

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	BID.02
Site Address	West of Grafton Lane, Bidford-on-Avon
Site Capacity	Approx. 150 dwellings

Site Description

The site is located on the North Eastern corner of the settlement of Bidford-on-Avon between residential development to the south, and an industrial estate to the north. The site itself is mainly farmland that is being used in sections to grow varying crops. Having been farmed the site has undergone extensive ploughing. The site is relatively flat. The south eastern corner of the site contains a small dwelling with what appears to be some of its own land, and near the middle of the site is an isolated shed on a small patch of grass that remains untouched. Access to the site is possible off Grafton Lane. The site, lying on the outskirts of the settlement is far from any Listed Buildings and the Conservation Area.



Assessment criteria

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Bidford Bridge
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Scheduled Monument (SM) • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Bidford bridge dates back to the early 15th century and is the only crossing point of the River Avon within Bidford-on-Avon. The Bridge is Grade I Listed and is a significant part of the town's infrastructure, being used daily, as the only road running South out of the town. There are no characteristic features in the architecture of the bridge, but its massive proportions, its piers and buttresses, and the points in the arches, indicate that it is Medieval. The monks of Bordesley were no doubt the architects. It has five arches over the stream and two dry ones, and has the usual features of wedge-shaped buttresses against the stream, and triangular recesses for pedestrians. It has been widened in recent times, and its modern side has no features of interest, but the ancient side is of remarkable boldness. Indulgences were granted on at least one occasion for its repair. Leland in 1545 found that the bridge had been repaired with stones from Alcester Priory and some masonry of this date is visible. The bridge may originally have been of nine or 10 arches. Charles I broke down the bridge and this was repaired in 1650. The 4th arch may be of this date and is higher than the others, possibly to admit the passage of boats.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies 0.9km south west from the proposed site in between which lies substantial residential development. There is no visibility of the SM from the proposed site and as such development of the area would have no impact on the significance of the asset.</p>
Potential mitigation measures for identified harm	<p>Development on the proposed site would have no impact on the SM, and therefore mitigation measures are not necessary.</p>
Conclusion of harm on the heritage asset	<p>Due to the distance between the proposed site and the SM, there would be no harm to the significance of the asset were development to go ahead on site.</p> <p>Conclusion on harm to heritage asset: No Harm</p>

Heritage Asset 2:

<p>Name of Heritage Asset affected by allocated site</p>	<p>Various Archaeological Find spots:</p> <p>MWA2337 - various Roman coins and other metal finds have been found 500m north of Bidford-on-Avon.</p> <p>MWA5265 - various flint artefacts of Neolithic or Bronze Age date were found west of Grafton Lane, Bidford on Avon.</p> <p>MWA5266 - Medieval coins and a bronze object were found west of Grafton Lane, Bidford on Avon.</p> <p>MWA5267 - various coins of Post Medieval date and bronze objects were found west of Grafton Lane, Bidford on Avon</p>
<p>Type of heritage asset/Listed Grade/Significance Value</p>	<ul style="list-style-type: none"> • Findspots • Non-designated Heritage asset
<p>Contributing elements to significance of the heritage asset</p>	<p>Numerous archaeological artefacts have been found within the proposed site, ranging from Neolithic to Medieval in date. These artefacts appear to be isolated finds, and as such no 'monument' has been allocated to them. The standalone finds were likely accidental deposits from those living within the historic settlement of Bidford-on-Avon, or passing through.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>The nature of the artefacts (being standalone finds) suggest that there may be the possibility of further finds or discoveries of occupation through archaeological evaluation.</p>
<p>Potential mitigation measures for identified harm</p>	<p>It would be possible to mitigate any damage to the potential finds by conducting archaeological evaluations as part of the planning process. This would ensure that any substantial archaeological evidence was identified and documented prior to any potential development of the site.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>It is possible that further archaeological finds may lie within the site. Suitable mitigation measure in the form of archaeological evaluation would obtain all the necessary information prior to development of the site.</p> <p>Conclusion on harm to heritage assets: Less than Substantial</p>

Conclusion on harm to heritage assets

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 and mitigation measures such as appropriate archaeological evaluation would help 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.

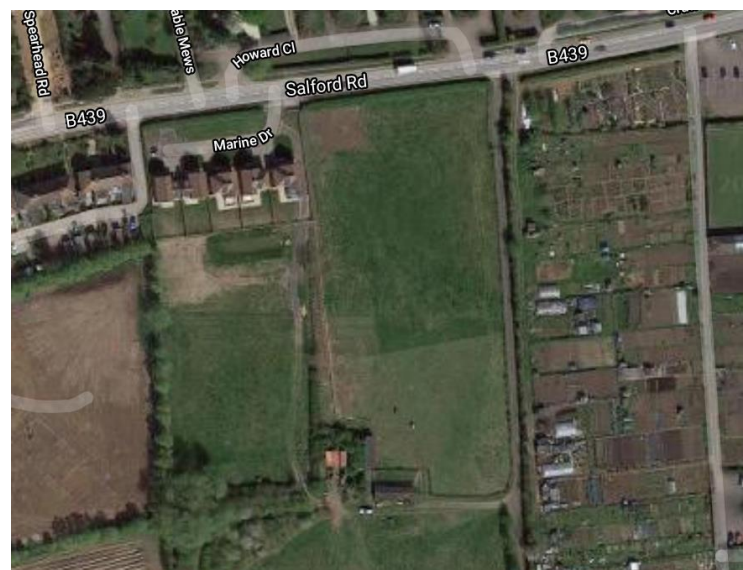
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	BID.08A
Site Address	South of Salford Road (middle), Bidford-on-Avon
Site Capacity	Approx. 24 dwellings

Site Description

The site is located south of the Salford Road towards the western edge of the town. The site is currently pasture land and was being grazed by a horse on the day of the visit. To the east of the site lie the community allotment gardens which are well used and there is an established hedge that runs between the two areas. To the western side of this hedge, and along the edge of the site runs a gravel track that leads up to a small stable block. Directly west of the site are 5 new builds and beyond that there is a larger estate that has recently been developed.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Bidford Bridge
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Scheduled Monument (SM) • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Bidford bridge dates back to the early 15th century and is the only crossing point of the River Avon within Bidford-on-Avon. The Bridge is Grade I Listed and is a significant part of the town's infrastructure, being used daily, as the only road running South out of the town. There are no characteristic features in the architecture of the bridge, but its massive proportions, its piers and buttresses, and the points in the arches, indicate that it is Medieval. The monks of Bordesley were no doubt the architects. It has five arches over the stream and two dry ones, and has the usual features of wedge-shaped buttresses against the stream, and triangular recesses for pedestrians. It has been widened in recent times, and its modern side has no features of interest, but the ancient side is of remarkable boldness. Indulgences were granted on at least one occasion for its repair. Leland in 1545 found that the bridge had been repaired with stones from Alcester Priory and some masonry of this date is visible. The bridge may originally have been of nine or 10 arches. Charles I broke down the bridge and this was repaired in 1650. The 4th arch may be of this date and is higher than the others, possibly to admit the passage of boats.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies approximately 0.6km east of the proposed site in between which lies modest development as well as the town's allotment gardens. There is no visibility of the SM from the proposed site and as such development of the area would have no impact on the significance of the asset.</p>
Potential mitigation measures for identified harm	<p>Development on the proposed site would have no impact on the SM, and therefore mitigation measures are not necessary</p>
Conclusion of harm on the heritage asset	<p>Due to the distance between the proposed site and the Scheduled Monument, there would be no harm to the significance of the asset were development to go ahead on site.</p> <p>Conclusion on harm to heritage asset: No Harm</p>

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	BID.09
Site Address	North of Salford Road, Bidford-on-Avon
Site Capacity	Approx. 120 dwellings

Site description

The site is situated north of the Salford Road on the western edge of the settlement. The site has been split and has multiple uses. The southern section of the site is a small pasture field that has a shed and small stable in the western corner. The mid-section of the site is used as farmland where grass had recently been cut to make hay. The Northern section of the site contains Marriage Hill farm which is accessible via a gravel road that meanders through what appears to be a small orchard. The entirety of the site is flat and is at a distance from any heritage assets.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Bidford Bridge
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Scheduled Monument (SM) • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Bidford bridge dates back to the early 15th century and is the only crossing point of the River Avon within Bidford-on-Avon. The Bridge is Grade I Listed and is a significant part of the town's infrastructure, being used daily, as the only road running South out of the town. There are no characteristic features in the architecture of the bridge, but its massive proportions, its piers and buttresses, and the points in the arches, indicate that it is Medieval. The monks of Bordesley were no doubt the architects. It has five arches over the stream and two dry ones, and has the usual features of wedge-shaped buttresses against the stream, and triangular recesses for pedestrians. It has been widened in recent times, and its modern side has no features of interest, but the ancient side is of remarkable boldness. Indulgences were granted on at least one occasion for its repair. Leland in 1545 found that the bridge had been repaired with stones from Alcester Priory and some masonry of this date is visible. The bridge may originally have been of nine or 10 arches. Charles I broke down the bridge and this was repaired in 1650. The 4th arch may be of this date and is higher than the others, possibly to admit the passage of boats.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies approximately 0.9km east of the proposed site in between which lies residential development. There is no visibility of the SM from the proposed site and as such development of the area would have no impact on the significance of the asset.</p>
Potential mitigation measures for identified harm	<p>Development on the proposed site would have no impact on the SM, and therefore mitigation measures are not necessary.</p>
Conclusion of harm on the heritage asset	<p>Due to the distance between the proposed site and the Scheduled Monument, there would be no harm to the significance of the asset were development to go ahead on site.</p> <p>Conclusion of harm to heritage assets: No Harm</p>

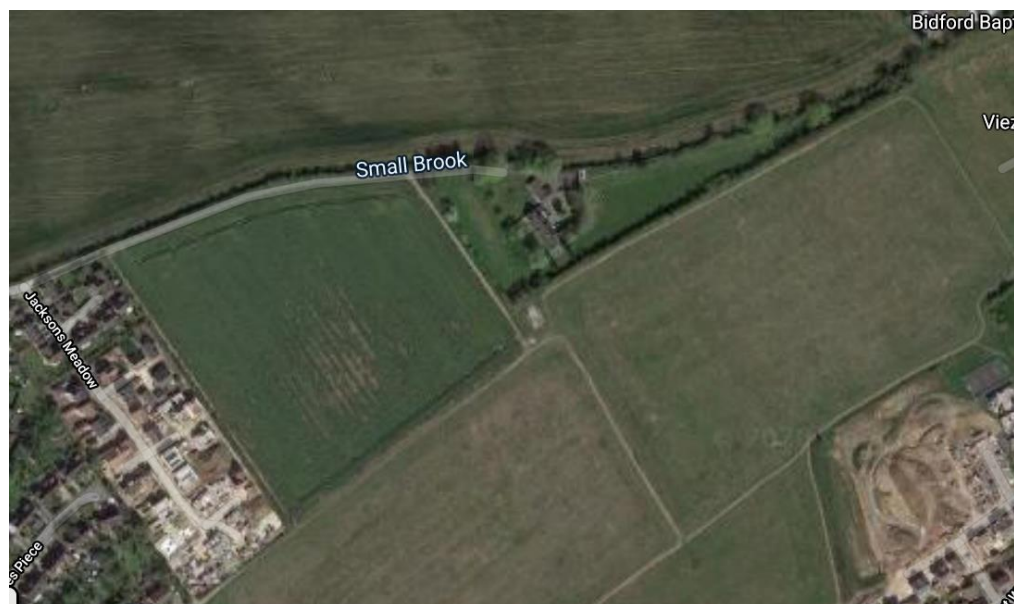
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	BID.11
Site Address	East of Victoria Road, Bidford-on-Avon
Site Capacity	Approx. 120 dwellings

Site description

The site is situated in the northern part of Bidford-on-Avon and all bar the western edge of the site is surrounded by farmland. There is a track that runs up the northern edge of the site that leads to Lovelies Grange. The site itself has been farmed and crops were growing on the day of the visit. The site is flat, and is located a distance from any heritage assets. Recent development has taken place to the west of the site.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Bidford Bridge
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Scheduled Monument (SM) • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Bidford bridge dates back to the early 15th century and is the only crossing point of the River Avon within Bidford-on-Avon. The Bridge is Grade I Listed and is a significant part of the town's infrastructure, being used daily, as the only road running South out of the town. There are no characteristic features in the architecture of the bridge, but its massive proportions, its piers and buttresses, and the points in the arches, indicate that it is Medieval. The monks of Bordesley were no doubt the architects. It has five arches over the stream and two dry ones, and has the usual features of wedge-shaped buttresses against the stream, and triangular recesses for pedestrians. It has been widened in recent times, and its modern side has no features of interest, but the ancient side is of remarkable boldness. Indulgences were granted on at least one occasion for its repair. Leland in 1545 found that the bridge had been repaired with stones from Alcester Priory and some masonry of this date is visible. The bridge may originally have been of nine or 10 arches. Charles I broke down the bridge and this was repaired in 1650. The 4th arch may be of this date and is higher than the others, possibly to admit the passage of boats.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies approximately 1km south east of the proposed site in between which lies residential development, farmland and the local primary school. There is no visibility of the SM from the proposed site and as such development of the area would have no impact on the significance of the asset.</p>
Potential mitigation measures for identified harm	<p>Development on the proposed site would have no impact on the SM, and therefore mitigation measures are not necessary.</p>
Conclusion of harm on the heritage asset	<p>Due to the distance between the proposed site and the Scheduled Monument, there would be no harm to the significance of the asset were development to go ahead on site.</p> <p>Conclusion on harm to heritage asset: No Harm</p>

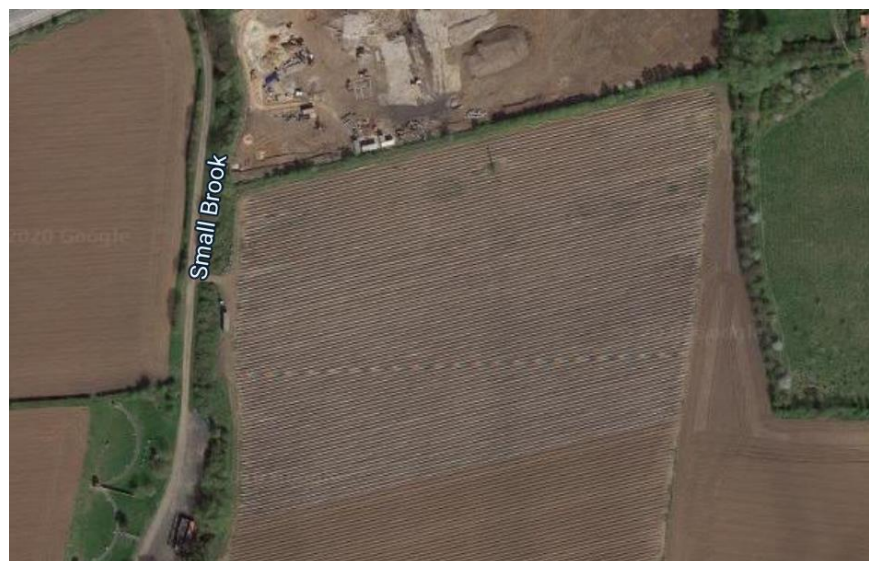
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	BID.13
Site Address	South of Salford Road (west), Bidford-on-Avon
Site Capacity	Approx. 60 dwellings

Site description

The site is situated on the south eastern edge of the settlement next to the new development of Avon Way. The site is currently being used to grow crops and is slightly raised in comparison to the surrounding land. The site appears to have no obvious ditches or gully's and instead has a smooth curving aspect. West of the site is a small road that runs to riverside shooting ground. Surrounding the site, on all bar the northern side, lies farmland with views south towards the river. Despite the uninterrupted vista, the curvature of the land and the slight elevation prevents a direct view to the river.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Bidford Bridge
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Scheduled Monument (SM) • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Bidford bridge dates back to the early 15th century and is the only crossing point of the River Avon within Bidford-on-Avon. The Bridge is Grade I Listed and is a significant part of the town's infrastructure, being used daily, as the only road running South out of the town. There are no characteristic features in the architecture of the bridge, but its massive proportions, its piers and buttresses, and the points in the arches, indicate that it is Medieval. The monks of Bordesley were no doubt the architects. It has five arches over the stream and two dry ones, and has the usual features of wedge-shaped buttresses against the stream, and triangular recesses for pedestrians. It has been widened in recent times, and its modern side has no features of interest, but the ancient side is of remarkable boldness. Indulgences were granted on at least one occasion for its repair. Leland in 1545 found that the bridge had been repaired with stones from Alcester Priory and some masonry of this date is visible. The bridge may originally have been of nine or 10 arches. Charles I broke down the bridge and this was repaired in 1650. The 4th arch may be of this date and is higher than the others, possibly to admit the passage of boats.</p>
Assessment of impact of development on significance of the asset	<p>The SM lies approximately 0.8km east of the proposed site in between which lies modest development as well as the town's allotment gardens. There is no inter-visibility between the SM and the proposed site and as such development of the area would have no impact on the significance of the asset.</p>
Potential mitigation measures for identified harm	<p>As development would not cause any harm to the asset no mitigation measures are necessary.</p>
Conclusion of harm on the heritage asset	<p>Due to the distance between the proposed site and the Scheduled Monument, there would be no harm to the significance of the asset were development to go ahead on site.</p> <p>Conclusion on harm to heritage asset: No Harm</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	MWA6733 - Cropmark Complex SW of Bidford on Avon MWA12376 - Cropmark of partial enclosure SW of Bidford on Avon
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Cropmark • Non-designated Heritage Asset
Contributing elements to significance of the heritage asset	Possible enclosures and linear features are visible as cropmarks on aerial photographs. They are situated 550m north east of the sewage works, Salford Priors. The field in which the cropmarks lie is currently being used to grow crops. As such, the features would have been ploughed and some damage will have already occurred. There is no visible evidence of any mounds or ditches within the field.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of indeterminate significance.
Potential mitigation measures for identified harm	<p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).</p> <p>These additional assessments would need to be undertaken as part of any planning application for the development of the site.</p>
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of indeterminate significance. However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</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 no harm to the Scheduled Monument and less than substantial harm to a non-designated heritage asset.

Mitigation measures including suitable 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, overall.