

## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	ALC.06
Site Address	North of Captain's Hill, Alcester
Site Capacity	Approx. 45 dwellings

### Site Description:

ALC.06 is situated North Of Captains Hill, on the eastern site of the settlement. The largest proportion of the site is raised and serves as a viewpoint over Alcester. There is a public footpath diagonally across the site and a stone viewpoint sits centrally within the raised section. The southern part of the site is much lower, and sits on the same level as the road and other dwellings. The entire site is covered in grasses, and whilst left to grow, the area was not unkempt. There are trees and bushes that look to be young in age that have started growing in the lowest part of the site and up the 'hill' to the raised section of the site. There is access to the site via a gate onto Captains Hill road.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Beauchamp Court moated site
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>The monument includes a medieval moated site located at Beauchamp Court, on the west bank of the River Arrow. Beauchamp's Court came to the Beauchamp family in 1266 and in 1340 Giles de Beauchamp obtained a licence to crenellate his manor and to surround it with a wall of stone and lime. In 1503, on the death of Richard Beauchamp, the manor passed by marriage to Robert, Lord Willoughby de Broke and subsequently to Fulke Greville. Leland, the antiquarian, noted in 1545 that Fulke Greville was building at Beauchamp with stone taken from Alcester priory. Beauchamp Court ceased to be the principal seat of the Grevilles after the first Lord Brooke had acquired Warwick Castle in 1604, and the last member of the family to occupy Beauchamp Court appears to have died in 1653. The house was empty in 1665 and by 1667 had been partly demolished, with the remainder in use as a farm house. The present building known as Beauchamp Court, a Listed Building Grade II, dates from the 18th century, and is located approximately 300m to the east of the moat.</p> <p>The SM lies approximately 1.3km North West of the site on the other side of the settlement. There are both residential and employment developments between the two areas. The developable part of the proposed site is located within a substantial land depression meaning inter-visibility between the sites does not exist.</p>
Assessment of impact of development on significance of the asset	Due to the fact that the proposed site lies on the opposite side of the settlement to the SM and there is substantial development between the two the impact this site would have on the SM is minimal.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure visibility to the SM is not created thus causing harm.

Conclusion of harm on the heritage asset	The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.  <b>Conclusion on harm to heritage asset: No Harm</b>
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**Heritage Asset 2:**

Name of Heritage Asset affected by allocated site	Alcester Abbey
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	The monument is situated in the north part of the town of Alcester and includes the earthwork and buried remains of Alcester Abbey, its associated water management system and the earthwork remains of ridge and furrow cultivation. The Benedictine abbey of Alcester was founded between c.1138-40 by Ralph le Boteler. The financial fortunes of the abbey suffered through the negligence of later abbots, culminating in a formal alteration of its status to that of a cell of Evesham Abbey in 1465. The cell was dissolved in 1536. After the Dissolution, the site passed into the hands of Fulke Greville who used the site as a convenient source of stone for the remodelling of Beauchamp Court, situated to the north of the monastery. By the 18th century, Alcester Abbey had reverted to agricultural use. Alcester Abbey occupies a naturally elevated site on the south floodplain of the River Arrow and is bounded along its north and east sides by the river, and on its west and south sides by two shallow connecting channels which were described as waterfilled moat arms in the 18th century.
Assessment of impact of development on significance of the asset	The SM lies approximately 1.1km west of the proposed site, between which lies extensive residential development and the local primary school. Visibility between the developable part of the site and the SM is not apparent and as such any development would have no impact on the significance of the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure visibility to the SM is not created thus causing harm.

Conclusion of harm on the heritage asset	<p>The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.</p> <p><b>Conclusion on harm to heritage asset: No Harm</b></p>
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### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Alcester Roman Town
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>This monument, which falls into three areas, includes part of the Roman small town of Alcester situated to the south of the current settlement which bears the same name on the banks of the Rivers Arrow and Alne at their confluence. The town survives as entirely buried structures, layers and deposits the presence of which has been confirmed by chance finds from 1660 onwards, limited excavation, geophysical survey and a study of aerial photographs. The town began as a small military outpost but functioned mainly as a manufacturing and marketing centre and served a large surrounding agricultural hinterland. The exact location of its principal buildings is not known, but residential and industrial areas have been noted to the south and the town defences from early 1st century simple earthen ramparts to later 4th century stone replacement walls with a bastion are known in the north for example. The town was apparently irregularly divided by a series of streets extending from two main Roman roads – Ryknild Street and the Salt Way. The buildings range from simple timber, wattle and daub structures to extensive stone buildings with tessellated floors and painted plaster and cover industrial, manufacturing, commercial and residential functions. Cemeteries have also been located. The town is known to have been extensive and part lies beneath the modern and medieval successors. The scheduling aims to protect those significant areas of the town which have not been subject to sustained successive redevelopment. The Roman town was operating from the 1st to 4th centuries and expanded continuously and remained prosperous until the late 4th century. From this point it declined universally but continued to function until the 5th century.</p>

Assessment of impact of development on significance of the asset	The SM lies approximately 0.9km south west of the proposed site between which lies extensive residential development as well as St Benedict's High School. Visibility between the developable part of the site and the SM is not apparent and it is considered that development on the site would have no impact to the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure visibility to the SM is not created thus causing harm.
Conclusion of harm on the heritage asset	The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.  <b>Conclusion on harm to heritage asset: No Harm</b>

#### Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Kinwarton House grounds
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Non-designated Heritage Asset</li> <li>• No listed status</li> </ul>
Contributing elements to significance of the heritage asset	A park which dates to the Imperial period. It is attached to Kinwarton House and is marked on a map of 1822. Kinwarton House grounds lie directly east of the proposed site and share a border. The site is surrounded by trees which shroud it from view.
Assessment of impact of development on significance of the asset	As a non-designated heritage asset that is self-contained behind trees and other well established foliage there is little view onto to the proposed site. The land has also been subdivided into separate gardens and not kept as a whole. It could be said that this subdivision of the parkland lessens the significance of the site, as it has already been 'harmed' by previous decisions. The 'parkland' is also now the location for a number of businesses, which again takes away from its previous use as the grounds of Kinwarton House. It would seem that previous development has already caused harm to the grounds, and adjacent development would not cause significant damage. However, as the land is adjacent, considerations should still be given.
Potential mitigation measures for identified harm	In being situated next to the previous grounds of Kinwarton house, any development should be considerate to the local style and the history.

<p>Conclusion of harm on the heritage asset</p>	<p>Despite the close proximity to the non-designated heritage asset it is unlikely that development on the proposed site would cause significant damage. Kinwarton House Grounds have already been subdivided and are being used by varying businesses. Any harm caused by future development adjacent to the site is unlikely to be greater than the harm already caused directly to the non-designated heritage asset.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial</b></p>
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### **Conclusion:**

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm. Whilst the designated heritage assets would not be harmed by development on the proposed site consideration should still be given to the non-designated heritage assets such as Kinwarton House Grounds. Whilst there is a suitable screen and some level of harm has already occurred to the grounds, further mitigation measures such as considerate design and scale can be used to reduce any further levels of harm. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.

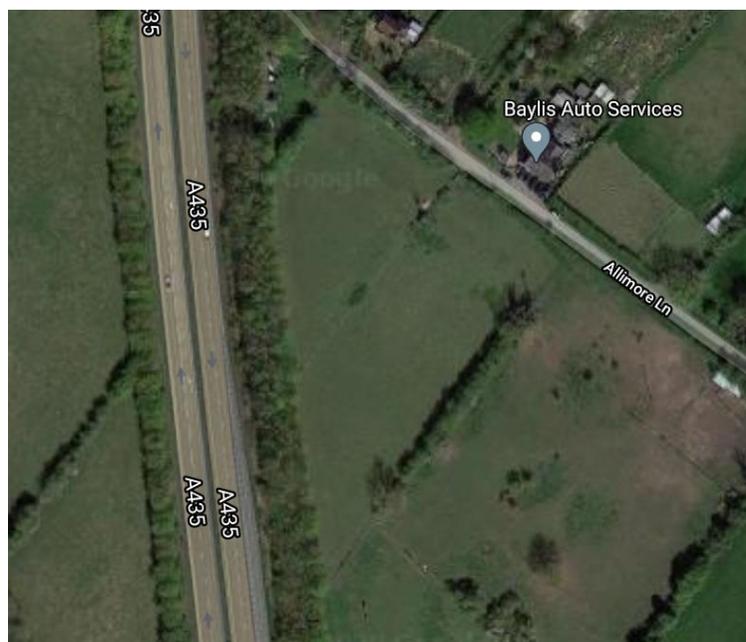
## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	ALC.12
Site Address	South of Allimore Lane (west), Alcester
Site Capacity	Approx. 60 dwellings

### Site Description:

ALC.12 lies west of the settlement and at present there is no substantial development nearby. The site is currently used as pastureland and bar the A435, and three dwellings the site is surrounded by open pastureland on all sides. The site has a flat aspect and is accessible from Allimore Lane.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Alcester Abbey
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	The monument is situated in the north part of the town of Alcester and includes the earthwork and buried remains of Alcester Abbey, its associated water management system and the earthwork remains of ridge and furrow cultivation. The Benedictine abbey of Alcester was founded between c.1138-40 by Ralph le Boteler. The financial fortunes of the abbey suffered through the negligence of later abbots, culminating in a formal alteration of its status to that of a cell of Evesham Abbey in 1465. The cell was dissolved in 1536. After the Dissolution, the site passed into the hands of Fulke Greville who used the site as a convenient source of stone for the remodelling of Beauchamp Court, situated to the north of the monastery. By the 18th century, Alcester Abbey had reverted to agricultural use. Alcester Abbey occupies a naturally elevated site on the south floodplain of the River Arrow and is bounded along its north and east sides by the river, and on its west and south sides by two shallow connecting channels which were described as water filled moat arms in the 18th century.
Assessment of impact of development on significance of the asset	The Heritage asset lies approximately 0.6km North East of the proposed site, between which lies residential development as well as Alcester Grammar School. There is no inter-visibility between the two areas and as such development of this site would have no impact on the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure there is no harm caused to the SM.
Conclusion of harm on the heritage asset	The separation distance and intervening development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.  <b>Conclusion on harm to heritage asset: No Harm</b>

**Heritage Asset 2:**

Name of Heritage Asset affected by allocated site	Alcester Roman Town
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>This monument, which falls into three areas, includes part of the Roman small town of Alcester situated to the south of the current settlement which bears the same name on the banks of the Rivers Arrow and Alne at their confluence. The town survives as entirely buried structures, layers and deposits the presence of which has been confirmed by chance finds from 1660 onwards, limited excavation, geophysical survey and a study of aerial photographs. The town began as a small military outpost but functioned mainly as a manufacturing and marketing centre and served a large surrounding agricultural hinterland. The exact location of its principal buildings is not known, but residential and industrial areas have been noted to the south and the town defences from early 1st century simple earthen ramparts to later 4th century stone replacement walls with a bastion are known in the north for example. The town was apparently irregularly divided by a series of streets extending from two main Roman roads – Ryknild Street and the Salt Way. The buildings range from simple timber, wattle and daub structures to extensive stone buildings with tessellated floors and painted plaster and cover industrial, manufacturing, commercial and residential functions. Cemeteries have also been located. The town is known to have been extensive and part lies beneath the modern and medieval successors. The scheduling aims to protect those significant areas of the town which have not been subject to sustained successive redevelopment. The Roman town was operating from the 1st to 4th centuries and expanded continuously and remained prosperous until the late 4th century. From this point it declined universally but continued to function until the 5th century.</p>
Assessment of impact of development on significance of the asset	The SM lies approximately 1km directly east from the proposed site between which lies residential development and the historic town centre of Alcester. There is no inter-visibility between the two areas and as such development of this site would have no impact on the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure development of this site would have no impact on the SM.

Conclusion of harm on the heritage asset	<p>The separation distance and intervening development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.</p> <p><b>Conclusion on harm to heritage asset: No Harm</b></p>
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### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Beauchamp Court moated site
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Ancient Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>The monument includes a medieval moated site located at Beauchamp Court, on the west bank of the River Arrow. Beauchamp's Court came to the Beauchamp family in 1266 and in 1340 Giles de Beauchamp obtained a licence to crenellate his manor and to surround it with a wall of stone and lime. In 1503, on the death of Richard Beauchamp, the manor passed by marriage to Robert, Lord Willoughby de Broke and subsequently to Fulke Greville. Leland, the antiquarian, noted in 1545 that Fulke Greville was building at Beauchamp with stone taken from Alcester priory. Beauchamp Court ceased to be the principal seat of the Grevilles after the first Lord Brooke had acquired Warwick Castle in 1604, and the last member of the family to occupy Beauchamp Court appears to have died in 1653. The house was empty in 1665 and by 1667 had been partly demolished, with the remainder in use as a farm house. The present building known as Beauchamp Court, a Listed Building Grade II, dates from the 18th century, and is located approximately 300m to the east of the moat.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies approximately 1.2km North of the proposed site. There is some residential development between the two areas but the distance between them is mostly made up of pasture and farmland. It is also worth noting that close to the heritage asset lies a major roundabout linking both A and B roads. Due to the topography of the land, distance and existing developments there is no inter-visibility between the two sites, meaning that any development in the proposed site would have no harm to the designated heritage asset.</p>
Potential mitigation measures for identified harm	<p>Ensuring development is in keeping with the local style and that development height is considered to ensure development of this site would have no impact on the SM.</p>

Conclusion of harm on the heritage asset	<p>The separation distance and intervening development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.</p> <p><b>Conclusion on harm to heritage asset: No Harm</b></p>
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#### Heritage Asset 4:

Name of Heritage Asset affected by allocated site	<b>Archaeological find spots</b>
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Archaeological Finds</li> <li>• Non-designated heritage assets</li> </ul>
Contributing elements to significance of the heritage asset	<p>MWA3979 - Assorted 19th Century Finds from Alcester Bypass  MWA3984 - Roman Assorted Finds  MWA3985 - Coins dating to the Post Medieval period were found 100m south west of Ragley House  MWA3986 - Medieval Assorted Finds from Alcester Bypass</p> <p>The above finds suggest that historical activity took place in the vicinity of the proposed site. With the deposition of these artefacts it is entirely plausible that others may be present.</p>
Assessment of impact of development on significance of the asset	<p>The presence of archaeological artefacts in the proposed site suggest that historical activity has taken place within, or nearby the site. If this is the case it is entirely plausible that further finds could be unearthed that provide information on life in Alcester going back through the ages. Any development on this site may disturb these finds and as such it could be said that development may cause harm to these archaeological artefacts. Whilst any further archaeological finds may be present and disturbed by development, it would be possible to mitigate the harm through evaluation and documentation of the finds.</p>
Potential mitigation measures for identified harm	<p>Further finds are likely on the site and it would be important to conduct suitable archaeological evaluation on the site as part of any future planning applications. If found, archaeological artefacts could be carefully collected and documented, enabling archaeologists and historians to use the finds to learn more about the town of Alcester in the future.</p>

Conclusion of harm on the heritage asset	<p>It is possible that further archaeological finds may be found on the site, and as such suitable archaeological evaluation should be conducted. If archaeological artefacts are identified it would be possible to record and document these for future reference, and the history surrounding these artefacts would be retained.</p> <p><b>Conclusion on harm to heritage assets: Less than substantial</b></p>
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### Heritage Asset 5:

Name of Heritage Asset affected by allocated site	<p><b>Historic Settlement Activity</b>  MWA8195 Ditch/Gully, Cold Comfort Lane, Alcester  MWA8194 - Building Foundation, Cold Comfort Lane, Alcester  MWA7113 - Iron Age Settlement, Cold Comfort Lane, Alcester  MWA9042 - Iron Age/Romano-British Settlement, Cold Comfort  MWA30199 - Bronze Age Pits and Postholes, Allimore Lane, Alcest  MWA30200 - Prehistoric Roundhouse, Allimore Lane, Alcester  MWA30201 - Iron Age to Romano-Brisith Activity at Allimore Lane,</p>
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Settlement activity</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>MWA8195 - Archaeological observation of sixteen geological test pits on land to the north of Cold Comfort Lane, Alcester revealed two undated ditch/gullies. These did not relate to the modern or medieval field pattern and could have been boundaries of an earlier date although it is also possible that one of the ditches was associated with 19th century buildings on the site.</p> <p>MWA8194 - Archaeological observation of sixteen geological test pits on land to the north of Cold Comfort Lane, Alcester revealed no significant archaeological remains. Two walls were encountered and would appear to have been associated with the cottages marked as 'Canada' in 1886 (Ordnance Survey).</p> <p>MWA7113 - An archaeological evaluation in 1995 involving trial trenching and geophysical survey identified features of Iron Age and Romano British date. The Iron Age activity probably represents a</p>

	<p>small farmstead type settlement. The geophysical survey failed to establish the extent of the Iron Age activity due to medieval plough and other modern disturbance. An excavation in 1999 revealed further evidence of Romano-British settlement.</p> <p>MWA9042 - An archaeological evaluation in 1995 involving trial trenching and geophysical survey identified features of Iron Age and Romano British date. The site lies well away from the Roman town and cemeteries so it seems most likely this evaluation uncovered a discrete rural Roman settlement. The geophysical survey failed to establish the extent of the Roman British activity due to medieval plough and other modern disturbance. An excavation in 1999 revealed further evidence of Romano-British settlement. Dating revised to Iron Age - Romano British.</p> <p>MWA30199 - Bronze Age activity in the form of pits and postholes was identified at Allimore Lane during investigations in 2015 by Headland Archaeology. A number of pits/postholes were located across the site and contained pottery of a Bronze Age date. The postholes were often found in small groups and one posthole contained the remains of a 0.28m wide post. A ditch was also present which was 0.9-1.15m wide and 0.3-0.45m deep. The pottery within the ditch was of a prehistoric date and due to its proximity to the Bronze Age pits and postholes it is thought to be of a similar date.</p> <p>MWA30200 - A prehistoric roundhouse and associated features were identified at Allimore Lane during investigations in 2015 by Headland Archaeology. The ring gully of the roundhouse was visible as two separate curving ditch segments with a V shaped profile. The only internal feature was a small pit/posthole which was 0.35m wide by 0.12m deep and contained a bowl sherd dated to the Late Bronze to Early Iron Age. Just outside of the ring gully was a large shallow pit and adjacent to these was a small posthole. A series of five postholes were also located nearby. These features may be related to the roundhouse as could a nearby ditch.</p> <p>MWA30201 - Iron Age and Romano-British activity was identified at Allimore Lane during investigations in 2015 by Headland Archaeology. The activity was visible as a series of ditches and other features. Three ditches were located one of which was aligned northeast-southwest and there was one feature which may be a pit, however, not enough of the feature was exposed.</p>
Assessment of impact of	All of the above features and evidence for settlement activity lie in the field north of the proposed

development on significance of the asset	site. Whilst this means technically there is no evidence for settlement activity within the proposed site it needs to be considered that archaeological evaluation has not taken place within this area, and therefore no evidence of settlement activity has been found. It is quite possible that evidence of historical settlement may also exist in the proposed site based on the extent and proximity of evidence directly north of the site. Development in the proposed site may detect further evidence of historical activity and therefore due consideration should be given to the appropriate level of archaeological evaluation.
Potential mitigation measures for identified harm	Suitable archaeological measures should take place as part of any planning applications for the development of the site to determine if there is any historical settlement activity. If settlement activity is present archaeologists can evaluate and record any findings for future reference.
Conclusion of harm on the heritage asset	It is likely, but not confirmed, that there will be evidence of historical settlement activity within the proposed site. As the level of historical activity is unknown it is not possible to predict the scale of impact development may have and as such, the middle ground of 'less than substantial harm' seems appropriate.  <b>Conclusion on harm to heritage assets: Less than substantial</b>

### Heritage Asset 6:

Name of Heritage Asset affected by allocated site	<b>The Saltway Roman Road (MWA4757 -The Saltway running from Droitwich to Finmere)</b>
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Settlement activity</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	The Saltway is a major Roman road running east and southeast from Droitwich, which can be traced across much of Warwickshire. The Saltway runs along the northern border of the proposed site and has been tarmacked to form Allimore Lane.
Assessment of impact of development on significance of the asset	The Saltway runs along the northern edge of the site underneath the present Allimore Lane. It is unlikely that development would cause further harm to the Roman road. It is possible that there may be associated finds to the transport link, deposited by those who travelled along it. Consideration should be given to these types of finds, as they may provide further information on the travellers, and uses of the road.

<p>Potential mitigation measures for identified harm</p>	<p>Consideration should be given to the potential historic deposits along the Saltway. Appropriate archaeological evaluation would unearth potential finds, should they exist.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>It is possible that associated finds relating to the historic route may be discovered as part of any development on the site. It is unlikely that any further harm would be caused to the heritage asset itself through future development of this site.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial</b></p>

**Conclusion:**

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the Scheduled Monuments and the non-designated heritage assets. Mitigation measures such as adequate archaeological evaluation would be possible in order to reduce the potential harmful impact development in this location would cause. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.

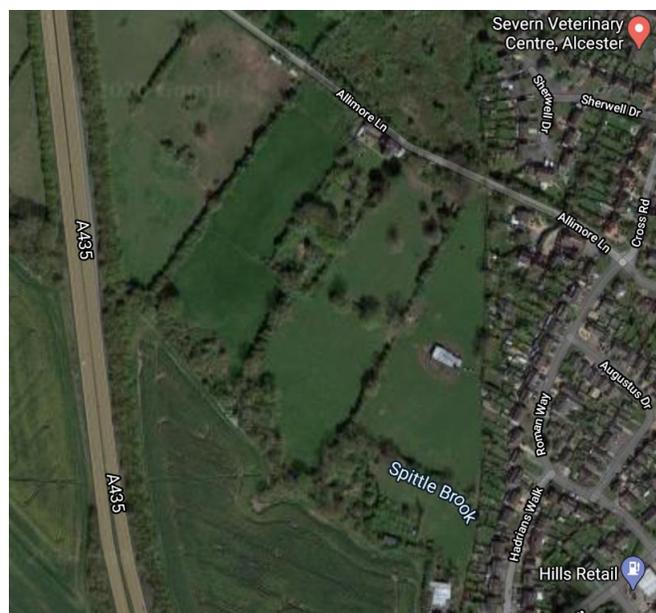
## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	ALC.13
Site Address	South of Allimore Lane (east), Alcester
Site Capacity	Approx. 120 dwellings

### Site Description:

Site ALC.13 is situated on the west of the settlement south of Allimore lane. The eastern edge of the site borders dwellings that currently make up the edge of the settlement of Alcester. At present the site is divided into multiple fields by trees and hedgerow, plus wooden fencing. The land looks to be grazed by horses. There is a small inlet of land that belongs to the Field House and its garden. The site is accessible along Allimore lane.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Alcester Abbey
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	The monument is situated in the north part of the town of Alcester and includes the earthwork and buried remains of Alcester Abbey, its associated water management system and the earthwork remains of ridge and furrow cultivation. The Benedictine abbey of Alcester was founded between c.1138-40 by Ralph le Boteler. The financial fortunes of the abbey suffered through the negligence of later abbots, culminating in a formal alteration of its status to that of a cell of Evesham Abbey in 1465. The cell was dissolved in 1536. After the Dissolution, the site passed into the hands of Fulke Greville who used the site as a convenient source of stone for the remodelling of Beauchamp Court, situated to the north of the monastery. By the 18th century, Alcester Abbey had reverted to agricultural use. Alcester Abbey occupies a naturally elevated site on the south floodplain of the River Arrow and is bounded along its north and east sides by the river, and on its west and south sides by two shallow connecting channels which were described as water filled moat arms in the 18th century.
Assessment of impact of development on significance of the asset	The Heritage asset lies approximately 0.5km North East of the proposed site, between which lies residential development as well as Alcester Grammar School. There is no inter-visibility between the two areas and as such development would not have any impact on the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure there will be no harm to the SM.
Conclusion of harm on the heritage asset	The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.  <b>Conclusion on harm to heritage asset: No Harm</b>

**Heritage Asset 2:**

Name of Heritage Asset affected by allocated site	Alcester Roman Town
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>This monument, which falls into three areas, includes part of the Roman small town of Alcester situated to the south of the current settlement which bears the same name on the banks of the Rivers Arrow and Alne at their confluence. The town survives as entirely buried structures, layers and deposits the presence of which has been confirmed by chance finds from 1660 onwards, limited excavation, geophysical survey and a study of aerial photographs. The town began as a small military outpost but functioned mainly as a manufacturing and marketing centre and served a large surrounding agricultural hinterland. The exact location of its principal buildings is not known, but residential and industrial areas have been noted to the south and the town defences from early 1st century simple earthen ramparts to later 4th century stone replacement walls with a bastion are known in the north for example. The town was apparently irregularly divided by a series of streets extending from two main Roman roads – Ryknild Street and the Salt Way. The buildings range from simple timber, wattle and daub structures to extensive stone buildings with tessellated floors and painted plaster and cover industrial, manufacturing, commercial and residential functions. Cemeteries have also been located. The town is known to have been extensive and part lies beneath the modern and medieval successors. The scheduling aims to protect those significant areas of the town which have not been subject to sustained successive redevelopment. The Roman town was operating from the 1st to 4th centuries and expanded continuously and remained prosperous until the late 4th century. From this point it declined universally but continued to function until the 5th century.</p>
Assessment of impact of development on significance of the asset	The SM lies approximately 0.7km directly east from the proposed site between which lies residential development and the historic town centre of Alcester. There is no inter-visibility between the two areas and as such development would not have any impact on the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure there will be no harm to the SM.

Conclusion of harm on the heritage asset	<p>The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.</p> <p><b>Conclusion on harm to heritage asset: No Harm</b></p>
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### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Beauchamp Court moated site
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Ancient Monument (SM)</li> <li>• Designated Heritage Assets</li> </ul>
Contributing elements to significance of the heritage asset	<p>The monument includes a medieval moated site located at Beauchamp Court, on the west bank of the River Arrow. Beauchamp's Court came to the Beauchamp family in 1266 and in 1340 Giles de Beauchamp obtained a licence to crenellate his manor and to surround it with a wall of stone and lime. In 1503, on the death of Richard Beauchamp, the manor passed by marriage to Robert, Lord Willoughby de Broke and subsequently to Fulke Greville. Leland, the antiquarian, noted in 1545 that Fulke Greville was building at Beauchamp with stone taken from Alcester priory. Beauchamp Court ceased to be the principal seat of the Grevilles after the first Lord Brooke had acquired Warwick Castle in 1604, and the last member of the family to occupy Beauchamp Court appears to have died in 1653. The house was empty in 1665 and by 1667 had been partly demolished, with the remainder in use as a farm house. The present building known as Beauchamp Court, a Listed Building Grade II, dates from the 18th century, and is located approximately 300m to the east of the moat.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies approximately 1.3km North of the proposed site. There is some residential development between the two areas but the distance between them is mostly made up of pasture and farmland. It is also worth noting that close to the heritage asset lies a major roundabout linking both A and B roads. Due to the topography of the land, distance and existing developments there is no inter-visibility between the two sites, meaning that any development in the proposed site would have no harm on the designated heritage asset.</p>
Potential mitigation measures for identified harm	<p>Ensuring development is in keeping with the local style and that development height is considered to ensure harm to the SM is not created.</p>

Conclusion of harm on the heritage asset	<p>The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.</p> <p><b>Conclusion on harm to heritage asset: No Harm</b></p>
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#### Heritage Asset 4:

Name of Heritage Asset affected by allocated site	The Saltway, Roman Road (MWA4757 - The Saltway running from Droitwich to Finmere)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Transport Link</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	The Saltway is a major Roman road running east and southeast from Droitwich, which can be traced across much of Warwickshire. The Saltway runs along the northern border of the proposed site and has been tarmacked to form Allimore Lane.
Assessment of impact of development on significance of the asset	The Saltway runs along the northern edge of the site underneath the present Allimore Lane. It is unlikely that development would cause further harm to the Roman road. It is possible that there may be associated finds to the transport link, deposited by those who travelled along it. Consideration should be given to these types of finds, as they may provide further information on the travellers, and uses of the road.
Potential mitigation measures for identified harm	Consideration should be given to the potential historic deposits along the Saltway. Appropriate archaeological evaluation would unearth potential finds, should they exist.
Conclusion of harm on the heritage asset	<p>It is possible that associated finds relating to the historic route may be discovered as part of any development on the site. It is unlikely that any further harm would be caused to the heritage asset itself through future development of this site.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial</b></p>

**Heritage Asset 5:**

Name of Heritage Asset affected by allocated site	Former Evesham and Redditch Railway
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Transport Link</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	The Evesham and Redditch Railway was built under powers granted by a Parliamentary Act dating to 13th July 1863. The line was opened between Alcester and Redditch on 4th May 1868, the section between Alcester and Evesham having already opened in June 1866. From the outset the railway was operated by Midland Railway being legally absorbed into the latter in July 1882 and becoming known as Barnt Green, Evesham and Ashchurch Branch of the Midland Railway. Between Alcester and Redditch there were two stations at Coughton (WA7298) and Studley Astwoodbank (WA7301). The line was closed in the early 1960s being lifted in 1965.
Assessment of impact of development on significance of the asset	The former railway runs along the eastern edge of the site. Development has already taken place on the eastern side of the line. Building next to the railway line is unlikely to cause significant harm to the asset and it is likely that any potential harm could be mitigated.
Potential mitigation measures for identified harm	Mitigating against any possible harm to the heritage asset could be achieved by creating a buffer between the old railway line and any development, this buffer could be in the form of green infrastructure which could also benefit the biodiversity of the area. In other areas dismantled railway lines have been turned into beneficial community spaces which provide areas for residents to walk and enjoy the outdoors. It could be possible that a similar approach is taken to the Evesham and Redditch Railway.
Conclusion of harm on the heritage asset	Development along the eastern edge of the railway indicates that the concept of development close to the railway line is accepted, further development therefore is unlikely to cause substantial harm and any harm that is caused could be mitigated by use of a buffer.  <b>Conclusion on harm to heritage asset: Less than substantial</b>

**Heritage Asset 6:**

Name of Heritage Asset affected by allocated site	<p><b>Historic Settlement Activity:</b></p> <p>MWA8195 Ditch/Gully, Cold Comfort Lane, Alcester  MWA8194 - Building Foundation, Cold Comfort Lane, Alcester  MWA7113 - Iron Age Settlement, Cold Comfort Lane, Alcester  MWA9042 - Iron Age/Romano-British Settlement, Cold Comfort  MWA30199 - Bronze Age Pits and Postholes, Allimore Lane, Alcest  MWA30200 - Prehistoric Roundhouse, Allimore Lane, Alcester  MWA30201 - Iron Age to Romano-Brisith Activity at Allimore Lane,</p>
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Settlement activity</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>MWA8195 - Archaeological observation of sixteen geological test pits on land to the north of Cold Comfort Lane, Alcester revealed two undated ditch/gullies. These did not relate to the modern or medieval field pattern and could have been boundaries of an earlier date although it is also possible that one of the ditches was associated with 19th century buildings on the site.</p> <p>MWA8194 - Archaeological observation of sixteen geological test pits on land to the north of Cold Comfort Lane, Alcester revealed no significant archaeological remains. Two walls were encountered and would appear to have been associated with the cottages marked as 'Canada' in 1886 (Ordnance Survey).</p> <p>MWA7113 - An archaeological evaluation in 1995 involving trial trenching and geophysical survey identified features of Iron Age and Romano British date. The Iron Age activity probably represents a small farmstead type settlement. The geophysical survey failed to establish the extent of the Iron Age activity due to medieval plough and other modern disturbance. Excavation in 1999 revealed further evidence of Romano-British settlement.</p> <p>MWA9042 - An archaeological evaluation in 1995 involving trial trenching and geophysical survey identified features of Iron Age and Romano British date. The site lies well away from the Roman town and cemeteries so it seems most likely this evaluation uncovered a discrete rural Roman</p>

	<p>settlement. The geophysical survey failed to establish the extent of the Roman British activity due to medieval plough and other modern disturbance. Excavation in 1999 revealed further evidence of Romano-British settlement. Dating revised to Iron Age - Romano British.</p> <p>MWA30199 - Bronze Age activity in the form of pits and postholes was identified at Allimore Lane during investigations in 2015 by Headland Archaeology. A number of pits/postholes were located across the site and contained pottery of a Bronze Age date. The postholes were often found in small groups and one posthole contained the remains of a 0.28m wide post. A ditch was also present which was 0.9-1.15m wide and 0.3-0.45m deep. The pottery within the ditch was of a prehistoric date and due to its proximity to the Bronze Age pits and postholes it is thought to be of a similar date.</p> <p>MWA30200 - A prehistoric roundhouse and associated features were identified at Allimore Lane during investigations in 2015 by Headland Archaeology. The ring gully of the roundhouse was visible as two separate curving ditch segments with a V shaped profile. The only internal feature was a small pit/posthole which was 0.35m wide by 0.12m deep and contained a bowl sherd dated to the Late Bronze to Early Iron Age. Just outside of the ring gully was a large shallow pit and adjacent to these was a small posthole. A series of five postholes were also located nearby. These features may be related to the roundhouse as could a nearby ditch.</p> <p>MWA30201 - Iron Age and Romano-British activity was identified at Allimore Lane during investigations in 2015 by Headland Archaeology. The activity was visible as a series of ditches and other features. Three ditches were located one of which was aligned northeast-southwest and there was one feature which may be a pit, however, not enough of the feature was exposed.</p>
Assessment of impact of development on significance of the asset	<p>All of the above features and evidence for settlement activity lie in the field north of the proposed site. Whilst this means technically there is no evidence for settlement activity within the proposed site it needs to be considered that archaeological evaluation has not taken place within this area, and therefore no evidence of settlement activity has been found. It is quite possible that evidence of historical settlement may also exist in the proposed site based on the extent and proximity of evidence directly north of the site. Development in the proposed site may detect further evidence of historical activity and therefore due consideration should be given to the appropriate level of archaeological evaluation.</p>

Potential mitigation measures for identified harm	Suitable archaeological measures should take place as part of any planning applications for the development of the site to determine if there is any historical settlement activity. If settlement activity is present archaeologists can evaluate and record any findings for future reference.
Conclusion of harm on the heritage asset	It is likely, but not confirmed, that there will be evidence of historical settlement activity within the proposed site. As the level of historical activity is unknown it is not possible to predict the scale of impact development may have.  <b>Conclusion on harm to heritage assets: Less than substantial</b>

### **Conclusion:**

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the Scheduled Monuments and the non-designated heritage assets. Mitigation measures such as adequate archaeological evaluation would be possible in order to reduce the potential harmful impact development in this location would cause. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.

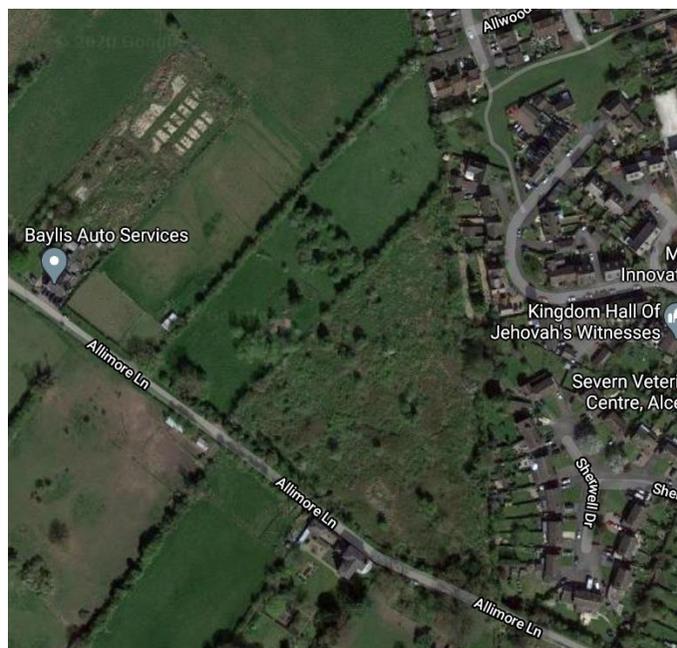
## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	ALC.14
Site Address	North of Allimore Lane, Alcester
Site Capacity	Approx. 60 dwellings

### Site Description

The site lies North of Allimore lane on the western edge of the settlement of Alcester. The site is currently unattended and was very overgrown on the day of visit, with waist height foliage, making assessment of the topography very difficult. Accessible from Allimore Lane the site borders the western edge of Alcester and would extend the settlement were development to go ahead.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Alcester Abbey
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Assets</li> </ul>
Contributing elements to significance of the heritage asset	The monument is situated in the north part of the town of Alcester and includes the earthwork and buried remains of Alcester Abbey, its associated water management system and the earthwork remains of ridge and furrow cultivation. The Benedictine abbey of Alcester was founded between c.1138-40 by Ralph le Boteler. The financial fortunes of the abbey suffered through the negligence of later abbots, culminating in a formal alteration of its status to that of a cell of Evesham Abbey in 1465. The cell was dissolved in 1536. After the Dissolution, the site passed into the hands of Fulke Greville who used the site as a convenient source of stone for the remodelling of Beauchamp Court, situated to the north of the monastery. By the 18th century, Alcester Abbey had reverted to agricultural use. Alcester Abbey occupies a naturally elevated site on the south floodplain of the River Arrow and is bounded along its north and east sides by the river, and on its west and south sides by two shallow connecting channels which were described as water filled moat arms in the 18th century.
Assessment of impact of development on significance of the asset	The Heritage asset lies approximately 0.4km North East of the proposed site, between which lies residential development as well as Alcester Grammar School. There is no inter-visibility between the two areas and as such development would not have any impact on the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure there will be no harm to the SM.
Conclusion of harm on the heritage asset	The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.  <b>Conclusion on harm to heritage asset: No Harm</b>

**Heritage Asset 2:**

Name of Heritage Asset affected by allocated site	Alcester Roman Town
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Monument (SM)</li> <li>• Designated Heritage Assets</li> </ul>
Contributing elements to significance of the heritage asset	<p>This monument, which falls into three areas, includes part of the Roman small town of Alcester situated to the south of the current settlement which bears the same name on the banks of the Rivers Arrow and Alne at their confluence. The town survives as entirely buried structures, layers and deposits the presence of which has been confirmed by chance finds from 1660 onwards, limited excavation, geophysical survey and a study of aerial photographs. The town began as a small military outpost but functioned mainly as a manufacturing and marketing centre and served a large surrounding agricultural hinterland. The exact location of its principal buildings is not known, but residential and industrial areas have been noted to the south and the town defences from early 1st century simple earthen ramparts to later 4th century stone replacement walls with a bastion are known in the north for example. The town was apparently irregularly divided by a series of streets extending from two main Roman roads – Ryknild Street and the Salt Way. The buildings range from simple timber, wattle and daub structures to extensive stone buildings with tessellated floors and painted plaster and cover industrial, manufacturing, commercial and residential functions. Cemeteries have also been located. The town is known to have been extensive and part lies beneath the modern and medieval successors. The scheduling aims to protect those significant areas of the town which have not been subject to sustained successive redevelopment. The Roman town was operating from the 1st to 4th centuries and expanded continuously and remained prosperous until the late 4th century. From this point it declined universally but continued to function until the 5th century.</p>
Assessment of impact of development on significance of the asset	The SM lies approximately 0.8km south east from the proposed site between which lies residential development and the historic town centre of Alcester. There is no inter-visibility between the two areas and as such development would not have any impact on the SM.
Potential mitigation measures for identified harm	Ensuring development is in keeping with the local style and that development height is considered to ensure there will be no harm to the SM.

Conclusion of harm on the heritage asset	<p>The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.</p> <p><b>Conclusion on harm to heritage asset: No Harm</b></p>
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### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Beauchamp Court moated site
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Scheduled Ancient Monument (SM)</li> <li>• Designated Heritage Assets</li> </ul>
Contributing elements to significance of the heritage asset	<p>The monument includes a medieval moated site located at Beauchamp Court, on the west bank of the River Arrow. Beauchamp's Court came to the Beauchamp family in 1266 and in 1340 Giles de Beauchamp obtained a licence to crenellate his manor and to surround it with a wall of stone and lime. In 1503, on the death of Richard Beauchamp, the manor passed by marriage to Robert, Lord Willoughby de Broke and subsequently to Fulke Greville. Leland, the antiquarian, noted in 1545 that Fulke Greville was building at Beauchamp with stone taken from Alcester priory. Beauchamp Court ceased to be the principal seat of the Grevilles after the first Lord Brooke had acquired Warwick Castle in 1604, and the last member of the family to occupy Beauchamp Court appears to have died in 1653. The house was empty in 1665 and by 1667 had been partly demolished, with the remainder in use as a farm house. The present building known as Beauchamp Court, a Listed Building Grade II, dates from the 18th century, and is located approximately 300m to the east of the moat.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies approximately 1km North of the proposed site. There is some residential development between the two areas but it is also worth noting that close to the heritage asset lies a major roundabout linking both A and B roads. Due to the topography of the land, distance and existing developments there is no inter-visibility between the two sites, meaning that any development in the proposed site would have no harm on the designated heritage asset.</p>
Potential mitigation measures for identified harm	<p>Ensuring development is in keeping with the local style and that development height is considered to ensure harm to the SM is not created.</p>

Conclusion of harm on the heritage asset	<p>The distance and existing development prevents any views between the Scheduled Monument and the proposed site, therefore no harm to the heritage asset is predicted.</p> <p><b>Conclusion on harm to heritage asset: No Harm</b></p>
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#### Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Minerva needle works, Station Road, Alcester
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Grade II listed building</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>Listing description: "Needlemaking factory. Circa 1880-5 for Alfred Allwood, needlemaker; C20 extension at rear. Red brick with terracotta dressings. Hipped Welsh slate roof with lead roll hips and crested ridge tiles. 2 small brick axial stacks. PLAN: Long and shallow 20-bay range with 2 short rear wings at either end, the righthand wing's SE return has a 5-bay front; the space between the rear wings has been infilled by a C20 extension. Italianate style.</p> <p>EXTERIOR: 3 storeys. 20-bay south west front with round-headed windows in recessed panels with enriched moulded terracotta impostes and heads and ramped cills. Also moulded terracotta eaves course. Multi-pane cast-iron windows. Central doorway with segmental arch. Righthand south east return is similar, but 5 bays and with round-headed doorway. At rear 2-bay wings to left and right, C20 extension between the wings and 3 bays to right.</p> <p>INTERIOR: Part of the rear wall of the main range has been demolished creating partly open plan on the ground and tint floors. HISTORY: William Allwood and his son Joseph were needlemakers in premises at Henley Street, Alcester, but here they employed outworkers for such stages in the manufacturing process as spitting and packeting and the scouring would have been done by another mill. The firm was so successful that in circa 1880-5 Joseph Allwood's son, Alfred, moved to this purpose-built factory in Station Road. It is believed that all the processes of needlemaking were done here. The needle's brand name was Minerva and the firm also produced hat-pins with glass birds on the end. In 1912 the premises were bought by Terry's Springs, makers of the Anglepoise lamp. SOURCE: Needlemakers and Needlemaking of Alcester, Sambourne and Studley Area, paper no.24; Alcester and District Local History Society; 1981".</p>

Assessment of impact of development on significance of the asset	The needle works lie approximately 130 metres east of the proposed site, between which lies some residential development. Given the proximity of the site to the heritage asset and the height of the listed building, it is likely that any development would be visible from the listed property, but given the fact that there is already residential development nearby, it is unlikely that any new development would cause substantial harm to the significance of the asset or its setting.
Potential mitigation measures for identified harm	As the proposed site is likely visible from the listed building any development should be considerate of the local style and historical context. The scale and orientation of the development should also be considered to ensure it is not impactful on the listed building. Other mitigation methods could include creating or enhancing green infrastructure. Including trees and bushes would not only further distance development from the listed building in the form of a buffer, it would also serve to reduce any visibility onto any new development by creating a screen. Such green infrastructure would also provide many benefits to residents and wildlife.
Conclusion of harm on the heritage asset	It is believed that there would be some potential inter-visibility between the site and the heritage asset due to the height of the listed building and the proximity of the site. However, development already surrounds the listed building which suggests that further development would cause less than substantial harm to the heritage asset and its setting.  <b>Conclusion on harm to heritage asset: Less than Substantial</b>

### Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Alcester Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	The Alcester conservation area surrounds the oldest part of the town and lies within the southern half of the settlement. The area north of the Conservation Area has been substantially developed whilst the east south and west have experienced modest development if any at all. The conservation area contains Scheduled Monuments as well as numerous listed buildings.
Assessment of impact of development on significance	At its closest point the conservation area lies approximately 120 metres east of the proposed site with residential development between. Given that the western side of the conservation area is

of the asset	already bordered by development it is unlikely that development further afield would cause any harm to the conservation area due to the lack of visibility.
Potential mitigation measures for identified harm	Whilst the Conservation Area is already bordered by development, future development should still be mindful of its proximity to the historic town of Alcester. The scale and height of any development should be considered to ensure it is not visible from within the conservation area; at present existing buildings prevent a direct view to the proposed site from the Conservation Area.
Conclusion of harm on the heritage asset	The Conservation Area lies over 100 metres from the proposed site and there is no direct visibility to the proposed site from the edge of the Conservation Area. Consideration should still be given to the scale, layout and design of any future developments, however, given the separation distance and intervening development, there would be no harm to the heritage asset.  <b>Conclusion on harm to heritage asset: No harm.</b>

#### Heritage Asset 6:

Name of Heritage Asset affected by allocated site	<b>Historic Settlement Activity</b>  MWA8195 Ditch/Gully, Cold Comfort Lane, Alcester MWA8194 - Building Foundation, Cold Comfort Lane, Alcester MWA7113 - Iron Age Settlement, Cold Comfort Lane, Alcester MWA9042 - Iron Age/Romano-British Settlement, Cold Comfort MWA8783 - Burial, Cold Comfort Lane, Alcester
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Settlement activity</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>MWA8195 - Archaeological observation of sixteen geological test pits on land to the north of Cold Comfort Lane, Alcester revealed two undated ditch/gullies. These did not relate to the modern or medieval field pattern and could have been boundaries of an earlier date although it is also possible that one of the ditches was associated with 19th century buildings on the site.</p> <p>MWA8194 - Archaeological observation of sixteen geological test pits on land to the north of Cold Comfort Lane, Alcester revealed no significant archaeological remains. Two walls were</p>

	<p>encountered and would appear to have been associated with the cottages marked as 'Canada' in 1886 (Ordnance Survey).</p> <p>MWA7113 - An archaeological evaluation in 1995 involving trial trenching and geophysical survey identified features of Iron Age and Romano British date. The Iron Age activity probably represents a small farmstead type settlement. The geophysical survey failed to establish the extent of the Iron Age activity due to medieval plough and other modern disturbance. Excavation in 1999 revealed further evidence of Romano-British settlement.</p> <p>MWA9042 - An archaeological evaluation in 1995 involving trial trenching and geophysical survey identified features of Iron Age and Romano British date. The site lies well away from the Roman town and cemeteries so it seems most likely this evaluation uncovered a discrete rural Roman settlement. The geophysical survey failed to establish the extent of the Romano British activity due to medieval plough and other modern disturbance. Excavation in 1999 revealed further evidence of Romano-British settlement. Dating revised to Iron Age - Romano British.</p> <p>MWA8783 - burial, dating from the late Iron Age or early Roman period, was found during an archaeological excavation. Only the skull of the skeleton was uncovered, which lay in a coffin. The burial was found to the north of Cold Comfort Lane, Alcester.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>The above features and evidence for settlement activity lie within the proposed site. A number of Geological test Pits and Trial Trenches were carried out by Warwickshire Museum in the late 1990's which detected the above activity. The evidence suggests that the activity comprised of small settlements on the outskirts of the main town, of Iron age and Romano British date.</p> <p>Whilst finding evidence of activity, the trial trenches also discovered that medieval plough and other modern disturbances had damaged some of the remains, meaning it was not possible to determine the extent of the activity and settlement via geophysical survey. Further development would no doubt cause harm to what is left, but it is unknown whether the existing remains are of a high standard or whether they too have been damaged. Suitable archaeological evaluation would have to be carried out prior to development to determine whether this land would be suitable for development.</p>

Potential mitigation measures for identified harm	Suitable archaeological measures should take place as part of any planning applications for the development of the site.
Conclusion of harm on the heritage asset	<p>Whilst there is evidence of archaeological activity within the proposed site, the standard of the remains are unknown. Suitable archaeological evaluation would be required before development could go ahead. Such evaluation would allow archaeologists to evaluate and record the remains in a way that would be beneficial for future reference. As such, and because evaluation would prevent the history being lost forever, the harm caused to the site would be less than substantial.</p> <p><b>Conclusion on harm to heritage assets: Less than substantial</b></p>

### Heritage Asset 7:

Name of Heritage Asset affected by allocated site	The Saltway, Roman Road (MWA4757 - The Saltway running from Droitwich to Finmere)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Transport Link</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	The Saltway is a major Roman road running east and southeast from Droitwich, which can be traced across much of Warwickshire. The Saltway runs along the northern border of the proposed site and has been tarmacked to form Allimore Lane.
Assessment of impact of development on significance of the asset	The Saltway runs along the southern edge of the site underneath the present Allimore Lane. It is unlikely that development would cause further harm to the Roman road given the fact that the road surface has already been covered in tarmac. It is possible that there may be associated finds to the transport link. Consideration should be given to these types of finds, as they may provide further information on the travellers, and uses of the road.
Potential mitigation measures for identified harm	Consideration should be given to the potential historic deposits along the Saltway. Appropriate archaeological evaluation would unearth potential finds, should they exist.
Conclusion of harm on the heritage asset	It is possible that associated finds relating to the historic route may be discovered as part of any development on the site. It is unlikely that any further harm would be caused to the heritage asset itself through future development of this site.

	<b>Conclusion on harm to heritage asset: Less than substantial</b>
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**Heritage Asset 8:**

Name of Heritage Asset affected by allocated site	Former Evesham and Redditch Railway
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Historical Transport Link</li> <li>• Non-designated heritage asset</li> </ul>
Contributing elements to significance of the heritage asset	The Evesham and Redditch Railway was built under powers granted by a Parliamentary Act dating to 13th July 1863. The line was opened between Alcester and Redditch on 4th May 1868, the section between Alcester and Evesham having already opened in June 1866. From the outset the railway was operated by Midland Railway being legally absorbed into the latter in July 1882 and becoming known as Barnt Green, Evesham and Ashchurch Branch of the Midland Railway. Between Alcester and Redditch there were two stations at Coughton (WA7298) and Studley Astwoodbank (WA7301). The line was closed in the early 1960s being lifted in 1965.
Assessment of impact of development on significance of the asset	The former railway runs along the eastern edge of the site. Development has already taken place on the eastern side of the line. Building next to the railway line is unlikely to cause significant harm to the asset and it is likely that any potential harm could be mitigated.
Potential mitigation measures for identified harm	Mitigating against any possible harm to the heritage asset could be achieved by creating a buffer between the old railway line and any development, this buffer could be in the form of green infrastructure which could also benefit the biodiversity of the area. In other areas dismantled railway lines have been turned into beneficial community spaces which provide areas for residents to walk and enjoy the outdoors. It could be possible that a similar approach is taken to the Evesham and Redditch Railway.
Conclusion of harm on the heritage asset	Development along the eastern edge of the railway indicates that the concept of development close to the railway line is accepted, further development therefore is unlikely to cause substantial harm and any harm that is caused could be mitigated by use of a buffer.  <b>Conclusion on harm to heritage asset: Less than substantial</b>

**Conclusion:**

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the designated and non-designated heritage assets. Mitigation measures such as adequate archaeological evaluation, and creating buffers would be possible in order to reduce the potential harmful impact development in this location would cause. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.