

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ETT.02
Site Address	West of Warwick Road, Ettington
Site Capacity	Approx. 9 dwellings

Site information

The site is approx. 0.8ha in size and comprises a mixture of grassland and trees. It is located west of Warwick Road and is bounded by trees and hedging. Ettington does not have a designated Conservation Area. There is existing built form to the southeast of the site, a large property (Oak House) to the south and several buildings to the southwest.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA19673 - Surviving ridge and furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Surviving ridge and furrow
Contributing elements to significance of the heritage asset	There is one field of surviving ridge and furrow. Air photos taken from 2012/2013 show that ridge and furrow survives on one field. Images on google maps taken in 2010 indicate that ridge and furrow is present on the fields to the rear of the development site (northern edge).
Assessment of impact of development on significance of the asset	At the time of the site visit in 2020 there was no visible sign of ridge and furrow on the hatched area of the SHLAA map that is proposed for development. Ridge and furrow could still be present to the north of the site, however visibility was restricted due to trees and aerial images suggest any remnant in this particular location is in relatively poor condition. Since ridge and furrow does not exist in the hatched area of site ETT.02, development of this site would not have any detrimental impact upon the significance of the heritage asset.
Potential mitigation measures for identified harm	No mitigation measures required.
Conclusion of harm on the heritage asset	There was no evidence of ridge and furrow being present on the proposed part of the site that is to be developed. Therefore, there would be no harm to a non-designated heritage asset. Conclusion on harm to heritage asset: No harm.

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Ettington Vicarage Garden
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • No listed status

Contributing elements to significance of the heritage asset	Records indicate that this site was used as pleasure grounds created in the imperial period at Ettington Vicarage, to the north of the village. Features include walks, a kitchen garden, a paddock park and boundary planting.
Assessment of impact of development on significance of the asset	Development on this site could lead to loss of archaeological remains of indeterminate significance, associated with its use as a garden.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of the NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for development of the site.
Conclusion of harm on the heritage asset	It is concluded that 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. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Tower of former church of St Thomas A Becket
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>The remainder of the church was demolished in 1913. The tower now forms part of a dwelling constructed on the footprint of the former church. The building is located approximately 120 metres from the proposed development site to the west.</p> <p>Listing description: "Tower to Church of St Thomas a Becket's. 1795-8; by Thomas Johnson; remainder of church demolished 1913. Blue lias limestone ashlar with sandstone ashlar</p>

	<p>dressings; pyramidal stone slate roof. EXTERIOR: 2-stage tower with small side projections. Plat band over lower stage and top cornice. Pointed arched entrance has stepped arch and grille over paired 3-panel doors; panel above. Upper stage has bell opening with 4-centred head to each face, those to sides retaining Y-tracery. Each projection has hipped roof, partly destroyed, and pointed window with grille, panel above and top cornice. INTERIOR: not inspected. HISTORY: the church replaced that of Holy Trinity near Ettington Park (qv), partly ruined, and was in turn replaced by the present church of Holy Trinity and St Thomas of Canterbury (qv) in 1903. Now part of private garden. Graveyard retains headstones and large monument on site of Shirley graves”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	<p>The tower is located to the west of the proposed development site and there is no inter-visibility between the site in question and the listed building and its residential curtilage (which includes the associated graveyard). There are a number of existing buildings and land uses separating the sites which suggest that development in this location would not detrimentally harm the setting of the heritage asset.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how design and layout of any scheme would address any key views from the site to and from the tower and the surrounding area to ensure that the setting of the heritage asset is not compromised.</p> <p>Consideration should be given to landscaping or planting to screen any new development from the heritage asset. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
Conclusion of harm on the heritage asset	<p>It is concluded that due to the separation distance between the tower and the proposed development site and the existence of existing buildings and land uses, it is likely that development would cause ‘less than substantial harm’ to the setting of the tower, given that there would be potential for mitigation through an appropriate landscaping scheme.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

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 setting of the nearby listed building. Appropriate mitigation measures including landscaping would be sufficient in order to minimise any impact on the setting of the tower. Therefore, it is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.

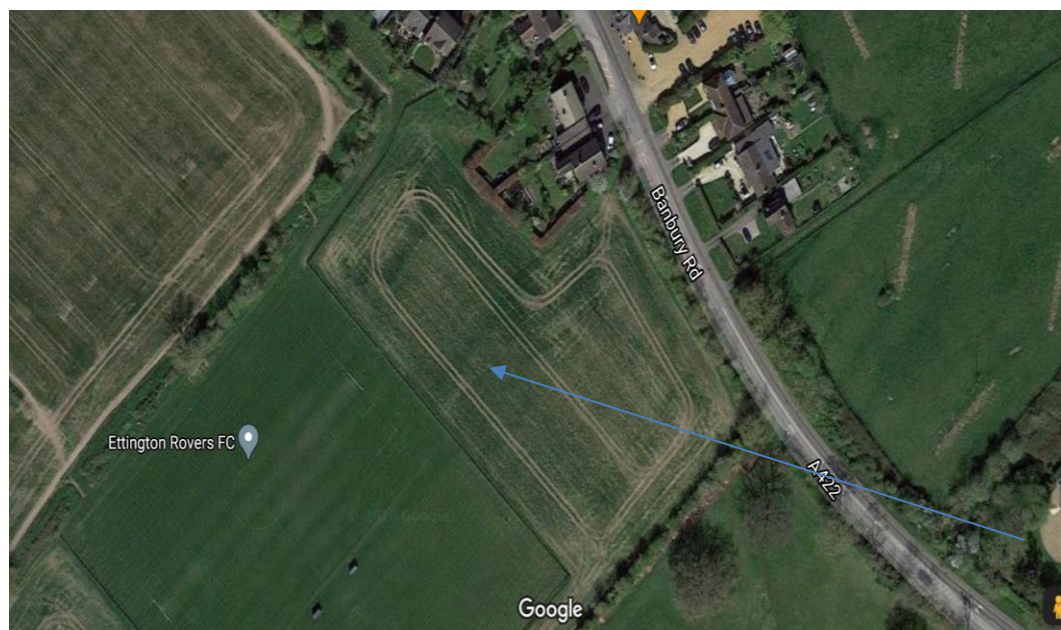
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ETT.09A
Site Address	South of Banbury Road, Ettington
Site Capacity	0.4ha [identified as a Reserve Housing site in the 'made' Ettington Neighbourhood Development Plan]

Site information

The site is approx. 0.4ha in size and is situated to the south of Banbury Road. It is currently a large field with views to open countryside to the south of the site. Existing built form is present to the north and northeast of the site. Ettington does not have a designated Conservation Area.



SITE 9A

Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Medieval Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Medieval ridge and furrow
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicates that there is a 'region' of ridge and furrow which exists on this site, based on historic RAF photos. However, there is no specific Historic Record of this held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	The site visit concluded that there was no visible sign of ridge and furrow present, which indicates that it is likely to have been destroyed by modern farming methods.
Potential mitigation measures for identified harm	Since the heritage asset has already been lost, no mitigation measures would be necessary.
Conclusion of harm on the heritage asset	<p>The site visit concluded that ridge and furrow was no longer present within the site in question. Since the heritage asset has already been lost, development of this site would not have an impact upon the significance of the non-designated heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Iron Age Pits and Ditches, Rogers Lane [MWA30264]
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • No listed status

Contributing elements to significance of the heritage asset	A number of Iron Age pits and ditches were identified during investigations on land off Rogers Lane in 2013 by Cotswold Archaeology. The features were located to the south of the excavation area and were of a variety of sizes and alignments. Whilst some of the ditches, pits and gullies contained Iron Age pottery, others had sterile fills, however they are considered to be of a similar date.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of the NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for development of the site.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of undetermined 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>

Overall Conclusion of harm:

It is concluded that development in this location would result in less than substantial harm to non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ETT.09B
Site Address	South of Banbury Road (rear), Ettington
Site Capacity	Approx. 39 dwellings

Site Information

The size of the site is approx. 3.4ha and is located to the south of Banbury Road (rear). It is currently being used as a playing field/football pitch and has several goal posts erected on the site. The site is bounded by trees and hedges and there are views to open countryside from the south west of the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Medieval ridge and furrow
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicated that there was a 'region' of ridge and furrow which existed on this site, based on historic RAF photos. However, there is no specific Historic Record of this held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	The site visit confirmed that ridge and furrow no longer existed, since the site is currently being used as a playing field and football pitch. Any ridge and furrow that has previously been on this site has been removed by maintenance operations/practices utilised to create a playing surface suitable for football. Therefore, development of the site would not impact upon the significance of a heritage asset, since the asset no longer exists.
Potential mitigation measures for identified harm	Since the heritage asset has already been lost, no mitigation measures would be necessary.
Conclusion of harm on the heritage asset	<p>The site visit concluded that ridge and furrow was no longer present within the site in question. Since the heritage asset has already been lost, development of this site would not have an impact upon the significance of the non-designated heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Iron Age Pits and Ditches, Rogers Lane [MWA30264]
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • No listed status

Contributing elements to significance of the heritage asset	A number of Iron Age pits and ditches were identified during investigations on land off Rogers Lane in 2013 by Cotswold Archaeology. The features were located to the south of the excavation area and were of a variety of sizes and alignments. Whilst some of the ditches, pits and gullies contained Iron Age pottery, others had sterile fills, however they are considered to be of a similar date.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of the NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for development of the site.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of undetermined 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>

Overall Conclusion of harm:

It is concluded that development in this location would result in less than substantial harm to non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	ETT.11
Site Address	South of Rogers Lane (middle), Ettington
Site Capacity	Approx. 45 dwellings

Site Information

The site is approx. 3ha in size and consists of an open area of agricultural land. It is located on the southern boundary of Ettington to the east of Rogers Lane and is bounded by hedgerow. The Ettington Community Centre abuts the north-eastern boundary and a public footpath runs along the north-eastern edge of the site. There is a Grade II listed building opposite the site (Rye Piece Barn).



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Rye Piece Barn, Rogers Lane, Ettington
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>Rye Piece Barn is a Grade II listed building located to the north west of the development site and fronting Rogers Lane. Ettington Community Centre is located approx. 95 metres away from the listed building.</p> <p>Listing description: “Barn and attached outbuilding. Probably early C18. Timber-frame with weatherboard cladding on high dressed limestone plinth; thatched roof clad in C20 corrugated iron. Outbuilding mostly cob. EXTERIOR: 4-bay structure with single-storey L-plan range attached to right end. Threshing floor to left of centre has paired plank doors to each side, those to front with wrought-iron strap hinges and one split door; shuttered pitching hole to right end has wood latch. Roof has trusses with braced tie beams and collars. Right return is brick below collar; attached building has stone front wall and cob rear wing. INTERIOR: not inspected”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p> <p>This site was subject to a planning application for outline consent for up to 80 dwellings (SDC ref: 14/00118/OUT refers). The application was refused and subsequently dismissed at appeal on 3rd July 2015.</p>
Assessment of impact of development on significance of the asset	<p>The Planning Inspector conducting the appeal in relation to this application was of the opinion that development of this site would have a detrimental impact on the setting of the listed building. It would result in the barn becoming isolated both physically and visually from the last remaining vestige of its agricultural surroundings, thus severing an important historical and functional relationship between the heritage asset and the proposed site.</p>

	<p>The agricultural nature of the open fields opposite the listed building makes a positive contribution towards the barns historical and aesthetic significance and this would be wholly compromised if development were to go ahead. Development in this location would permanently remove any key views from the listed building to the rural landscape opposite and beyond, destroying an important heritage element that contributes towards the significance of the asset and its setting. The Planning Inspector concluded the loss of the last remaining vestige of its agricultural surroundings would harm the significance of the barn as a heritage asset. The District Council agree with this view.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Given the link between the heritage asset and the agricultural nature of the land in question here, it is considered that the introduction of any substantial built development in this field next to the listed building, would noticeably alter the characteristics of the area and any proposed mitigation measures (such as landscaping belts) would not sufficiently ameliorate its impact.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>The Planning Inspector considered that the setting of the barn would have a high sensitivity to change because of the historical relationship between it and its agricultural landscape, and the sense of tranquillity the agricultural landscape provides. In a physical and perceptive sense, the proposal would sever the barn from its rural agricultural setting.</p> <p>Paying special regard to the desirability of preserving the setting of the listed building, the Inspector considered that the contribution the setting makes to the barn's significance would be harmfully reduced by the proposal but not to the point where it would be completely lost. Accordingly, the Inspector concluded that the proposal would result in less than substantial harm to the significance of the heritage asset as a development within its setting.</p> <p>Whilst it is acknowledged that site ETT.11 is slightly smaller than the site proposed under the 2014 planning application, it still covers much of the land earmarked for development in the 2014 application. Site ETT.11 remains an integral part of the historic setting of the barn assessed by the Planning Inspector at appeal. It is clear that the Inspector has assessed the entire field as part of the historic surroundings in which the heritage asset is experienced. The Inspector made it clear that, in his view, mitigation would not sufficiently ameliorate the impact of development in this location.</p>

	<p>It is considered that the same impacts would result from development on the reduced site ETT.11 as would have resulted from the 2014 proposal.</p> <p>It is concluded that the public benefits of developing this site would not overcome the harm that would arise from the adverse effects on the heritage asset's significance, resulting from the reduction in the quality of its setting due to the urbanising effect of the proposal and the loss of the agricultural land which is a local historical feature and an integral element of the setting of the listed building. As such, the public benefits of any development would not outweigh the less than substantial harm to the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Manor House including attached barn and stables, Rogers Lane, Ettington
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>The Manor House is located approximately 80 metres away from the development site. It is a Grade II listed building and includes The Granary, The Malthouse, Manor Court, Manor House (which is partly 3 separate houses), an attached barn and stable. Manor House was built around the 17th Century with additions and alterations in the 18th and 19th Century respectively.</p> <p>Listing description: "Includes: The Granary, The Malthouse, MANOR COURT. Manor house, partly now 3 separate houses, and attached barn and stable. C17 with C18 addition and C19 alterations. Coursed dressed lias limestone, front with ashlar in narrow courses with wider sill and lintel courses to 1st floor, some cob; steeply pitched renewed tile roofs with some slate and corrugated iron over thatch to right return; brick internal stacks. Double-depth plan with cross wings.</p>

EXTERIOR: 2 storeys plus attic; 5-window main range. Offset plinth and ovolo-moulded string course over ground floor; coped gables. Entrance to right of centre has 4-centred head in chamfered square opening and 6-flush-panel door, 2 glazed. Most windows have leaded glazing. Ground floor has recessed-chamfered-cross-mullioned window to left end; large window to left of entrance has ashlar lintel with key block over 3-light transomed casement, and similar window to right of entrance has tripartite sash. 1st floor has a cross-mullioned window to left end, the lower mullion missing, crown glass; 3-light and 2-light small-paned casement and tripartite sash, all under lintel course. Gabled dormer to left of centre has 2-light small-paned casement. Stack to rear of ridge has 2 diagonal shafts. Wing to left has external stack truncated to 1st floor with brick to top and tile capping; small chamfered light to left of stack and 3-light ovolo-mullioned window to each floor to left, each with labelmould taken round angle to inner return, that to ground floor truncated by blocked former entrance, that to 1st floor over another 3-light window. Wing to right has window with timber lintel over 3-light transomed casement to ground floor, and 5-light ovolo-mullioned window with labelmould to 1st floor; stack to left of ridge. Left return has gable to left end; windows and 3 entrances with timber lintels, some stop-chamfered, the windows with 2-light and 3-light small-paned or leaded casements; cross-axial stack and stack to front of ridge. Right return has elliptical-headed window with tripartite sash to left, entrance to right has brick segmental head as has window with 3-light small-paned casement above, and gabled dormer; rear wing with 2 entrances and window under timber lintels to ground floor, 2 windows flanking plank loading door to 1st floor; small-paned casements; cross-axial stack and stack to rear. Barn attached to right has slate roof and threshing floor entrance to right end with C20 timber infill, doors and small-paned window; glazed ventilation slots and C20 skylight; rear similar; renewed roof trusses. Stable to right end has coursed rubble front wall and cob on stone plinth to return and rear; corrugated iron covers thatch roof; stable door with overlight. Rear range now forms 3 houses: 2 storeys with attic, 7-window range. 3 entrances and varied casement windows; dormer and stack to front of ridge; barn attached to left end. INTERIOR: not inspected.”

The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.

Assessment of impact of development on significance of the asset	It is unlikely that Manor House would suffer any significant loss to its significance through development on the site in the context of its wider setting due to the positioning and proximity of the asset to the site.
Potential mitigation measures for identified harm	Development proposals would need to consider how design and layout of any scheme would address the impact of built form in a rural landscape and ensure that the setting of the Grade II listed building is not compromised.
Conclusion of harm on the heritage asset	It is concluded that there would not be a significant a harm to the heritage asset as a result of this development due to the separation distance and intervening structures. Conclusion on harm to heritage asset: Less than substantial harm

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Iron Age Pits and Ditches, Rogers Lane [MWA30264]
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • No listed status
Contributing elements to significance of the heritage asset	A number of Iron Age pits and ditches were identified during investigations on land off Rogers Lane in 2013 by Cotswold Archaeology. The features were located to the south of the excavation area and were of a variety of sizes and alignments. Whilst some of the ditches, pits and gullies contained Iron Age pottery, others had sterile fills, however they are considered to be of a similar date.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of the NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for development of the site.

Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of undetermined 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>
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Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Medieval ridge and furrow
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicates this field as a possible 'region' of ridge and furrow based on historic RAF photos. However, there is no specific Historic Record of this held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	The site is currently being used to grow crops and there was no sign of ridge and furrow being present at the time of the site visit. Therefore, it is likely that ridge and furrow has been destroyed by modern day farming methods. Therefore, development of the site would not impact upon the significance of a heritage asset, since the asset no longer exists.
Potential mitigation measures for identified harm	Since the heritage asset has already been lost, no mitigation measures would be necessary.
Conclusion of harm on the heritage asset	<p>The site visit concluded that ridge and furrow was no longer present within the site in question. Since the heritage asset has already been lost, development of this site would not have an impact upon the significance of the non-designated heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity or landscaping schemes) would not be possible in order to attempt to reduce the impact of the harm development in this location would cause in particular to the setting of the listed building. This is due to the fact that the permanent loss of any land associated with the historic curtilage associated with the listed building would be irreversible.

It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets individually, but when considering the cumulative impacts on the heritage assets the Local Planning Authority consider the overall harm would be substantial, when taking account of the issues set out in this HIA.