east and south of the study area has been surveyed by English Heritage National Mapping Project (NMP) and this has revealed cropmarks indicative of early prehistoric activity [MWA12386], [MWA4945], [MWA4258], [MWA3417] and [MWA4258]. Although, these are generally concentrated in the north and east parts of the study area, where field walking has also taken place, the individual findspots predominantly comprise waste flint scatters with occasional blades, cores and scrapers recorded.
- 4.6 Evidence for early prehistoric activity is generally restricted to fairly widely dispersed undated cropmarks identified by the NMP. There has been no intrusive fieldwork to test any of these cropmark sites and accordingly there is no definitive information about the nature or date of any of these possible remains. Sites such as that to the south of Brandon Road [MWA4258] where field walking has taken place certainly suggest that settlement of some kind may be present in the vicinity, however it is again not possible to conclude this for certain without further work taking place.
- 4.7 Consequently, the potential for archaeological remains dating from this period to be encountered on the application site is considered to be low.

Later Prehistoric – Bronze Age and Iron Age

- 4.8 Warwickshire HER records evidence of Bronze Age and Iron Age activity within the study area, concentrated between c. 1km and 2km south of the application site. A significant amount of archaeological investigation has taken place and certainly indicates the presence of later prehistoric activity. The NMP recorded cropmarks [MWA4945], [MWA9886] that have been interpreted as likely to be Bronze Age or Iron Age although since no intrusive archaeological work has taken place to determine the actual date or nature of these cropmarks this is speculative.
- 4.9 Fieldwalking has identified flint scatters [MWA6404], [MWA19888] indicative of Bronze Age and Iron Age activity 2km south of the application site. A findspot

1km south of the application site has been recorded as an Iron Age quernstone [MWA4265] and is the closest prehistoric feature to the site.

- 4.10 Excavation and geophysics 2km south of the application site have identified Iron Age settlement activity [MWA1836], [MWA4002], [MWA3416]. Pits, loom weights, quernstones and pottery secure these sites as probably domestic in nature.
- 4.11 Evidence for later prehistoric activity in the study area as a whole is quite persuasive. There was certainly Iron Age settlement 2km south of the application site and HER entries indicate that settlement and its associated activities were taking place in the adjoining areas. Consequently, the potential for archaeological remains dating from this period is considered to be moderate.

Roman

- 4.12 There is scant evidence for occupation or sustained activity of any date within the study area recorded on the Warwickshire HER. Evidence for Roman activity is restricted to two findspots. These are located in the north [MWA3716] and southwest [MWA12251] periphery of the study area, the individual HER entries both consist of single pieces of Samien ware.
- 4.13 The evidence for Roman activity is indicative of temporary or transitory activity. The Fosse Way passes 3.5km to the southeast of the application site. Consequently, the potential for archaeological remains dating from this period to be encountered on the application site is considered to be low.

Saxon/ Early Medieval

- 4.14 Evidence for occupation or activity of a Saxon date, within the study area recorded on the Warwickshire HER, comprises of two entries at the periphery of the study area, some 2km from the application site. A findspot 1500m to the east records a copper alloy brooch. An excavation [EWA9070] in 1970 recorded finds and some evidence for settlement activity 2km to the southwest.
- 4.15 Consequently, the potential for archaeological remains dating from this period to be encountered on the application site is considered to be low.

Medieval

- 4.16 Warwickshire HER records numerous entries in the 2km study area that relate to the medieval period. Documentary evidence from the 12th century reports managed woodland in the west of the study area [MWA8763], [MWA8764] as well as immediately north of the application site [MWA8766]. The HER records evidence of ancient coppicing, possible boundary earthworks, saw pits and ditches. A possible wood bank was observed along the north western side of the application site although it was unclear whether this had actually derived from landscaping during the creation of the stadium car park.
- 4.17 Earthworks, identified by the NMP provide evidence of deserted medieval villages (DMV) in Brandon [MWA9503], Wolston [MWA9541] and Marston [MWA3428]. Brandon Castle [MWEA4261] has a keep, moat and earthworks associated with it. Excavated pits in Brandon [MWA9073] and [MWA9075] contained medieval pottery and a mill is documented [MWA4253] associated with Brandon. The NMP has identified three areas of ridge and furrow west of Brandon [MWA12061], [MWA12062] and [MWA12063].
- 4.18 Wolston Priory [MWA3143] is located southeast of the village of Brandon. Documentary sources record that in the 12th century a Benedictine nunnery, leper hospital [MWA4260] and church [MWA4261] were founded 1.3km east of the application site.
- 4.19 North of the application site fishponds [MWA3729] and a medieval earthwork dam [MWA5487] may be possibly associated with Coombe Abbey.
- 4.20 This was clearly an active rural landscape, based around agriculture, during the medieval period with villages, agriculture, a castle, mills, religious institutions and managed woodland. Consequently, the potential for archaeological remains dating from this period to be encountered on the application site is considered to be medium to high although this potential is likely to be realised in remains associated with rural activities away from the focus of settlement.

Post Medieval/ Modern

- 4.21 Many entries on the Warwickshire HER within the study area detail post-medieval to modern remains. In general, the HER records pertaining to the post-medieval period relate to rural development within the south part of the

study area along with a large area identified as Coombe Valley Landscape Park to the north.

- 4.22 The Ordnance Surveyors Drawing of 1815 (Appendix 3.1) show the application site as agricultural land crossed by field boundaries.
- 4.23 The 1848 Tithe Map (Appendix 3.2) shows the same field boundaries as the 1815 map however a pond is evident between the southwest - northeast field boundary. The land at this time is in use as arable, owned by James Beech and occupied by William Buckingham.
- 4.24 The 1886 Ordnance Survey map (Appendix 3.3) again shows the pond with the addition of another on the eastern boundary. This map also shows for the first time, development along the road to the southwest of the site in the form of Combe Cottages. The map also shows a small farmstead to the northeast of the application site named as Leasons.
- 4.25 The 1903 Ordnance Survey map (Appendix 3.4) and the 1926 Ordnance Survey map (Appendix 3.5) demonstrates the continuity of these features and the agricultural nature of the land use in and around the application site. On the later map which shows the application site shortly prior to the construction of the speedway stadium there is also further roadside development in the form of a property named as Woodside.
- 4.26 The 1946 Ordnance Survey map (Appendix 3.6) is the first to show the speedway stadium development, established in 1928. Although the oval stadium itself is not shown, the buildings associated with it are clearly visible in the eastern part of the application site. The roadways denoting the car parking area are also shown. A more detailed depiction of the speedway stadium and associated buildings is shown on the Ordnance Survey map 1951 (Appendix 3.7) which illustrates the oval shaped stadium and spectator stand around the southwest side of it.
- 4.27 The Google Earth image dating to 2016 (Appendix 3.8) shows there has been little change to the overall layout of the application site during this period although the stand on the southwest of the stadium has been extended to the north and an additional stand has been added to the eastern side.

- 4.28 Overall, there is limited evidence for below ground remains of post-medieval date recorded within the study area. The evidence suggests that land within the application site comprised agricultural until the early 20th century. Subsequently, there had been redevelopment within the application site for use as a speedway track. Accordingly, there is high potential for the post medieval/modern periods, principally relating to remains and finds associated with the construction of the existing buildings and associated landscaping.
- 4.29 It is likely that the development of the stadium will have removed any earlier evidence of the application site's agricultural use.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

- 5.1 The application site has largely comprised arable farming land from at least the early 19th century until the development of the speedway stadium in the late 1920s.
- 5.2 The existing impacts on any surviving archaeological deposits and features are likely to derive from tree root turbation and from the subsequent removal of the trees. In addition, the land use in the post medieval period, principally ploughing and drainage are likely to have truncated the archaeology further. It is probable that the building of the stadium and car park will also have affected the survival of any archaeology that may have been present on the site.

Development Proposals

- 5.3 It is proposed to redevelop the application site, demolishing the existing stadium complex and constructing a new housing estate across the whole area.
- 5.4 Development proposals (Appendix 4) involve the redevelopment of the application site for housing along with associated infrastructure and landscaping. The current draft illustrative masterplan gives an indicative distribution of houses and open spaces, and is presented at Appendix 4.
- 5.5 Foundations, service trenches, any associated landscaping and other intrusive groundworks have a potential to impact on the existing ground. This assessment suggests that there is a possibility that archaeological features or deposits may be encountered and that they are most likely to relate to agriculture and/or forestry activity. Any such remains are likely to be later prehistoric, medieval or post medieval in nature. Additionally, there is a low potential of encountering unstratified finds dating to the early prehistoric, Roman and Saxon periods.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The site known as Coventry Stadium, Brandon is proposed for development.
- 6.2 In line with the policies of the local planning authority and national government guidance as set out in the NPPF, an archaeological desk-based assessment has been undertaken to clarify the archaeological potential of the application site and assess the level of impact development proposals may have on any archaeology present.
- 6.3 The application site has been shown to have a moderate potential for later prehistoric, medieval and post-medieval remains of an agricultural nature. In addition, there is a high potential for remains associated with the redevelopment of the site in the late 1920s and a slightly elevated potential for unstratified artefacts of early prehistoric, Roman and Saxon date. This assessment suggests a low potential for remains of other periods to survive on the application site.
- 6.4 On the basis of the available evidence it is advised that further archaeological work be carried out in a staged way, initially involving by trial trench evaluation focusing on the car park area. This area is likely to have undergone the least disturbance and will provide a suitable sample area from which the archaeological resource across the whole site can be extrapolated. As the whole site is likely to have undergone some level of disturbance, any remains are very unlikely to be of national significance and consequently further archaeological work can be secured through the implementation of a suitably worded condition attached to the consented scheme.

SOURCES CONSULTED

British Library

Warwickshire Historic Environment Record

English Heritage Archive

Primary Sources

British Library

Ordnance Surveyors Drawing - Henry Stevens 1815

National Archives

Tithe apportionment of Brandon and Bretford 19th May 1848

National Library of Scotland

Ordnance Survey map 1886 Warwickshire XXII.SE

Ordnance Survey map 1926 Warwickshire XXII.SE

Ordnance Survey map 1946 Sheet 132

Ordnance Survey map 1951 SP47

Secondary Sources

Internet

British Geological Society online viewer

<http://www.bgs.ac.uk/data/mapViewers/home.html> [date accessed 04/02/2016]

British History Online <http://www.british-history.ac.uk> [date accessed 04/02/2016]

Magic Map <http://www.magic.gov.uk/> [date accessed 04/02/2016]

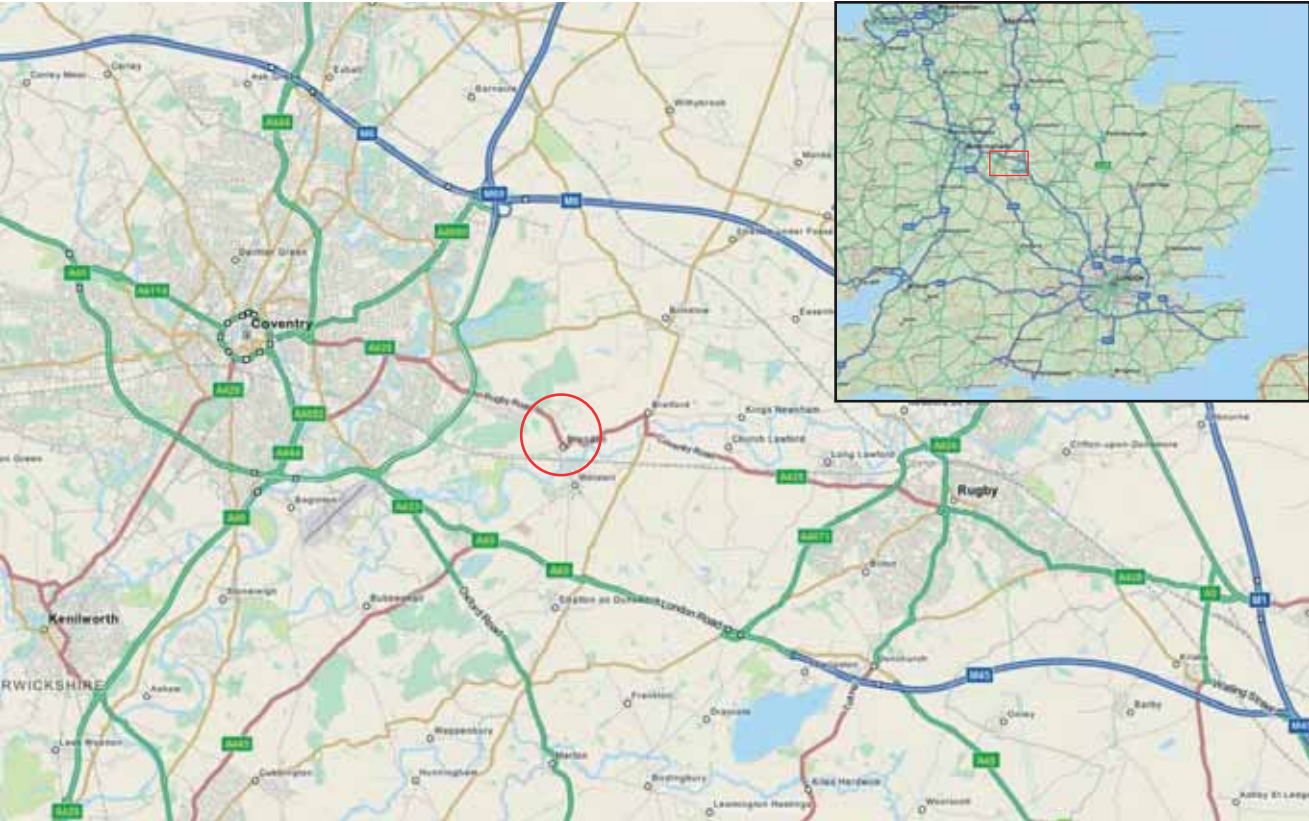
Natural England National Character Areas

<http://www.naturalengland.org.uk/publications/nca/default.aspx> [date accessed 05/02/2016]

https://en.wikipedia.org/wiki/Brandon_Stadium [date accessed 05/02/2016]

<https://www.thegenealogist.co.uk/> [date accessed 04/02/2016]

APPENDIX 1: Site location maps



APPENDIX 1.1: Site Location

Archaeological Desk Based Assessment

Coventry Stadium, Brandon, Warwickshire

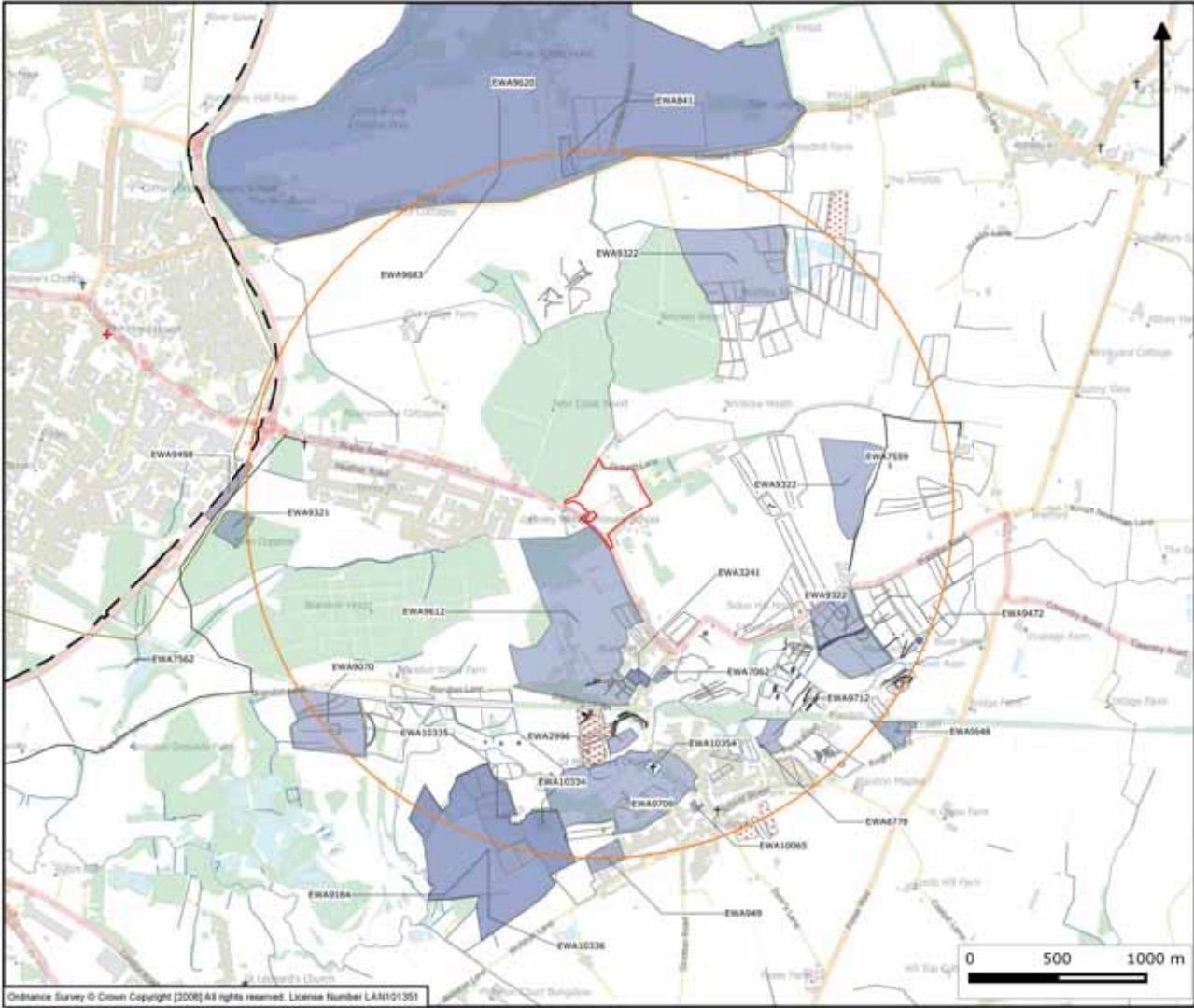
On behalf of Brandon Estates Limited

October 2017©



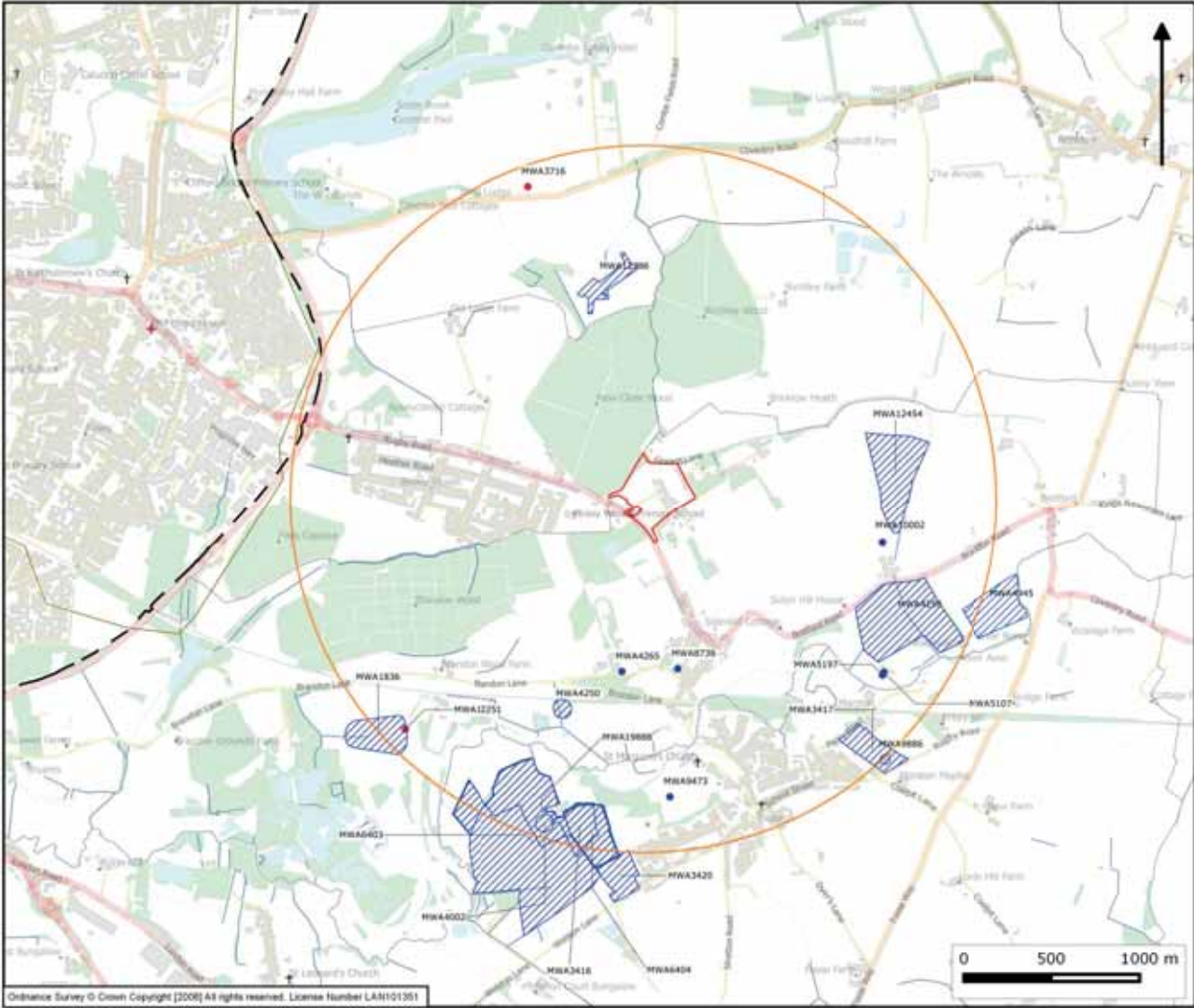
APPENDIX 1.2: Detailed Site Location

APPENDIX 2: Historic Environment Record Map and List



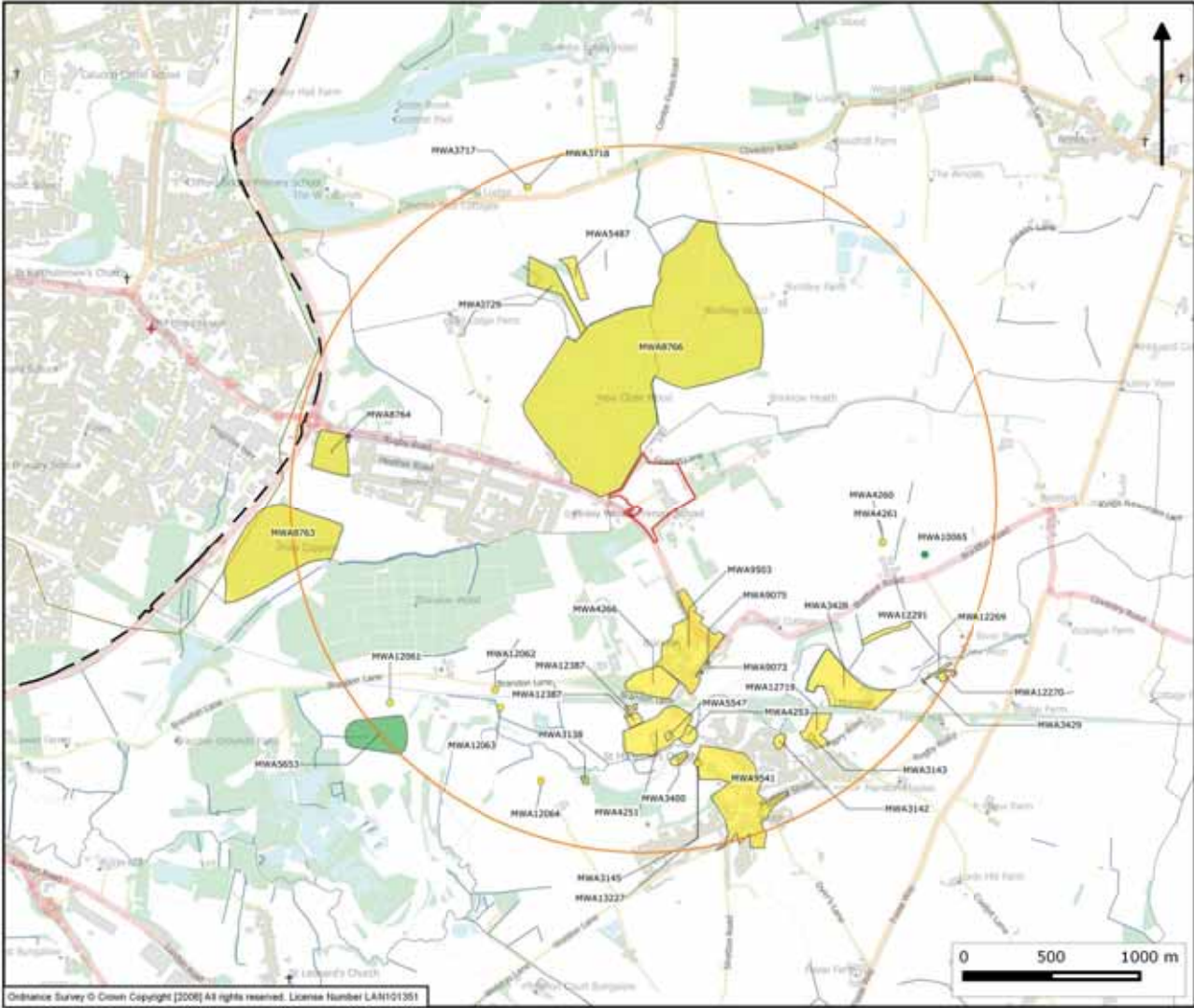
Ordnance Survey © Crown Copyright [2008] All rights reserved. License Number LAN101351

Legend Application Site Study Area Ridge and Furrow Events NGR	
Site Name: Brandon Stadium, Coventry	
Scale: 1:20,000 @ A3	
On Behalf of: Frampton	
ArchaeologyCollective info@archaeologycollective.co.uk www.archaeologycollective.co.uk	
Appendix 2.1: Archaeological Events	
Date: December	Revised: v.1



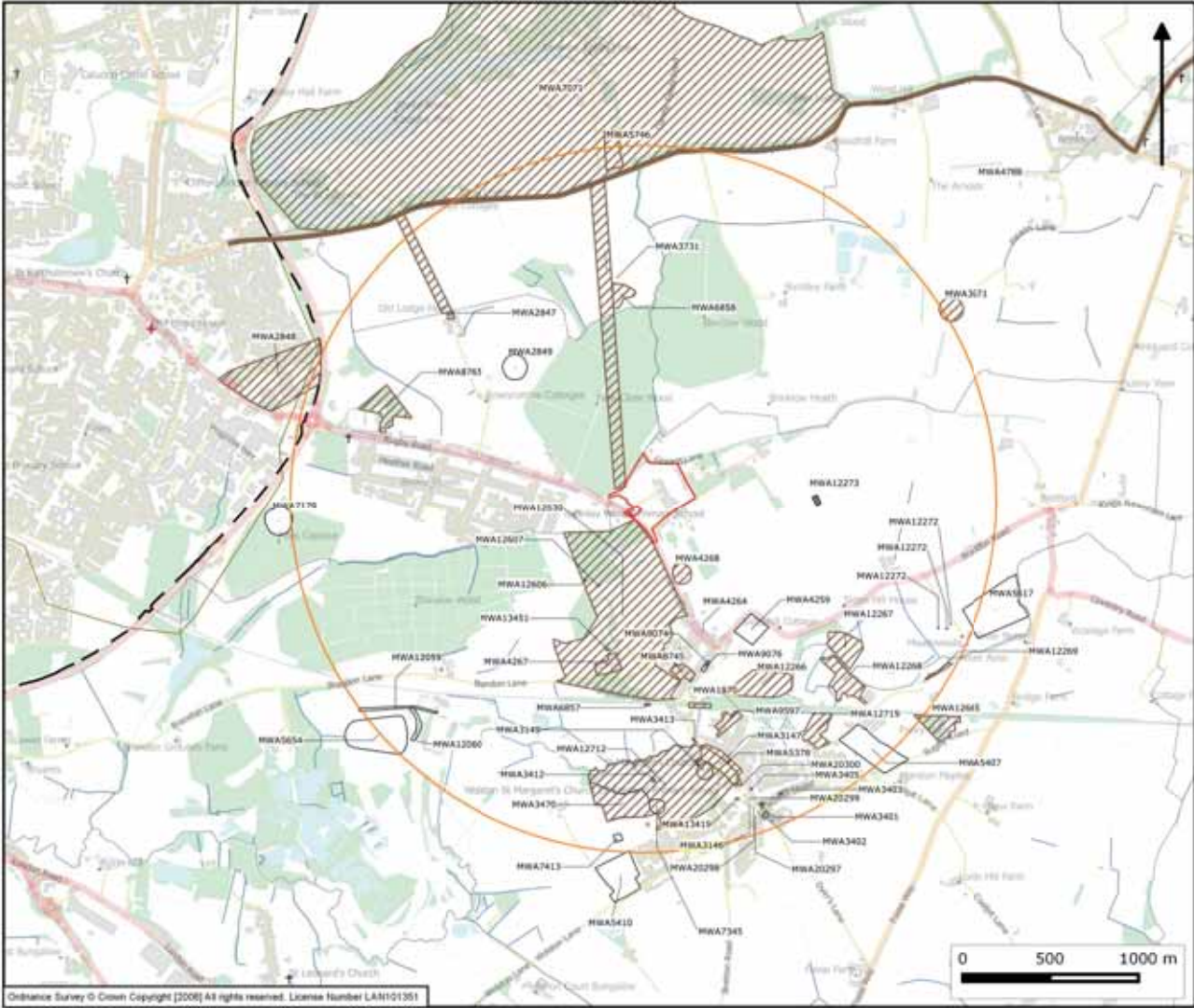
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<p>Legend</p> <ul style="list-style-type: none"> Application Site Study Area ● Prehistoric ● Roman 	
<p>Site Name: Brandon Stadium, Coventry</p>	
<p>Scale: 1:20,000 @ A3</p>	
<p>On Behalf of: Framptons</p>	
<p>ArchaeologyCollective <small>www.archaeologycollective.co.uk www.archaeologycollective.co.uk</small></p>	
<p>Appendix 2.2: Prehistoric and Roman Archaeology</p>	
<p>Date: December 17</p>	<p>Revision: v.1</p>











<p>Legend</p> <ul style="list-style-type: none"> Application Site Study Area Saxon Medieval 	
<p>Site Name: Brandon Stadium, Coventry</p>	
<p>Scale: 1:20,000 @ A3</p>	
<p>On Behalf of: Framptons</p>	
<p>ArchaeologyCollective <small>www.archaeologycollective.co.uk www.archaeologycollective.co.uk</small></p>	
<p>Appendix 2.3: Saxon and Medieval Archaeology</p>	
<p>Date: December 17</p>	<p>Revision: v.1</p>

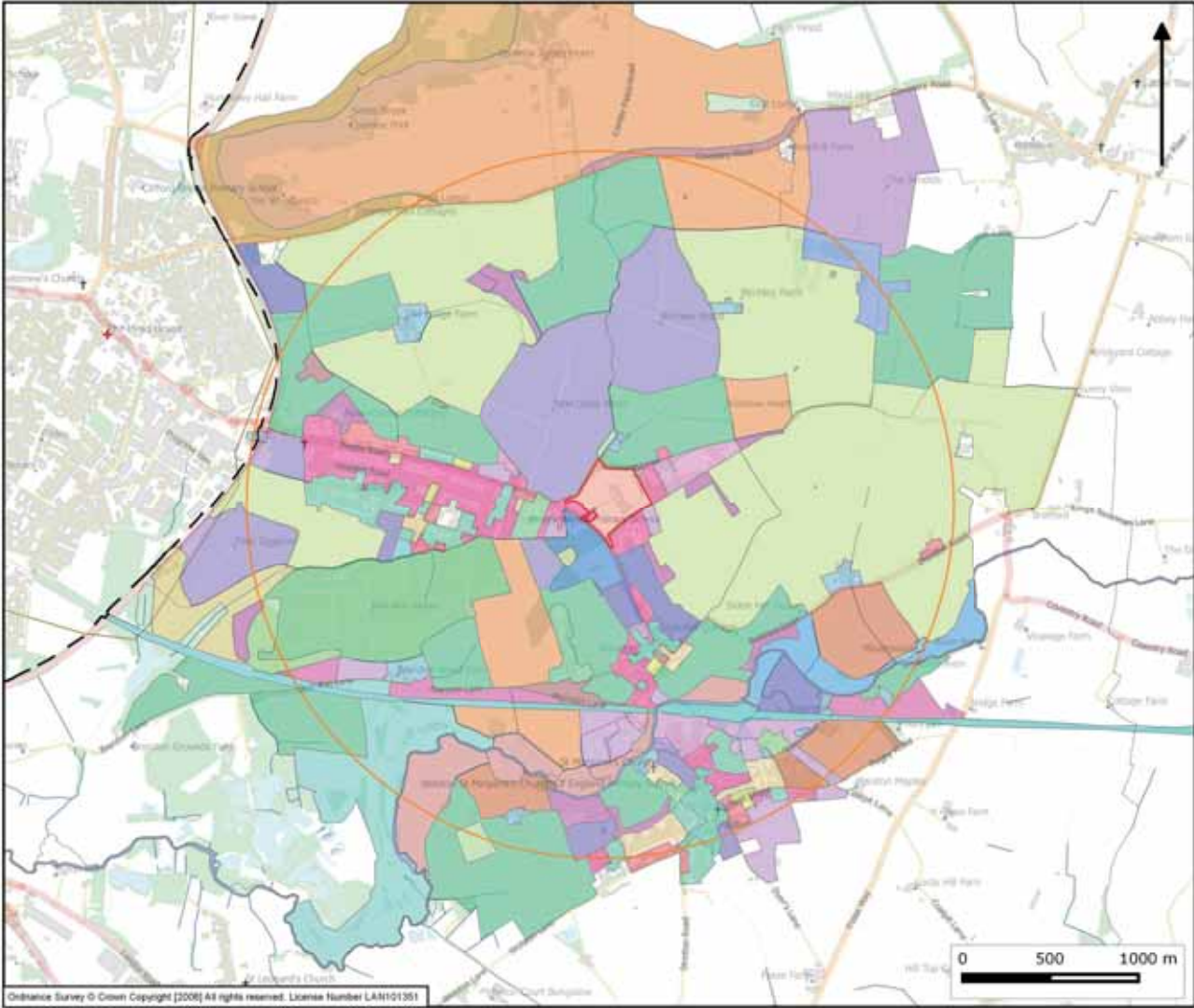
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<p>Legend</p> <ul style="list-style-type: none"> Application Site Study Area Post Medieval Nodens Undated 	
<p>Site Name: Brandon Stadium, Coventry</p>	
<p>Scale: 1:20,000 @ A3</p>	
<p>On Behalf of: Framptons</p>	
<p>ArchaeologyCollective <small>www.archaeologycollective.co.uk www.archaeologycollective.co.uk</small></p>	
<p>Appendix 2.4: Post Medieval, Modern and Undated Archaeology</p>	
<p>Date: December 17</p>	<p>Revision: v.1</p>

	Broad-leaved Ancient Woodland
	Broad-leaved Plantation
	Country House
	Educational
	Farm Complex - Field Barn
	Farm Complex - Outfarm
	Farm Complex Post 1955
	Farm Complex pre 1880s - Historic Farmstead
	Flats and Apartments
	Floodplain
	Golf Course
	Historic Settlement Core
	Hotel
	Large Assarts with Sinuous Boundaries
	Large Irregular Fields
	Meadow
	Mixed Plantation
	Natural Open Water
	Nursery/Garden Centre
	Other Large Rectilinear Fields
	Other Small Rectilinear Fields
	Paddocks and Closes
	Park/Garden
	Planned Enclosure
	Post 1900s/Pre 1955 Semi-Detached
	Post 1900s/Pre 1955 Terraced
	Post 1955 Allotment
	Post 1955 Detached
	Post 1955 Industrial Complex
	Post 1955 Semi-Detached
	Post 1955 Terraced
	Pre 1880s Detached
	Pre 1880s Terraced
	Public Open Space
	Railway
	Re-organised Piecemeal Enclosure
	Replanted Ancient Woodland
	Reservoir
	Sand and Gravel Extraction
	Small Assarts
	Small Irregular Fields
	Stadium
	Very Large Post War Fields
	Woods with Sinuous Boundaries

APPENDIX 2.5: Legend for Appendix 2.6



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<p>Legend</p> <ul style="list-style-type: none"> Application Site Study Area 	
<p>Site Name: Brandon Stadium, Coventry</p>	
<p>Scale: 1:20,000 @ A3</p>	
<p>On Behalf of: Frampton</p>	
<p>ArchaeologyCollective</p> <p><small>info@archaeologycollective.co.uk www.archaeologycollective.co.uk</small></p>	
<p>Appendix 2.6: Historic Landscape Characterisation</p>	
<p>Date: December 17</p>	<p>Revision: v.1</p>

Appendix 2.7: Historic Environment Record

Monument Entries - Prehistoric

Monument Number	Name	Date
MWA10002	Find of a Bronze Age axe in Bretford	2499 BC to 1001 BC
MWA12386	Crop mark linear features in Combe Fields Parish	500000 BC to present
MWA12454	Lithic scatter, Brandon and Bretford Parish	10000 BC to 601 BC
MWA14426	Wolston Flints	3500 BC to 1500 BC
MWA1836	Excav of Iron Age Sett'mt 600m SW of Brandon Wd Fm	800 BC to 42 AD
MWA3416	Site of an Iron Age settlement	2600 BC to 42 AD
MWA3417	Possible Ring Ditches 300m E of Wolston Priory	4000 BC to 601 BC
MWA3420	Undated cropmark enclosures	4000 BC to 409 AD
MWA4002	Iron Age features at Wolston Fields Farm	800 BC to 42 AD
MWA4250	Bronze Age Round Barrows	2600 BC to 601 BC
MWA4258	Undated crop mark enclosures, W of Meadowside, Bretford	500000 BC to 1539 AD
MWA4265	Findspot - Iron Age quern stone, Brandon	800 BC to 42 AD
MWA4945	Possible Ring Ditch 500m SW of Bretford	4000 BC to 701 BC
MWA5107	Mesolithic/ Bronze Age flint	10000 BC to 601 BC
MWA5197	Mesolithic - Bronze Age flint	10000 BC to 601 BC
MWA6403	Findspot - Neolithic Flints	4000 BC to 2351 BC
MWA6404	Findspot - Bronze Age Flint Finds	2600 BC to 601 BC
MWA8738	Findspot - Prehistoric flints	500000 BC to 42 AD
MWA9473	Find of a Possible Bronze Age Bracelet and Flint Scatter	1600 BC to 1201 BC
MWA9886	Possible ring ditch	4000 BC to 601 BC

Roman

Monument Number	Name	From AD	to AD
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MWA12251	Stray find of Samian ware lid	43	409
MWA3716	Findspot - Roman pottery	43	409

Saxon

Monument Number	Name	From AD	To AD
MWA5653	Saxon Settlement 600m SW of Brandon Wood Farm	410	800
MWA10065	Find of Anglo Saxon brooch near Brandon Grange	450	599

Medieval

Monument Number	Name	From AD	To AD
MWA12061	Ridge and Furrow ploughing in the parish of Brandon and Bretford	1066	1913
MWA12062	Ridge and Furrow ploughing in the parish of Brandon and Bretford	1066	1913
MWA12063	Ridge and Furrow ploughing in the parish of Brandon and Bretford	1066	1913
MWA12064	Ridge and Furrow ploughing in the parish of Brandon and Bretford	1066	1913
MWA12269	Possible mill leat at Marston Mill	1066	1913
MWA12270	Possible moat at Marston Mill	801	1065
MWA12291	Plough headland near Bretford	1066	1539
MWA12387	Earthworks and ditches in the Parish of Brandon and Bretford	1066	2050
MWA12387	Earthworks and ditches in the Parish of Brandon and Bretford	1066	2050
MWA12719	Wolston Priory garden, Wolston, Rugby	1066	2050
MWA13227	Site of possible old minster church, Wolston	801	1065
MWA14529	BRANDON AND BRETford (Field 85/95) Mediaeval finds	1400	1500
MWA3138	Wolston Mill	1066	1913
MWA3142	Moat 200m W of Wolston Priory	1066	1539
MWA3143	Wolston Priory	1066	1539
MWA3145	Church of St Margaret, Wolston	1066	1913
MWA3400	Moat 100m NW of Church	1066	1539
MWA3428	Marston Deserted Medieval Settlement	1066	1539

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MWA3429	Marston Mill, Wolston	1066	2050
MWA3717	Findspot - Medieval iron lock	1066	1539
MWA3718	Findspot - Medieval decorated tiles	1066	1539
MWA3729	Medieval/Post Medieval Fishponds 400m SW of Abbey	1066	1750
MWA4251	Brandon Castle	1066	1539
MWA4253	Site of Medieval Watermill to E of Brandon Castle	1066	1750
MWA4260	Site of Benedictine Nunnery at Bretford	1066	1539
MWA4261	Site of Medieval Chapel of St Edmund, Bretford	1066	1539
MWA4266	Possible Deserted Medieval Village SW of Brandon	1066	1750
MWA5487	Medieval earthwork dam	1066	1539
MWA5547	Keep at Brandon Castle	1066	1539
MWA8763	Piles Coppice	801	2050
MWA8764	Binley Common Wood	801	2050
MWA8766	Birchley and New Close Woods and the Grove	1066	2050
MWA9073	Pit, land off Avondale Road, Brandon	1400	1599
MWA9075	Pit on land off Avondale Road, Brandon	1066	1539
MWA9503	Brandon Medieval Settlement	1066	1539
MWA9541	Wolston Medieval Settlement	1066	1539

Post Medieval

Monument Number	Name	From AD	to AD
MWA9597	Wolston Celluloid Factory	1751	1913
MWA8765	Big Rough	1540	2050
MWA8745	Pond at Hill Farm, Brandon	1751	1913
MWA7071	Combe Abbey Landscape Park	1540	1913
MWA6858	Site of Gravel Pit N of New Close Wood	1751	1913
MWA6857	Site of Signal Box at Brandon and Wolston Station	1751	2050

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MWA5746	Dog Kennels Site at Combe Abbey	1751	1913
MWA5378	Post Medieval Bridge, 200m E of Church	1540	1750
MWA4788	Turnpike road from Market Harborough to Coventry	1751	1913
MWA4788	Turnpike road from Market Harborough to Coventry	1751	1913
MWA4268	Site of Brickworks 200m S of Lawyer's Spinney	1751	1913
MWA4264	Smithy at Brandon	1751	1913
MWA3671	Site of Brickworks 800m NW of Hill Farm	1751	1913
MWA3413	Wolston Bridge	1540	1900
MWA3412	Site of Post Medieval Bridge 300m SW of Church, Wolston	1540	1900
MWA3405	Smithy 300m SE of Church, Wolston	1751	1913
MWA3404	Smithy on School Street, Wolston	1751	1913
MWA3403	Site of Pound on School Street	1751	1913
MWA3402	Baptist Cemetery at Wolston	1751	1913
MWA3401	Baptist Church, Main Street, Wolston	1751	1913
MWA3149	Site of Wolston Manor House	1540	1913
MWA3147	Shrunken Post Medieval Settlement	1540	1750
MWA3146	The Manor House, Wolston	1540	1913
MWA2848	Site of Brickworks 300m N of Binley Common Farm	1751	1913
MWA2847	Old Lodge Farmhouse N of Binley Woods, Rugby	1540	1900
MWA20300	Wolston Main Street No.3 Bridge	1751	2050
MWA20299	Wolston Main Steet No. 2 Bridge	1540	2050
MWA20298	Wolston Main Steet No.1 Bridge	1751	2050
MWA20297	Derry Wolston Bridge	1751	2050
MWA1870	Avon Viaduct	1751	1913
MWA13451	Outbuilding, Brandon Hall Hotel	1751	1913
MWA13419	Possible post-medieval plot boundaries, Wolston Main Street	1540	1750
MWA12712	Wolston Manor garden, Wolston, Rugby	1540	2050
MWA12665	Priory Hill garden, Wolston, Rugby	1751	2050
MWA12630	Brandon Hall garden, Brandon Hall, wolston, Rugby	1751	2050

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MWA12607	Sluice on pond at Brandon Hall	1540	1913
MWA12606	Ice House at Brandon Hall	1540	1913
MWA12268	Ditches and banks beside the River Avon at Brandon	1540	1750
MWA12267	Water meadow ditches and banks beside the River Avon at Brandon	1540	1913
MWA12266	Ditches beside the River Avon at Brandon	1540	1913

Modern

Monument Number	Name	From AD	To AD
MWA12065	Bomb craters in the parish of Brandon and Bretford	1914	present
MWA12272	Possible bomb craters near "Meadowside" Marston	1914	present
MWA12272	Possible bomb craters near "Meadowside" Marston	1914	present
MWA12272	Possible bomb craters near "Meadowside" Marston	1914	present
MWA12273	Possible bomb craters near Brandon	1914	present
MWA9173	BBC transmitter block (protected) Brinklow Heath	1914	present
MWA9693	Bretford Lighting Decoy Site	1939	1945

Undated

Monument Number	Name
MWA9076	Cobble surface, land off Avondale Road, Brandon
MWA9074	Pit on land off Avondale Road, Brandon
MWA7413	Undated cropmark enclosure
MWA7345	Wolston Mound
MWA7179	Earthwork Enclosure at Piles Coppice, Binley
MWA5654	Undated cropmark enclosure
MWA5617	Undated cropmark enclosure
MWA5410	Undated pit clusters, Wolston

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MWA5407	Undated pit cluster
MWA4259	Undated crop mark enclosure
MWA3731	Undated linear features
MWA3470	The Plantation, possible Quarry to W of Wolston
MWA2849	Possible Cropmark N of Rugby Road
MWA19888	Iron Age flint scatter at Wolston Fields, Wolston
MWA12060	Crescent shaped feature in the parish of Brandon and Bretford
MWA12059	Linear ditch the parish of Brandon and Bretford

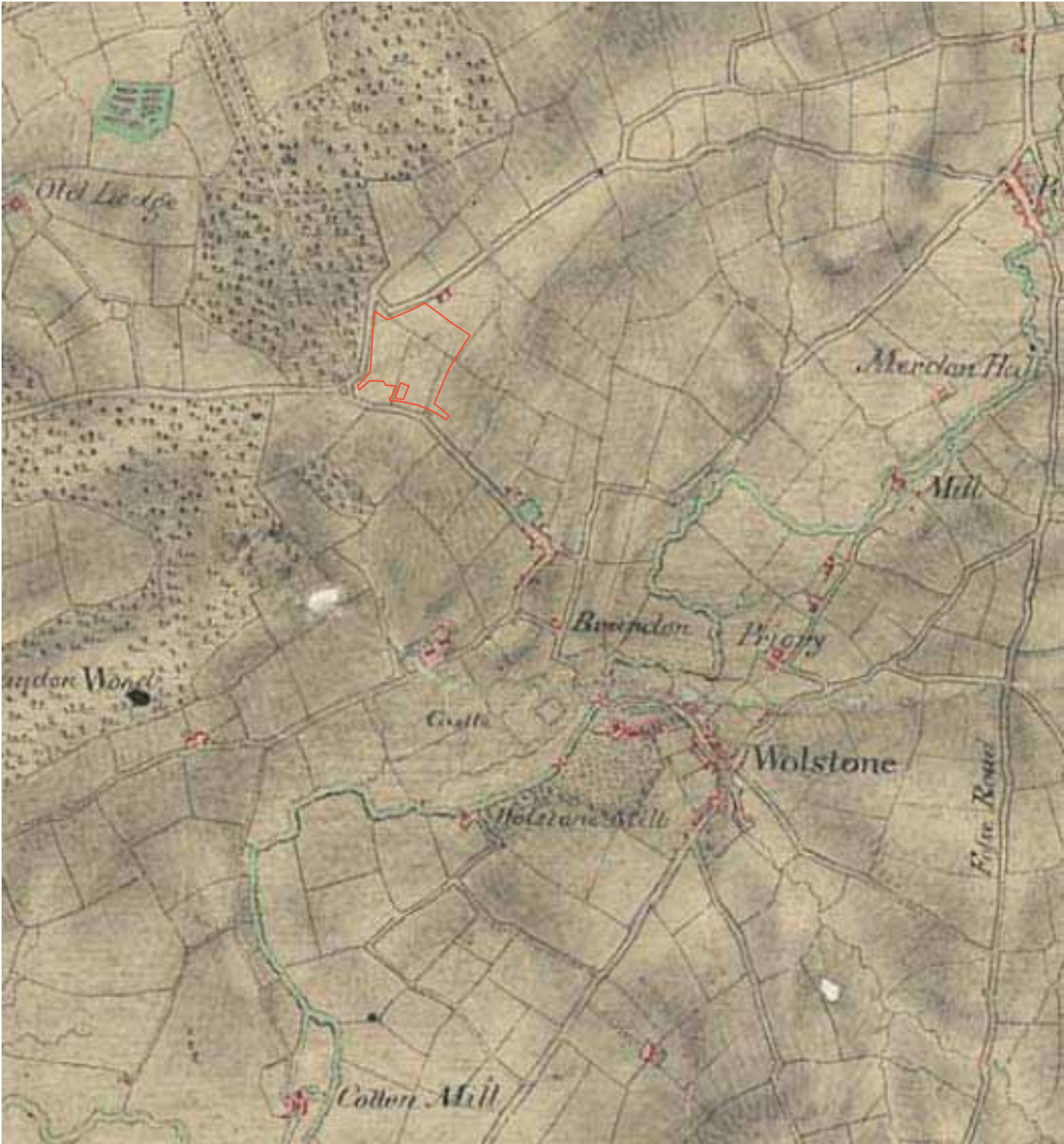
Archaeological Investigations

EVENT NUMBER	TYPE	NAME
EWA10065	Evaluation	An archaeological evaluation on land to the rear of the Red Lion Public House, 23, Main Street, Wolston, Warwickshire
EWA10334	Geophysics	Geophysical survey, Wolston Fields, Wolston
EWA10335	Fieldwalking	Archaeological evaluation, Wolston Fields, Wolston
EWA10336	Evaluation	Archaeological evaluation, Wolston Fields, Wolston 1990
EWA10354	Watching Brief	Watching Brief Monitoring Investigative Groundworks in St. Margaret's Parish Church, Wolston
EWA2996	Excavation	Excavation at Brandon Castle
EWA3241	Evaluation	Evaluation at Hill Farm, Brandon
EWA6729	Trial Trenching	Archaeological Observation at Hill Farm, Brandon
EWA6740	Watching Brief	Further Archaeological Observation at Hill Farm, Brandon
EWA6778	Watching Brief	Archaeological Observation at 'The Priory', Wolston
EWA7062	Watching Brief	Archaeological Watching Brief at Land off Avondale Road, Brandon

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EWA841	Evaluation	Combe Abbey Kennels Site
EWA9001	Aerial Photographic Intervention	English Heritage National Mapping Project ALSF 4681 Block 3
EWA9070	Field Observation	Brandon gravel pit
EWA9108	Aerial Photographic Intervention	English Heritage National Mapping Project ALSF 4681 Block 7
EWA9164	Evaluation	Wolston Fields, Wolston, Warwickshire: Archaeological Evaluation
EWA9321	Topographic Survey	Digital Survey of Earthwork Enclosure at Piles Coppice, Binley
EWA9322	Fieldwalking	East Warwickshire Fieldwalking Project
EWA9322	Fieldwalking	East Warwickshire Fieldwalking Project
EWA9322	Fieldwalking	East Warwickshire Fieldwalking Project
EWA949	Evaluation	Archaeological Evaluation at Wolston High School, Wolston, Warwickshire
EWA9498	Watching Brief	Watching brief at Coventry outer ring main pipeline: Area 1
EWA9612	Field Observation	Site visit to Brandon Hall garden, Wolston, Rugby.
EWA9620	Field Observation	Site visit to Combe Abbey, Combe Fields, Rugby.
EWA9648	Field Observation	Site visit to Priory Hill garden, Wolston, Rugby.
EWA9683	Desk Based Assessment	Coombe Abbey Country Park Management Plan 2001-2011
EWA9709	Field Observation	Site visit to Wolston Manor garden, Wolston, Rugby.
EWA9712	Field Observation	Site visit to Wolston Priory garden, Wolston, Rugby.

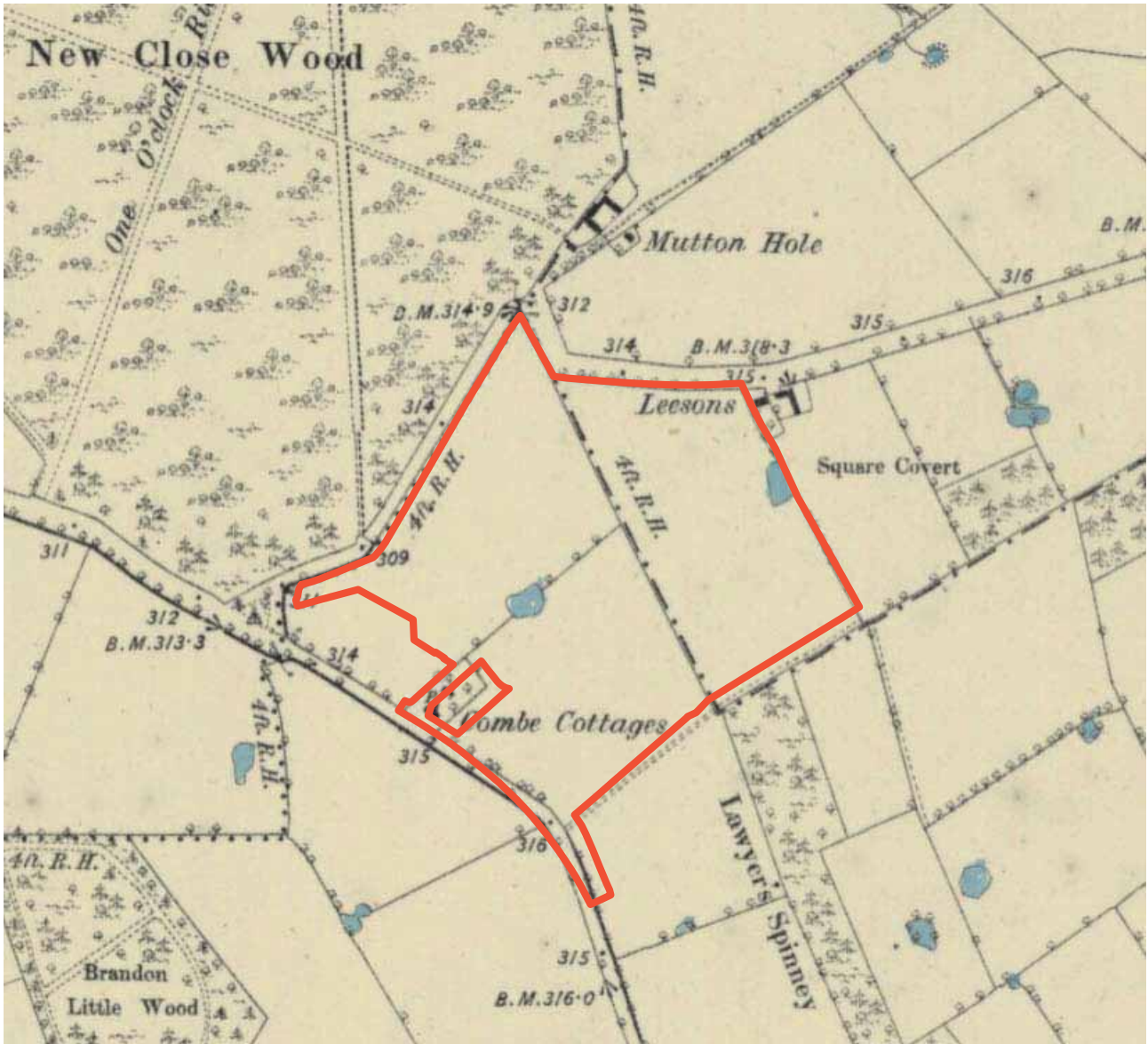
APPENDIX 3: Historic Maps and Images



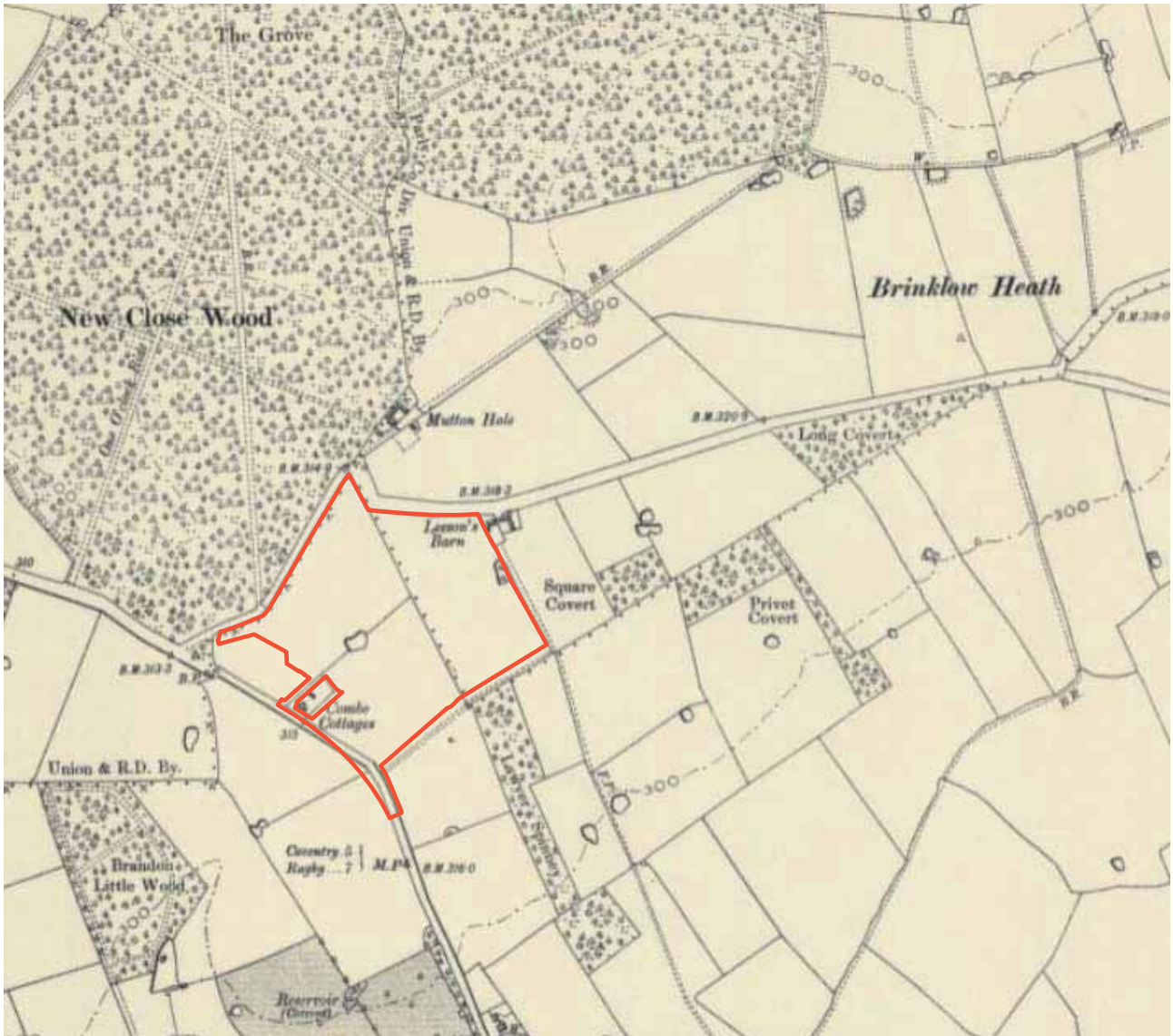
APPENDIX 3.1: Stevens 1815



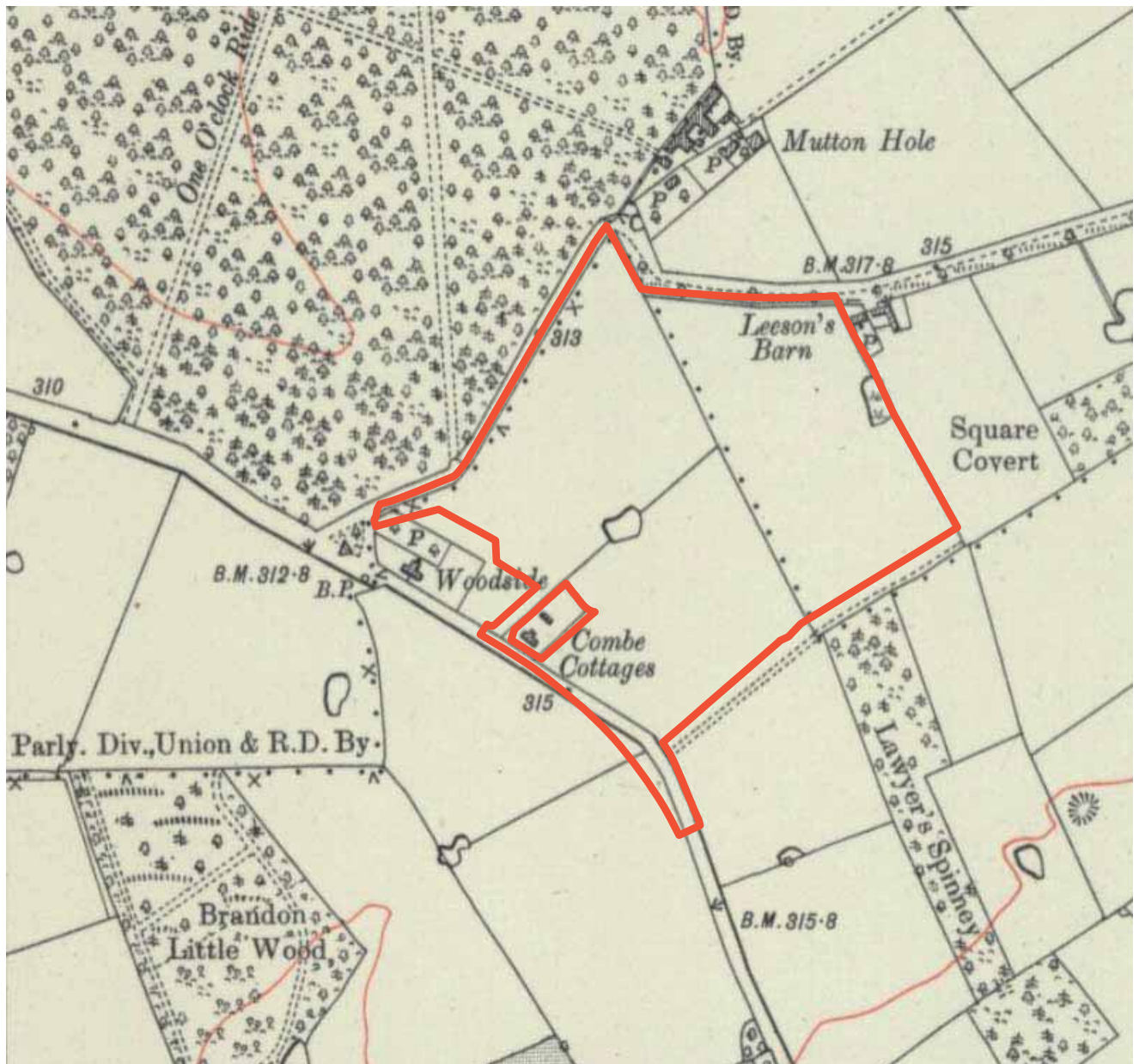
APPENDIX 3.2: 1848 Tithe apportionment of Brandon and Bretford



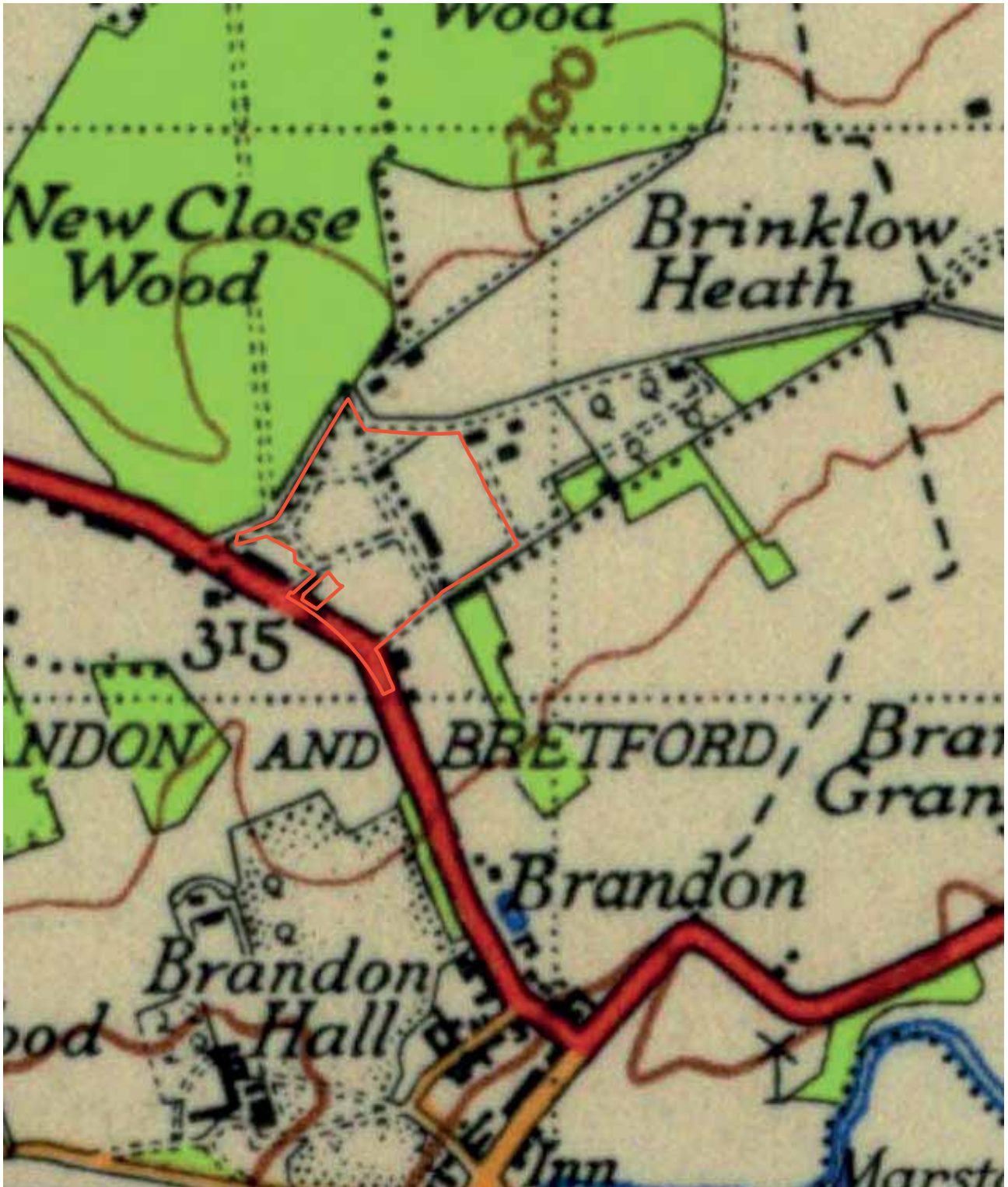
APPENDIX 3.3: Warwickshire XXII.SE Surveyed: 1886 Published: 1886



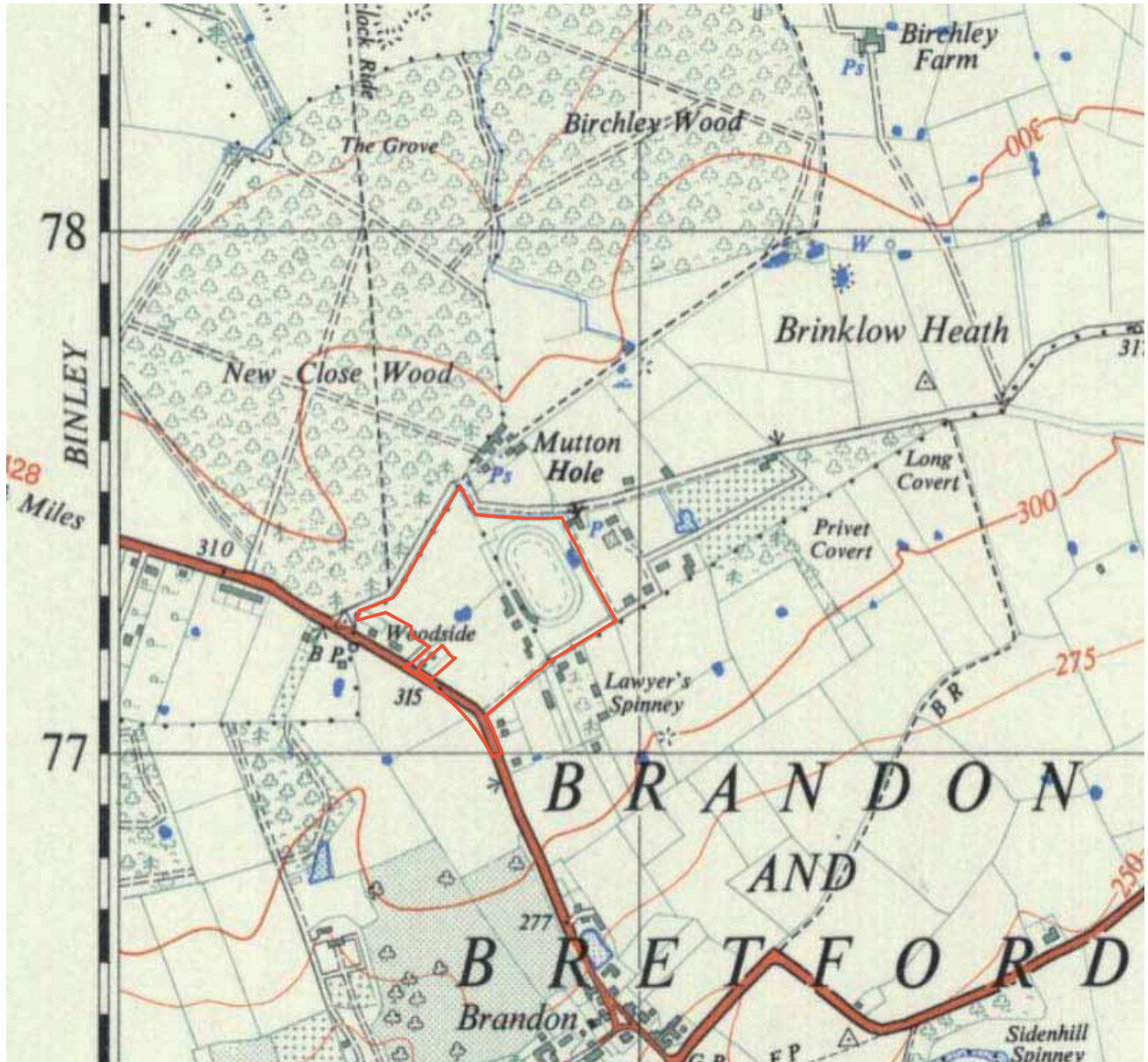
APPENDIX 3.4: Warwickshire XXII.SE Revised: 1903, Published: 1906



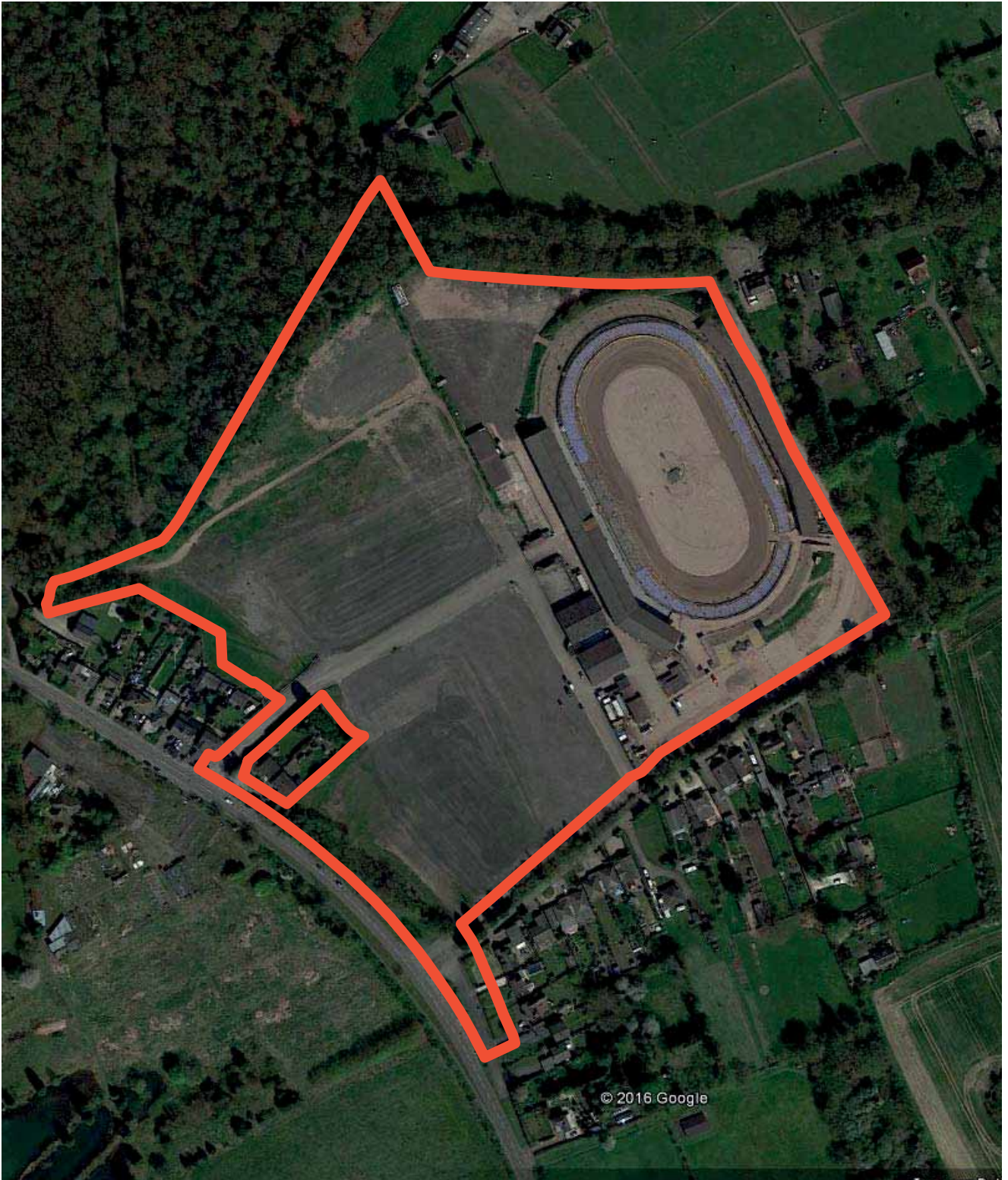
APPENDIX 3.5: Warwickshire XXII.SE Revised: 1923, Published: 1926



APPENDIX 3.6: 1946 Ordnance Survey Sheet 132



APPENDIX 3.7: Ordnance Survey SP47 1951



APPENDIX 3.8: 2016 Google Earth image

APPENDIX 4: Proposed development

The scaling of this drawing cannot be assured
 Revision: C Date: 14.12.17 Drawn: CDB
 Site Boundary updated to reflect: 14.12.17
 DWG 9000-Rev B



- LEGEND**
- Site boundary
 - Primary vehicular access point
 - Pedestrian access point
 - Residential development
 - Potential location for single storey development
 - Indicative location of proposed new dwelling on Rugby Road
 - Potential access to new dwelling and existing properties on Rugby Road (not for use as a driveway)
 - Public Open Space
 - Existing trees/ hedgerow planting
 - New trees/ hedgerow planting
 - Proposed area for attenuation
 - Fuel pump station
 - Area for formal play
 - Informal pedestrian footpath
 - Home path
 - Existing PC20: Footpath
 - Existing PC20: Bridleway
 - Existing PC20: Trough
 - OTC&K: Gate



Project: Brandon Stadium Coventry
 Drawing Title: Illustrative Masterplan

Date: 24.08.17	Scale: 1:500 @ A1	Drawn by: EWB	Check by: JSH
Project No: 27510	Drawing No: 9401	Revision: C	

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 Landscape Planning & Design • Environmental Planning • Scientific
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