

Site Allocations Plan for Stratford-on-Avon District Council to accompany the Core Strategy 2011-2031

Site Categorisation based on harm to Heritage Assets

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
Land North of Captain's Hill, Alcester (ALC.06)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land South of Allimore Lane (west), Alcester (ALC.12)		<ul style="list-style-type: none"> No Designated Heritage Assets within or near to site Historical Environment Record (HER) records evidence of historical activity in proximity of site which suggests historical artefacts may be present. Any possible harm to suspected artefacts could be mitigated through suitable archaeological evaluation. 	
Land South of Allimore Lane (east), Alcester (ALC.13)		<ul style="list-style-type: none"> No Designated Heritage Assets within or near to site There is a non-designated heritage asset north of the site and it is possible this extends into proposed site. However, it is likely that any potential harm could be mitigated through suitable archaeological evaluation. 	

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Land North of Allimore Lane, Alcester (ALC.14)		<ul style="list-style-type: none"> • There are no Designated Heritage Assets within or adjacent to the site • There is a non-designated heritage assets within proposed site (i.e. evidence of historical settlement). It is likely that evidence of settlement activity can be adequately documented and recorded through archaeological evaluation to mitigate harm from any development. 	
Land East of Campden Lawns, Alderminster (ALD.05)		<ul style="list-style-type: none"> • Grade II listed Quince Cottage 75m to south-east of site, but only roof of building is visible due to topography • Grade II listed Tithe Farmhouse is situated to the south-west of site, but there is no inter-visibility. • Grade II* listed Church is 160m to the south, with existing housing development on intervening land • Any development would need to consider potential impacts on the settings of these heritage assets. It is likely mitigation measures would be possible and any harm would be 'less than substantial'. 	
Land West of Grafton Lane, Bidford-on-Avon (BID.02)			<ul style="list-style-type: none"> • No designated or non-designated heritage assets within or near the site

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Land South of Salford Road (middle), Bidford-on-Avon (BID.08A)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land North of Salford Road, Bidford-on-Avon (BID.09)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land East of Victoria Road, Bidford-on-Avon (BID.11)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land South of Salford Road (west), Bidford-on-Avon (BID.13)		<ul style="list-style-type: none"> HER suggests the existence of ridge and furrow in this location. Site visit showed a ploughed field full of crops. In all likelihood, modern ploughing has destroyed any ridge and furrow on this site. Multiple earthworks (ditches) have been previously recorded through the HER. It is likely that any potential harm to the non-designated asset could be mitigated through an archaeological evaluation. 	
Land North of Ladbroke Road, Bishops Itchington (BISH.01)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site

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Land North of Hambridge Road, Bishops Itchington (BISH.02)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land West of Gaydon Road, Bishops Itchington (BISH.07)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land South of Orchard Close, Brailes (BRA.15)		<ul style="list-style-type: none"> The north-east boundary of the site abuts the Conservation Area. However development on this site could include a reduced net-developable area thus providing an appropriate landscape buffer. The appeal decision relating to application ref: 14/03040/FUL concluded residential development on this site would not cause unacceptable detrimental harm to the setting of the Conservation Area. There is a Listed Building within close proximity to the site, however its setting would not be compromised due to the existence of intervening development at Orchard Close. The HER indicates that Ridge and Furrow is present on the site. However, the site was overgrown and ridge and furrow was not visible at the time of the site visit. Should any ridge and 	

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		<p>furrow be present, it would be a small remnant. Aerial images appear to indicate any ridge and furrow is patchy and not of particularly good quality. Its loss would be classified as 'less than substantial'.</p>	
<p>Land East of Campden Road (north), Clifford Chambers (CLIF.01)</p>		<ul style="list-style-type: none"> • The site is located 75m from the Conservation Area, with intervening buildings and hedgerows. Views possible into the Conservation Area from site and views of the site from the Conservation Area. Mitigation possible to reduce potential harm on the setting of the Conservation Area. • Closest listed building approximately 230 metres distant to the north east of the site. Significant distance between site and asset. Possible minor inter-visibility, but likely very minimal harm to asset, if any harm at all. 	
<p>Land East of The Nashes, Clifford Chambers (CLIF.02)</p>		<ul style="list-style-type: none"> • Views of the south east edge of the site possible from the Conservation Area. Sufficient land to provide mitigation to prevent substantial harm to the setting of the asset. • Allotment gardens and line of hedgerow/trees separating site and closest Listed Buildings. Any impact on setting of the heritage assets would be 	

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		minimal due to distance and intervening features.	
Land East of Campden Road (south), Clifford Chambers (CLIF.04)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land West of Campden Road (north), Clifford Chambers (CLIF.05A)		<ul style="list-style-type: none"> Glimpsed views into Conservation Area possible from the site, but tall hedgerow and intervening public highway, roadside vegetation and existing development adjacent to the Conservation Area would suggest any harm to setting of the heritage asset would be less than substantial. 	
Land West of Old Warwick Road, Ettington (ETT.02)		<ul style="list-style-type: none"> HER indicates that ridge and furrow exists on site. Ridge and furrow was not visible on the site shown as hatched on SHLAA map, but possibly still exists to northern part of site. Site being used to graze sheep. Listed Building of Tower of former St. Thomas A'Becket Church (now converted dwelling) approximately 130 metres to west of site. No inter-visibility between the listed building and the site in question. Existing buildings and land uses separating the sites suggest development in this 	

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		location would not detrimentally harm the setting of the heritage asset.	
Land South of Banbury Road, Ettington (ETT.09A)		<ul style="list-style-type: none"> HER indicates that ridge and furrow exists on site. Ridge and furrow was not visible on the site visit. Likely to have been destroyed by modern farming methods. No other designated or non-designated Heritage Assets would be affected. 	
Land South of Banbury Road (rear), Ettington (ETT.09B)		<ul style="list-style-type: none"> HER indicates that ridge and furrow exists on site. Ridge and furrow was not visible at the time of the site visit. Site is currently being used as a football pitch. No other designated or non-designated Heritage Assets would be affected. 	
Land South of Rogers Lane (middle), Ettington (ETT.11)	<ul style="list-style-type: none"> Development in this location would cause substantial harm to the significance and setting of nearby Grade II listed building Ryepiece Barn on Rogers Lane. Development of the site would result in the barn becoming isolated both physically and visually from the last remaining vestige of its agricultural surroundings, thus severing an important historical and functional relationship between the heritage asset and the proposed site. (N.B. see refusal reason 2 associated with application ref: 		

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	14/00118/OUT for the erection of up to 80 dwellings, also see para's 19-23 of the Planning Inspector's appeal decision. The appeal was dismissed).		
Land North of Northend Road (west), Fenny Compton (FEN.01)		<ul style="list-style-type: none"> • Grade II listed Manor Farmhouse located approximately 120 metres east of the site. Land no longer forms part of the immediate agricultural curtilage associated with the heritage asset due to the creation of an access driveway and erection of modern farm buildings now used for business purposes. Potential for inter-visibility from northern end of site, but mitigation could be possible. • Conservation Area over 100 metres from site separated by tall hedgerows. No inter-visibility between the site and the CA. • Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. 	
Land North of Northend Road	<ul style="list-style-type: none"> • Harmful impact on the setting of Grade II listed Manor Farmhouse (previously known as the Manor House) due to the 		

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(east), Fenny Compton (FEN.02)	<p>proximity of the site to the heritage asset. Development would result in unacceptable loss of agricultural land that forms its wider setting in the landscape. Due to size of site and proximity to asset, no acceptable mitigation would be possible.</p> <ul style="list-style-type: none"> • Harmful impact on the setting of the Conservation Area. • Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement, although any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. • Cumulatively, equates to substantial harm to the setting of the heritage asset 		
Land West of High Street (front), Fenny Compton (FEN.04)	<ul style="list-style-type: none"> • Harmful impact on the setting of Grade II listed Manor Farmhouse (previously known as the Manor House) due to the proximity of the site to the heritage asset. Development would result in unacceptable loss of land that would have originally formed part of its wider setting in the landscape. Due to size of site and proximity to asset, no acceptable mitigation would be possible. 		

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	<ul style="list-style-type: none"> • Harmful impact on the Conservation Area – site entirely within the CA and currently presents a pleasant, rural edge to the village with a public footpath providing views of and access to the wider landscape, including the listed farmhouse. • Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement, although any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. • Cumulatively, equates to substantial harm to the setting of the heritage asset 		
Land North of High Street, Fenny Compton (FEN.06)		<ul style="list-style-type: none"> • Vehicular access to site would be within 50 metres of northern edge of the village Conservation Area. The modern doctor surgery building and car park separate the site and the CA. Any harm to the setting of this heritage asset would be less than substantial. • Possible harm to archaeological deposits associated with the shrunken remains of the medieval settlement. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. 	

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Land North of Station Road (west) Fenny Compton (FEN.07)		<ul style="list-style-type: none"> HER indicates surviving Ridge and Furrow throughout the site. Site visit inconclusive, as overgrown. No other ridge and furrow remains to north of Station Road. This site is a small remnant and unlikely to be of sufficient quality to warrant loss being classed as substantial harm. 	
Land South of Station Road (east) Fenny Compton (FEN.09)		<ul style="list-style-type: none"> HER indicates surviving Ridge and Furrow throughout the site. Site visit indicated existence of ridge and furrow, but not of exceptional quality. Development of this site and loss of ridge and furrow likely to be a sufficient reason to warrant loss being classed as 'less than substantial' harm. 	
Land East of Ridgeway, Fenny Compton (FEN.12)		<ul style="list-style-type: none"> Site located adjacent to the eastern boundary of the Conservation Area. Relationship no different to developments within and adjacent to the CA in close proximity to this site. Any harm would be less than substantial and there is the potential for satisfactory mitigation. 	
Land East of Banbury Road (south), Gaydon (GAY.03)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site

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Land South of Church Lane (west), Gaydon (GAY.06)		<ul style="list-style-type: none"> Site is close to Grade II listed dwelling. However, any potential impact on the setting and significance of the heritage asset could be mitigated through a reduction of the developable area and the introduction of landscaping, sufficient to ensure the overall impact is less than substantial. 	
Land South of Kineton Road, Gaydon (GAY.07)		<ul style="list-style-type: none"> Closest heritage asset is Grade II listed Gaydon Farmhouse, some 160 metres north of the site in question. There may be glimpsed, oblique views possible, but the distance and intervening development ensures any possible harm on the setting would be minimal. 	
Land East of Fosse Way (north), Halford (HALF.01)		<ul style="list-style-type: none"> The western edge of the site in question is commensurate with the alignment of the Conservation Area to the northern edge of the village. The site helps form part of the rural edge of the village. However, it is considered suitable mitigation such as reduced developable area and appropriate planting could help reduce any harm to the point it would be 'less than substantial'. The closest Listed Building is located approximately 60 metres to the 	

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		<p>southwest, on the opposite side of the road junction. The dwelling does not face the site directly. Whilst the setting of this heritage asset could be affected, improved landscape planting on the western boundary of the site would ensure the existing relationship would be maintained. Any such mitigation would ensure any harm would be less than substantial.</p> <ul style="list-style-type: none"> • HER indicates the existence of ridge and furrow on site. The site visit indicated some parts of the site had very faint remnants. Development of this site and loss of ridge and furrow unlikely to be of sufficient reason to warrant loss being classed as substantial harm. 	
Land North of Idlicote Road, Halford (HALF.03)		<ul style="list-style-type: none"> • Site is approximately 200 metres from the Conservation Area with intervening development, therefore any development in this location would not cause harm to the setting of the heritage asset. • There is one Grade II Listed dwelling within close proximity to the site, however there is no inter-visibility between the site and heritage asset. There is no historic connection between the sites. Development would 	

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		<p>not cause harm to the setting of this heritage asset.</p> <ul style="list-style-type: none"> HER suggests part of the site has ridge and furrow within it. The entire site is now scrubland and as such the quality of any remnant ridge and furrow would be of poor quality, if it exists at all. It is suggested the loss of any remnant ridge and furrow in this location would be less than substantial, for these reasons. 	
Land East of Fosse Way (middle), Halford (HALF.08)	<ul style="list-style-type: none"> Harmful impact on the setting of the Grade II Listed Building (Inn) which is situated directly opposite the development site and within the Conservation Area. Harmful impact on the setting of the Conservation Area. The site is wholly within the Conservation Area. (N.B. Recent appeal decision on application ref: 18/00580/FUL identified harm to Conservation Area). Cumulatively, the harm of development in this location would be substantial. 		
Land East of Snitterfield Road, Hampton Lucy (HAMP.03)	<ul style="list-style-type: none"> Substantial harm to the setting of the Conservation Area, which forms part of the wider setting for Charlecote Park and the Grade II* Charlecote Mill Substantial harm to the setting of the Grade II listed cottage to the east of the 		

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	<p>site, which is historically in a remote location and development would entirely erode this separation to the settlement.</p>		
<p>Land South of Church Street, Hampton Lucy (HAMP.04)</p>	<ul style="list-style-type: none"> • Substantial harm to the setting of nearby listed cottages • Substantial harm to the setting of the adjacent Conservation Area (N.B. see refusal reason 3 associated with application ref: 16/04015/FUL in respect of the erection of 4 dwellings) for assessment of harm on these heritage assets. 		
<p>Land North of Binswood End (east), Harbury (HAR.04)</p>		<ul style="list-style-type: none"> • The southern boundary of the western portion of this site is commensurate with part of the northern boundary of the village's Conservation Area. It is considered suitable mitigation such as reduced developable area and/or appropriate planting could help reduce any harm to the heritage asset to the point where it would be 'less than substantial'. • Aerial imaging suggests ridge and furrow exists within the site. The site visit did not prove the existence of ridge and furrow. Any remains (if any) are of poor quality. As such, its loss 	

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		would be classified as 'less than substantial'.	
Land North of Mill Street (west), Harbury (HAR.05)		<ul style="list-style-type: none"> Aerial imaging indicates that ridge and furrow exists on the site, but was not visible from site visit. If any ridge and furrow does exist, it is clearly of poor quality and equates to a very small remnant. Its loss would not be significant. 	
Land North of Mill Street (east), Harbury (HAR.06)		<ul style="list-style-type: none"> Part of site is located within the Conservation Area but the majority of the land in question lies outside it. The majority of the site is not visible from the Conservation Area. The part of the site within the Conservation Area is the vehicular access and driveway, which would need to remain to make the site viable for re-development. It is considered that mitigation measures are possible to reduce the impact of development on the setting of this heritage asset to ensure the harm is less than substantial. 	
Land West of Bush Heath Road, Harbury (HAR.13)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land West of Bush Heath Lane (north), Harbury (HAR.16)		<ul style="list-style-type: none"> The site is located close to, but outside the Conservation Area. The site is enclosed on three sides by 	

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		development of varying eras of build. There would be glimpsed views into and out of the Conservation Area, but the site is of sufficient size to allow suitable mitigation measures sufficient to ensure any harm to the heritage asset is less than substantial.	
Land South of Middle Road, Harbury (HAR.20)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land West of Stratford Road (north), Henley-in-Arden (HEN.06)	<ul style="list-style-type: none"> The setting of the listed building located within the proposed reserve site would be substantially harmed by any development in this location The setting of the listed building located immediately to the south of the proposed site would be substantially harmed by the development of this site 		
Land West of Bear Lane, Henley-in-Arden (HEN.08)		<ul style="list-style-type: none"> HER indicates this site is ridge and furrow. Site visit showed the site to be overgrown and more 'scrub' in nature, with no obvious signs of physical earthworks. Any remaining ridge and furrow is therefore of poor quality and also a small remnant. It is not considered the potential loss of possible remains of ridge and furrow in this location would equate to substantial harm. 	

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Land South of Armscote Road, Ilmington (ILM.01)		<ul style="list-style-type: none"> HER indicates this site is ridge and furrow. Site visit showed evidence of ridge and furrow, but not of particularly good quality. The site is the remaining portion of a small field that has recently been developed for housing. Clearly, the existence of ridge and furrow did not prevent planning permission being granted for development in this location. Whilst it is acknowledged additional ridge and furrow would be lost if this site were developed, the loss would be classed as 'less than substantial'. 	
Land North of Ballards Lane, Ilmington (ILM.03)		<ul style="list-style-type: none"> HER indicates there is ridge and furrow on site. There was no visible sign of ridge and furrow when undertaking the site visit. Clearly, time has significantly eroded the earthworks in this location. As such, any harm or possible loss of the heritage asset would be 'less than substantial'. 	
Land North of Back Street (west), Ilmington (ILM.09)	<ul style="list-style-type: none"> Development of this site would cause harmful impact to the setting of the Conservation Area. The southern boundary of the site is coterminous with the boundary of the CA. Development would cause harmful impact on the setting of the Grade II 		

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	<p>Listed Sansome House which is situated within the Conservation Area.</p> <ul style="list-style-type: none"> Cumulatively, the harm would be substantial, since the most sensitive southern part of the site would need to be built-on due to access off Back St. 		
Land North of Back Street (middle), Ilmington (ILM.10)		<ul style="list-style-type: none"> It is acknowledged that the site abuts the Conservation Area and that one Listed Building is located within the Conservation Area, in close proximity to the site. However: Half of site ILM.10 makes up part of the 'Mabels Farm' allocated housing site in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Additionally, the remainder of site ILM.10 makes up the Strategic Reserve housing site in the Ilmington NDP. Whilst there would be harm to the historic environment, the Independent Examiner for the NDP concluded the promoted sites were acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process. 	

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Land North of Back Street (east), Ilmington (ILM.11)		<ul style="list-style-type: none"> • It is acknowledged that the site abuts the Conservation Area and that one Listed Building is located within the Conservation Area, in close proximity to the site. However: • Site ILM.11 makes up part of the 'Mabels Farm' allocated housing site in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Whilst there would be harm to the historic environment, the Independent Examiner for the NDP concluded the promoted sites were acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process. 	
Land North of Armscote Road (west), Ilmington (ILM.16)		<ul style="list-style-type: none"> • It is acknowledged that the site is in close proximity to the Conservation Area and forms part of its setting. • HER records indicate there is ridge and furrow on site. However, the site is scrubland and there are no obvious signs of remaining ridge and furrow. In any case, the site is very small and any 	

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		<p>ridge and furrow would be a small remnant.</p> <ul style="list-style-type: none"> Site ILM.16 is one of the allocated housing sites in the Ilmington NDP which has passed Examination and has had the referendum version NDP agreed (in readiness for when the referendum can be held). Whilst there would be some harm to the historic environment, the Independent Examiner for the NDP concluded the promoted site was acceptable for development and as such, harm to these heritage asset has been deemed to be 'less than substantial' through the NDP process. 	
Land East of Lighthorne Road, Kineton (KIN.04)		<ul style="list-style-type: none"> HER indicates that ridge and furrow is present on site. The site visit indicated that some ridge and furrow could still exist, but wasn't of particularly good quality'; was 'patchy' in nature and form and only affected part of the overall site. As such, any harm or possible loss of the heritage asset would be 'less than substantial'. It is acknowledged that the site does form part of the wider setting of the Conservation Area, although it is on the opposite side of the line of the 	

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		dismantled railway line and due to intervening buildings and land uses, development on this site would be unlikely to have a harmful impact on the setting of the CA.	
Land North of Banbury Road (west), Kineton (KIN.07)			<ul style="list-style-type: none"> • HER records indicate that ridge and furrow is present. However, the site visit showed that the ridge and furrow in this field has been lost to modern ploughing methods. • There are no further designated or non-designated heritage assets within or near the site.
Land North of Banbury Road (east), Kineton (KIN.08)		<ul style="list-style-type: none"> • HER indicates that ridge and furrow is present. Aerial images show the likelihood of ridge and furrow remaining on the lower slopes (southern part) of the site. Site visit inconclusive due to existence of crops. No objection was raised by English Heritage to planning application ref: 14/02872/OUT (erection of up to 33 dwellings) on this site in relation to the potential loss of ridge and furrow as a heritage asset. Therefore, any loss deemed to be 'less than substantial'. • The site is approximately 100 metres north of a Registered Battle Site. It is 	

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		not considered development in this location would cause detrimental harm to the setting of the battlefield.	
Land North of Church Lane, Lighthorne (LIG.06)	<ul style="list-style-type: none"> • Harmful impact on Grade II listed Church, directly to south of site. Development of site would place church within urban setting instead of bordered by fields to north. Site is in elevated position above church and conservation area. • Harm to the setting of the Conservation Area, which is coterminous with the northern boundary of the churchyard and which forms the southern boundary of the site in question. • Harm to the setting of The Old Rectory (Grade II listed dwelling adjacent to the church) • Collectively, these impacts equate to substantial harm. 		
Land East of Back Lane, Long Compton (LC.04)	<ul style="list-style-type: none"> • Development in this location would cause harm to the setting of the Conservation Area • Development of the site would result in the loss of ridge and furrow (N.B. see refusal reason 3 associated with application ref: 16/00525/FUL in respect of the erection of 9 dwellings) 		

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	<ul style="list-style-type: none"> Cumulatively, these impacts equate to substantial harm. 		
Land West of Oxford Road (south), Long Compton (LC.11)		<ul style="list-style-type: none"> HER indicate ridge and furrow on site. The site visit showed an area of scrub adjacent to a private driveway with some sign of existing ridge and furrow on part of the site. However, only small remnant of what would originally have been the wider field. Loss would be less than significant. Development in this location would have some impact on the setting of the Conservation Area, since the eastern site boundary is commensurate with the Conservation Area boundary. However, modern development already impacts on the CA at this point. Any impact would be less than substantial. 	
Land East of Marton Road (north), Long Itchington (LONG.01)		<ul style="list-style-type: none"> Listed building located 40 metres to the south of the site. Glimpsed views of the listed building, but mature trees on boundary. Southern site boundary commensurate with Conservation Area boundary. Potential for harm, but sufficient room to include landscaping buffer (the same as the recent development to the west) to protect the CA setting 	

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		<ul style="list-style-type: none"> HER indicates possible ridge and furrow in this location. The site visit confirmed any ridge and furrow to the southern portion of the site had been destroyed through intervening land uses. The paddock areas to the north were inconclusive due to them not having been used for some time and were overgrown. Any loss would be less than substantial. 	
Land North of Collingham Lane (west), Long Itchington (LONG.04)		<ul style="list-style-type: none"> HER indicates site is part of possible extent of medieval settlement. The site visit showed signs of earthworks which could indicate below ground archaeological deposits. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. No other designated or non-designated heritage assets within or near the site 	
Land South of Stockton Road, Long Itchington (LONG.07)		<ul style="list-style-type: none"> Grade II listed lock 12 on the Stockton flight of the Grand Union Canal and Grade II listed 'Shop Lock Cottage' located to the south of the site. Due to land levels differences and existence of significant belt of trees and vegetation separating the listed structures and the site in question, development in this location would cause less than 	

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		substantial harm to the setting of the heritage assets. There is sufficient room on the site to ensure development was 'stepped back' from the southern edge, providing a further buffer of protection/separation.	
Land North of Leamington Road (middle), Long Itchington (LONG.14B)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land North of Leamington Road (east), Long Itchington (LONG.15)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land West of Marton Road (rear), Long Itchington (LONG.20)		<ul style="list-style-type: none"> Site of possible Anglo-Saxon burial and also site of 19th Century brickworks. Any evidence of these would be below ground archaeological deposits. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. There are no other designated or non-designated heritage assets within or near the site 	
Land East of Rumer Close, Long Marston (LMAR.02)			<ul style="list-style-type: none"> Ridge and furrow is no longer visible in this field. The non-designated

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
			<p>heritage asset has been lost to modern farming methods.</p> <ul style="list-style-type: none"> • There are no other designated or non-designated heritage assets within or near the site.
<p>Land East of Long Marston Road (north), Long Marston (LMAR.08)</p>	<ul style="list-style-type: none"> • Development would cause harm to the setting of listed buildings on the opposite side of the road to the site in question • Development would lead to the substantial loss of well-preserved ridge and furrow on the site, thus causing significant harm to this heritage asset • (N.B. see refusal reason 2 in relation to application ref: 17/00575/OUT in respect of the erection of 12 dwellings on this parcel of land) 		
<p>Land East of Long Marston Road (middle), Long Marston (LMAR.09)</p>		<ul style="list-style-type: none"> • Development of this site would have the potential to cause some harm to the setting of the listed buildings located on the opposite side of the road to the site in question. 	
<p>Land North of Barley Fields, Long Marston (LMAR.17)</p>			<ul style="list-style-type: none"> • HER suggests that ridge and furrow is present. However, the site visit confirmed that any ridge and furrow that may have existed has been destroyed through the works associated with the adjacent recent housing development.

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
Land North of Stratford Road (west), Loxley (LOX.05)			<ul style="list-style-type: none"> • Site has planning permission for 4 houses (19/03293/FUL) • There are no designated or non-designated heritage assets within or near the site.
Land North of Goldicote Road (south), Loxley (LOX.09)		<ul style="list-style-type: none"> • HER suggests ridge and furrow exists in this location. Whilst the site visit showed some evidence of undulations within the site, coverage was patchy and not good quality. Development in this location would lead to the loss of a poor quality remnant of the heritage asset, which would equate to 'less than substantial' harm. 	
Land West of Birmingham Road, Mappleborough Green (MAPP.01A)			<ul style="list-style-type: none"> • No designated or non-designated heritage assets within or near the site
Land West of Birmingham Road, Mappleborough Green (MAPP.01B)			<ul style="list-style-type: none"> • No designated or non-designated heritage assets within or near the site
Land West of Birmingham Road, Mappleborough Green (MAPP.01C)			<ul style="list-style-type: none"> • No designated or non-designated heritage assets within or near the site
Land North of Brook Lane, Moreton Morrell			<ul style="list-style-type: none"> • No designated or non-designated heritage assets within or near the site

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
(MM.03)			
Land South of Brook Lane (east), Moreton Morrell (MM.04)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land South of John Davis Drive, Moreton Morrell (MM.10)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land East of Butt Hill (south), Napton on the Hill (NAP.03)		<ul style="list-style-type: none"> Grade II listed farmhouse located approximately 60 metres southeast of site. Currently large, modern agricultural buildings located between site and listed building. Site clearly part of historic agricultural rural setting for farmhouse and development in this location would have some impact on this setting. HER suggests ridge and furrow exists in this location. Site visit proved that any ridge and furrow in this location has been entirely lost to modern ploughing and farming methods. 	
Land North of Dog Lane (west), Napton on the Hill (NAP.07)		<ul style="list-style-type: none"> HER indicates this site forms part of the possible extent of the medieval settlement. Site visit showed several mounds and hollows across the centre part of the field, indicating the 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		possibility of below ground archaeological deposits. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.	
Land North of Folly Lane (middle), Napton on the Hill (NAP.13)	<ul style="list-style-type: none"> • Harm to the historic agricultural ‘curtilage’ associated with the Grade II listed farmhouse on the site. • Listed farmhouse and other dwellings/structures on north side of Folly Lane are all set back from the road up until the junction with the road to head south to Chapel Green. Dwellings on this land would bring the building form forward to the roadside, appearing incongruous in the street scene. Pushing the building line back into the site would not leave any space for any dwellings, so no mitigation possible. • Site full of earthworks, possible associated with archaeological deposits associated with extent of medieval village – would be lost to development • Development in this location would be harmful to the setting of the Grade II listed dwelling and boundary wall, located directly opposite the site, with a separation distance of only 10 metres 		

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
	<ul style="list-style-type: none"> Cumulatively, these impacts equate to substantial harm. 		
Land East of Stratford Road, Newbold on Stour (NEWB.01)		<ul style="list-style-type: none"> The Grade II Listed Building (South Lodge) is located approximately 60 metres from the site. Any development in this location could potentially compromise the setting of this heritage asset and mitigation measures would be needed to ensure any harm was minimised. 	
Land North of Moss Lane (east), Newbold on Stour (NEWB.06)		<ul style="list-style-type: none"> HER records suggest that ridge and furrow is present on this site. However, there was no ridge and furrow visible at the time of the site visit. The field is currently being used as a paddock and more recent uses appear to have eradicated any ridge and furrow that may have once existed on the site. The Church of St David is in close proximity to the site and is a grade II Listed building. The church cannot be seen from the majority of the site and development is unlikely to impact on the setting of the church itself. There are two other Listed Buildings in close proximity to the site. However, due to intervening land uses and existing structures, it is not considered that development in this location 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>would detrimentally harm the setting of these listed structures.</p> <ul style="list-style-type: none"> Cumulatively, any harm to heritage assets would be 'less than substantial'. 	
Land North of Green Lane (west), Oxhill (OXH.06)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land South of Whatcote Road, Oxhill (OXH.07)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land East of Kineton Road, Pillerton Priors (PILL.13)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land East of Shuckburgh Road, Priors Marston (PM.01)		<ul style="list-style-type: none"> The southern edge of the site is commensurate with the northern edge of the Conservation Area. Any development in this location would have an impact on the existing rural edge to the village and would have some impact on the setting of the Conservation Area. The site has sufficient space to provide possible mitigation measures. Any potential harm to the heritage asset would be 'less than substantial'. 	
Land South of Byfield Road, Priors Marston		<ul style="list-style-type: none"> The nearest Listed Building is located approximately 100 metres from the site. No historic connection between 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
(PM.07)		<p>the listed building and the site in question. Distance and orientation suggest very little, if any harm on the setting of the listed building.</p> <ul style="list-style-type: none"> • Conservation area 75 metres from site at closest point, with intervening land uses, mature vegetation and buildings. Any potential impact of development on the setting of the Conservation Area would be minimal at worst. • HER suggests there is ridge and furrow throughout the site and aerial images appear to also show feint lines indicating signs of possible earthworks. The site visit was inconclusive, due to long grass growing on entire field. Parcel of land only small remnant of larger field which was divided. Remainder now local sports pitches. Loss of any remaining ridge and furrow in this location due to overall scale and condition would be classed as 'less than substantial' harm. 	
Land North of Main Road (east), Quinton (QUIN.03)	<ul style="list-style-type: none"> • Well preserved ridge and furrow present, any development would cause significant harm to this non-designated heritage asset through its loss. • Development in this location would remove the rural 'buffer' between the 		

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
	<p>historic core of the settlement to the southeast and the 20th century village extension to the west. The retention of this field forms a crucial rural setting to the historic centre of the village and the listed buildings located within it. Development in this location would destroy this essential setting (links to QUIN.07).</p> <ul style="list-style-type: none"> Cumulatively, harm to heritage assets would be substantial. 		
Land East of Back Lane (north), Quinton (QUIN.04)		<ul style="list-style-type: none"> HER suggests there is ridge and furrow throughout the site and aerial images appear to also show feint lines indicating signs of possible earthworks. The site visit confirmed that ridge and furrow was present but was not of particularly good quality. The field is being used for grazing of animals. Only a small part of the field forms the site being evaluated. The loss of ridge and furrow, given the size of the site and overall condition would be classed as 'less than substantial' harm. 	
Land South of Main Road (middle), Quinton (QUIN.07)	<ul style="list-style-type: none"> Well preserved ridge and furrow present, any development would cause significant harm to this heritage asset, through its loss. 		

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
	<ul style="list-style-type: none"> Development would remove the rural 'buffer' between the historic core of the settlement to the east and the 20th century village extension to the west. The retention of this field forms a crucial rural setting to the historic centre of the village and the listed buildings located within it. Development in this location would destroy this essential setting (links to QUIN.03). Cumulatively, harm to heritage assets would be substantial. 		
Land East of Goose Lane (north), Quinton (QUIN.08)			<ul style="list-style-type: none"> Meon Hill Scheduled Monument lies 1.3km south of the site. Whilst there are views to the site from the Monument, development of this site would not cause any harm to the setting of the heritage asset.
Land West of Goose Lane, Quinton (QUIN.18)			<ul style="list-style-type: none"> Meon Hill Scheduled Monument lies 1.3km south of the site. Whilst there are views to the site from the Monument, development of this site would not cause any harm to the setting of the heritage asset.
Land South of The Fordway, Quinton (QUIN.19)			<ul style="list-style-type: none"> Meon Hill Scheduled Monument lies 1.3km south of the site. Whilst there are views to the site from the Monument, development of this site

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
			would not cause any harm to the setting of the heritage asset.
Land East of Back Lane (south), Quinton (QUIN.22)		<ul style="list-style-type: none"> The site is a farm complex with a number of large, modern agricultural buildings dispersed throughout the site, with a Grade II listed barn on the road frontage. The careful re-development of this site could be designed to incorporate sufficient mitigation measures to ensure the agricultural history and setting of this listed barn be conserved to the extent that any harm would be less than substantial. 	
Land West of Evesham Road (north), Salford Priors (SALF.08)		<ul style="list-style-type: none"> The Grade II listed Orchards Farmhouse lies approximately 300 metres to the northwest of the site. Established hedgerow and trees border the residential curtilage of the farmhouse. Whilst development of this site would be eroding an element of the agricultural land historically associated with the farm and the listed farmhouse, the proposed site has sufficient space to allow the incorporation of a suitable landscaping buffer to mitigate any harm to the setting of the heritage asset sufficient to equate to 'less than substantial'. 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<ul style="list-style-type: none"> The site lies on the southwest edge of the village with the edge of the existing built form also being the alignment of the Conservation Area. Dwellings directly opposite this site are located adjacent to, but outside the Conservation Area boundary. Development in this location would mirror this arrangement. Whilst development of this site would cause some harm to the setting of the Conservation Area, mitigation measures would be possible within the site to 'soften' and reduce harm to the extent harm would be less than substantial. 	
Land South of School Road (east), Salford Priors (SALF.11)		<ul style="list-style-type: none"> The Grade II listed Orchards Farmhouse lies approximately 250 metres to the southwest of the site. Established hedgerow and trees border the residential curtilage of the farmhouse. Whilst development of this site would be eroding an element of the agricultural land historically associated with the farm and the listed farmhouse, the proposed site has sufficient space to allow the incorporation of a suitable landscaping buffer to mitigate any harm to the 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>setting of the heritage asset sufficient to equate to 'less than substantial'.</p> <ul style="list-style-type: none"> • The part of the site earmarked for possible development lies approximately 80 metres from the edge of the Conservation Area. Whilst development of this site would cause some harm to the setting of the Conservation Area, mitigation measures would be possible within the site to 'soften' and reduce harm to the extent harm would be less than substantial. • Crop marks have been registered on the HER as a non-designated heritage asset. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. 	
Land North of Bomford Way, Salford Priors (SALF.17)			<ul style="list-style-type: none"> • No heritage assets nearby that would be affected by the development of the site.
Land South of Darlingscote Road, Shipston on Stour (SHIP.01)		<ul style="list-style-type: none"> • HER records indicate ridge and furrow is present on site. However, more recent land uses have radically reduced the earthworks in large parts of the site, with only 'remnant' features visible in the field, toward the outer 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>edges. Due to the quality and quantity of the heritage 'feature' having been compromised, any loss due to development on this site would be classed as 'less than substantial'.</p> <ul style="list-style-type: none"> No other designated or non-designated Heritage Assets would be affected. 	
<p>Land East of Stratford Road (south), Shipston on Stour (SHIP.07A)</p>		<ul style="list-style-type: none"> HER records indicate ridge and furrow is present on site. However, the site visit indicated that the land had/has been used as a paddock and as such, any evidence of ridge and furrow had been extinguished. Any remnant features would be of poor quality and due to the site being very small, the loss of any remnant feature of this non-designated heritage asset would be classified as 'less than substantial'. No other designated or non-designated Heritage Assets would be affected. 	
<p>Land South of Oldbutt Road (rear) Shipston on Stour (SHIP.08B)</p>		<ul style="list-style-type: none"> HER records indicate ridge and furrow to be present on site. However, whilst aerial images indicate a 'ghost image' of the ridge and furrow, modern ploughing in this field has destroyed any above ground earthworks associated with this non-designated heritage asset. 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<ul style="list-style-type: none"> No other designated or non-designated Heritage Assets would be affected. 	
Land West of Shoulderway Lane, Shipston on Stour (SHIP.11)		<ul style="list-style-type: none"> HER records indicate ridge and furrow is present on site and aerial images suggest above ground earthworks remain. However, the site visit did not indicate ridge and furrow existed (at least on areas viewable from public vantage points). This suggests that any surviving ridge and furrow is not good quality and may have been severely damaged or removed by modern farming practices. Due to these reasons, any harm through the loss of any remaining ridge and furrow in this location would be classified as 'less than substantial'. The site is close to a pair of cemetery chapels which are grade II Listed. However, there are allotments between the site and the chapels. Due to the separation distance, it is likely that development would cause 'less than substantial' harm to the setting of these listed buildings, given that there would be potential for mitigation through an appropriate landscaping scheme. 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
Land East of By-pass, Southam (SOU.02)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land East of Galanos House, Southam (SOU.03)		<ul style="list-style-type: none"> There are no designated or non-designated heritage assets recorded on the HER for this site. However, aerial images appear to indicate ridge and furrow across the site, which may be a remnant of a wider historic agricultural landscape, since the aerial images of the locality appear to show 'ghost images' of similar 'lines' in the adjacent fields that do not have any above-ground earthworks showing due to modern agricultural farming methods. A site visit to prove the existence of any ridge and furrow was not possible due to the land being in private ownership. Given the small scale of the site and the fact that any remaining ridge and furrow is a small remnant of the non-designated heritage asset, it is considered the loss of this ridge and furrow would be classified as 'less than substantial' harm. No other designated or non-designated Heritage Assets would be affected. 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
Land East of Banbury Road, Southam (SOU.04)		<ul style="list-style-type: none"> • There are no designated heritage assets recorded on the HER for this site. However, there is one very small part of the site noted on the HER as being ridge and furrow. Aerial images are inconclusive – the area appears to be scrub and no clear earthworks are apparent. If ridge and furrow remains, it is a very small remnant of a wider historic agricultural landscape, since the aerial images of the locality appear to show ‘ghost images’ of similar ‘lines’ in the adjacent fields that do not have any above-ground earthworks showing due to modern agricultural farming methods. A site visit to prove the existence of any ridge and furrow was not possible due to the land being in private ownership. Given the small scale of the site and the fact that any remaining ridge and furrow is a small remnant of the non-designated heritage asset, it is considered the loss of this ridge and furrow would be classified as ‘less than substantial’ harm. • No other designated or non-designated Heritage Assets would be affected. 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
Greenacres, West of Coventry Road, Southam (SOU.12A)		<ul style="list-style-type: none"> • There are no designated heritage assets recorded on the HER for this site. • The HER suggests there is ridge and furrow on the site. However, the parcel of land is being used as a paddock, has had a storage barn erected in recent years and has planning permission for a dwelling. The site is a very small remnant of wider historical agricultural practices in the locality. There are very faint undulations across the site, but are now almost imperceptible. Due to the poor quality and small area of ridge and furrow, it is considered the loss of this non-designated heritage asset would be classified as 'less than substantial' harm. • No other designated or non-designated Heritage Assets would be affected. 	
Land North of Daventry Road, Southam (SOU.14)		<ul style="list-style-type: none"> • There are no designated heritage assets recorded on the HER for this site. • However, the HER does record two areas of ridge and furrow within this wider site. Aerial images also appear to indicate ridge and furrow across these two land parcels, which are more than likely remnants of the wider historic 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>agricultural landscape, since the aerial images of the locality appear to show 'ghost images' of similar 'lines' in the adjacent fields that do not have any above-ground earthworks showing due to modern agricultural ploughing methods. A site visit to prove the existence of any ridge and furrow was not possible due to the land being in private ownership. Development of this site would remove one of the remaining two fields indicating the existence of ridge and furrow to the northeast of Southam, since the remainder of the wider agricultural landscape has been ploughed over utilising modern farming methods. It is considered that the harm associated with the loss of this area of ridge and furrow would be classified as 'less than substantial'.</p> <ul style="list-style-type: none"> • No other designated or non-designated Heritage Assets would be affected. 	
Land West of Banbury Road, Southam (SOU.15)		<ul style="list-style-type: none"> • There are no designated heritage assets recorded on the HER for this site. • The HER suggests there may be an iron-age/Romano-British roundhouse and ditches on part of the site in 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>question. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation.</p> <ul style="list-style-type: none"> No other designated or non-designated Heritage Assets would be affected. 	
Land East of Jubilee Fields, Stockton (STOC.08)		<ul style="list-style-type: none"> There are no designated heritage assets recorded on the HER for this site. The HER suggests there may be iron-age ditches and enclosures on part of the site in question. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. No other designated or non-designated Heritage Assets would be affected. 	
Land West of Jubilee Fields, Stockton (STOC.10)		<ul style="list-style-type: none"> There are no designated heritage assets recorded on the HER for this site. The HER suggests there is ridge and furrow on the site. Aerial images also suggest the existence of agricultural earthworks. However, the site visit showed that due to the land having been used for recreational purposes for many years, the reality is that the ridge and furrow is imperceptible and no longer remains as an 'historic 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>feature'. Therefore, development of this site would not cause any further harm or loss of a heritage asset.</p> <ul style="list-style-type: none"> • No other designated or non-designated Heritage Assets would be affected. 	
Land West of Sycamore Close, Stockton (STOC.12)		<ul style="list-style-type: none"> • There are no designated heritage assets recorded on the HER for this site. • The HER suggests there may be Roman era ditches on part of the site in question. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. • No other designated or non-designated Heritage Assets would be affected. 	
Land South of Napton Road (east), Stockton (STOC.16)		<ul style="list-style-type: none"> • The site is a small paddock which forms part of the wider historic rural context for the Grade II listed Grange Farmhouse, located immediately to the west of the site in question. Given development to north and west of the farmhouse, the rural outlook to the east becomes more critical to preserve the historical context and setting for the heritage asset. There is sufficient room within the site to reduce the developable area and retain the southern half of the site as open 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>paddock. Therefore, harm to the heritage asset would be less than substantial.</p> <ul style="list-style-type: none"> No other designated or non-designated Heritage Assets would be affected. 	
Land East of Banbury Road, Stratford upon Avon (STR.11)		<ul style="list-style-type: none"> Cropmarks in north-west of site suggest there are remains of a site of undated origin. The site has archaeological potential and good evidence for prehistoric/Romano-British settlement. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. No other designated or non-designated Heritage Assets would be affected. 	
Land West of Banbury Road, Stratford upon Avon (STR.12)			<ul style="list-style-type: none"> No designated or non-designated heritage assets within or near the site
Land East of Shipston Road, Stratford upon Avon (STR.14)			<ul style="list-style-type: none"> The Grade II listed Springfield Bridge is located approximately 150 metres to the southwest of the site in question. Due to the low hedgerows alongside the A3400, there would be possible glimpsed views of the site from the highway when passing the bridge, but not when using the bridge. There would be no views of

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
			<p>the bridge from the site. Given the separation distance, and lack of indivisibility, the development of the site would not have a harmful impact on the setting of the listed structure.</p> <ul style="list-style-type: none"> • No other designated or non-designated Heritage Assets would be affected.
Lan North of Evesham Road, Stratford upon Avon (STR.16)		<ul style="list-style-type: none"> • The HER indicates that the site most likely contains the significant well-preserved below ground remains of a Romano-British settlement. An archaeological evaluation of the site could help understand its archaeological potential if it were to be developed. Any potential loss of or harm to existing artefacts could be mitigated through suitable archaeological evaluation. • No other designated or non-designated Heritage Assets would be affected. 	
Land East of Green Lane, Studley (STUD.22)			<ul style="list-style-type: none"> • No designated or non-designated heritage assets within or near the site
Land South of Sid Courtney Road, Tiddington (TIDD.11)			<ul style="list-style-type: none"> • No designated or non-designated heritage assets within or near the site

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
Land South of Blackwell Road, Tredington (TRED.04)		<ul style="list-style-type: none"> HER records indicate that there is ridge and furrow on site. The site visit confirmed that all ridge and furrow in this location has been lost to modern ploughing methods. The site is located approximately 60 metres from the western boundary of Consideration Area, with a children's play area in-between. The play area already forms a buffer to provide an open setting to the Conservation Area. The site is large enough to allow for appropriate planting or open space to protect the 'rural' setting for the Conservation Area. Any harm to the heritage asset would be less than substantial. 	
Land South of Oxhill Road, Tysoe (TYS.12)	<ul style="list-style-type: none"> Development in this location would cause significant harmful impact on the setting of Grade II* listed Tysoe Manor (based on Planning Inspector's appeal decision relating to proposed housing scheme in this location. Application ref: 13/02515/OUT refers) with no possibility of mitigation. Development of this site would also lead to the entire loss of an impressive and pristine example of traditional ridge and furrow. 		

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
	<ul style="list-style-type: none"> Cumulatively, harm to these designated and non-designated heritage assets would be substantial. 		
Land West of Sandpits Lane, Tysoe (TYS.14)		<ul style="list-style-type: none"> Development in this location would be located to the southwest of the Grade II listed Home Farmhouse. Whilst the land in question, together with the remainder of land parcel TYS.14 forms part of the original setting for the farmhouse, the overall setting (particularly to the southwest) has already been compromised over recent years with various forms of development. The developable area is relatively small and would retain the most critical setting, directly to the rear of the listed building with uninterrupted views of the agricultural landscape. It is considered harm to the setting of the listed building would be 'less than substantial'. Development would be close to the south western corner of the Conservation Area. It is considered there is sufficient room within the site to mitigate any potential harm to the setting of the Conservation Area and any harm would be 'less than substantial'. 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<ul style="list-style-type: none"> The HER suggests there is ridge and furrow on site. Aerial images show faint lines, but the area is overgrown scrub and existence of any earthworks cannot be proven. The site is small and any surviving ridge and furrow is likely in poor condition. It is considered that the harm associated with the loss of this area of ridge and furrow would be classified as 'less than substantial'. 	
Land North of Saddledon Street, Tysoe (TYS.16)		<ul style="list-style-type: none"> The site is a farm complex with a number of large, modern agricultural buildings dispersed throughout the site, with a Grade II listed barn and Grade II listed farmhouse on the road frontage. The careful re-development of this site could be designed to incorporate sufficient mitigation measures to ensure the agricultural history and setting of these listed buildings be conserved to the extent that any harm would be less than substantial. The site has a number of other listed buildings in close proximity, including the Grade I listed St. Mary's Church to the east of the farmhouse. Opportunities exist for careful design to mitigate potential harm through 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>sensitive design, protecting important views toward the church. There are no views of the site from the church. Any harm to the setting of these heritage asserts would be 'less than substantial'.</p> <ul style="list-style-type: none"> • The Conservation Area runs through the middle of the farmyard. The existing structures do not enhance the Conservation Area and it is considered that opportunities exist, through good design principles, to re-develop the site in a way that would as a minimum protect, but most likely, enhance the setting of the Conservation Area. Harm to the heritage asset and its setting are considered to be 'less than substantial'. • The HER records the site as part of the possible extent of the medieval settlement. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation. 	
Land West of Church Farm Court, Tysoe (TYS.17)	<ul style="list-style-type: none"> • Development in this location would lead to the permanent loss of a verdant, pastoral landscape which forms an important backdrop to, and wider 		

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
	<p>setting for, the Grade I listed St. Mary's church to the south of the site. Further encroachment on this setting would be harmful with no means of mitigation.</p> <ul style="list-style-type: none"> • Development of the site would also have a harmful impact on the setting of the Conservation Area at this sensitive corner of the village with a large number of important, listed buildings within it. • Any development would also lead to the loss of ridge and furrow, which forms the historic agricultural 'backdrop' to the village and is part of the unchanged historic setting of the Grade I listed church. • Cumulatively, harm to these designated and non-designated heritage assets would be substantial. 		
Land North of Millers Close (west) Welford-on-Avon (WELF.04)		<ul style="list-style-type: none"> • The site is located close to the Grade II listed Cress Farmhouse and approximately 150 metres east of Grade II listed Manor Farmhouse. The site is currently occupied by glasshouses. It is considered the site is of sufficient scale to introduce appropriate landscaping to mitigate or lessen any potential impact on the setting of these listed buildings. Due to 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>existing separation distances, it is suggested the harm to the setting of the heritage assets would be classed as 'less than substantial'.</p> <ul style="list-style-type: none"> • The western boundary of the site is commensurate with part of the village's Conservation Area. It is considered suitable mitigation such as reduced developable area and/or appropriate planting could help reduce any harm to the heritage asset to the point where it would be 'less than substantial'. • The HER suggests that the extent of the medieval settlement runs very close to the perimeter of the site. It is considered that any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation. 	
Land East of Hunt Hall Lane (south), Welford-on-Avon (WELF.10)			<ul style="list-style-type: none"> • Scheduled Monument (settlement west of River Avon at the weir) lies 0.5km north of the site. Due to the separation distance and intervening development, it is considered development of this site would not cause any harm to the setting of the heritage asset.

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
			<ul style="list-style-type: none"> • No other heritage assets in the vicinity of the site.
Land East of Hunt Hall Lane (north), Welford-on-Avon (WELF.17)			<ul style="list-style-type: none"> • Scheduled Monument (settlement west of River Avon at the weir) lies 0.5km north of the site. Due to the separation distance and intervening development, it is considered development of this site would not cause any harm to the setting of the heritage asset. • No other heritage assets in the vicinity of the site.
Land West of Kineton Road, Wellesbourne (WELL.06)		<ul style="list-style-type: none"> • There are eight Grade II listed buildings in the vicinity of the site. Wellesbourne Watermill, 200 metres south; Wellesbourne Farmhouse (now split into 3 cottages) to northern tip of site; No's 71, 73, 75 and 77 Kineton Road, to the east of the site on the opposite side of the road. For various reasons (distance, lack of inter-visibility, settings having already having been entirely compromised by modern development, intervening development, room to provide appropriate landscaping or mitigation measures), it is considered that the harm to the setting of the heritage 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>assets would be classed as ‘less than substantial’ in all cases.</p> <ul style="list-style-type: none"> • The Conservation Area is some 180 metres east of the site, on the opposite bank of the River Dene. Given separation distance over the floodplain associated with the river, any development in this location would cause less than substantial harm to the setting of this heritage asset. • The HER suggests this general area had aviation ground lighting for Wellesbourne Airfield installed in 1942. Any evidence likely to be below-ground archaeology. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation. 	
Land North of Walton Road, Wellesbourne (WELL.07A)		<ul style="list-style-type: none"> • The site lies outside of, but abuts the southern corner of the Conservation Area. The part of the Conservation Area closest to the site has been developed with modern houses. The site is of sufficient size to allow some form of landscaping buffer to ensure any impact on the setting of the Conservation Area is ‘less than substantial’. 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<ul style="list-style-type: none"> The HER suggests this general area had aviation ground lighting for Wellesbourne Airfield installed in 1942. Any evidence likely to be below-ground archaeology. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset could be mitigated through suitable archaeological evaluation. No other heritage assets in the vicinity of the site. 	
Land South of Loxley Road (north) Wellesbourne (WELL.10)		<ul style="list-style-type: none"> The HER suggests there is ridge and furrow on site. Aerial images show faint lines and the site visit showed the existence of some minor undulations on part of the site. The site is small remnant and any surviving ridge and furrow appears in poor condition. It is considered that the harm associated with the loss of this area of ridge and furrow would be classified as 'less than substantial'. The HER suggests this general area had aviation ground lighting for Wellesbourne Airfield installed in 1942. Any evidence likely to be below-ground archaeology. Any potential loss of or harm to existing artefacts associated with this non-designated heritage asset 	

Settlement, location and SHLAA Number	Substantial Harm	Less than Substantial Harm	No Harm
		<p>could be mitigated through suitable archaeological evaluation.</p> <ul style="list-style-type: none"> • No other heritage assets in the vicinity of the site. 	