

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	FEN.01
Site Address	North of Northend Road (west), Fenny Compton.
Site Capacity	Approx. 15 dwellings

Site Description

Site is located to the west of a row of cottages fronting Northend Road and opposite dwellings forming 'ribbon development' on the western edge of the village. Immediately to the west of the site is the vehicular access driveway serving businesses operating from buildings at Manor Farm, located to the northeast corner of the site in question. The site itself is a small grassed field bounded by mature hedgerow. The site is flat, with no sign of earthworks of any sort. The Grade II listed Manor Farmhouse is located approximately 120 metres to the east of the site. Public footpaths in vicinity of the site would afford views of the site from the north.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Manor Farmhouse and attached stable block, Manor Farm, Northend Road, Fenny Compton.
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>Manor Farmhouse is the former Manor House at Fenny Compton. Mid-17th century, constructed from ashlar and regular coursed ironstone. Stables dated 1829. Changed from the Manor House to a farmhouse in early 18th century.</p> <p>Listing Description: “Manor house and attached stable. Mid C17; alterations and additions mid/late C19; stable dated 1829. Ashlar and regular coursed ironstone. Tile roof has coped gable parapets and moulded kneelers; stone ridge and end stacks with string courses and cornices. T-plan, with cross wing on right. 2 storeys; 8-window range. Entrance in central symmetrical 5-window range has doorway with chamfered jambs. Hood mould, stepped up in centre over rounded sunk panel possibly a datestone but now illegible. C19 part-glazed 6-panelled door. Mid/late C19 tile hood with wooden struts interrupting hood mould. C19 three-light stone-mullioned and transomed window and to left and right. First floor and right wing have 2-light stone-mullioned windows. Hood moulds throughout; wing has hood mould continued across wall between ground floor windows. 2-window right wing projects only slightly. Steep gable with cross vent. Mid/late C19 one-window range on left, of rougher stonework. Ground floor has 2 windows with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullions. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullion windows. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil Farmhouse, now 2 houses. Early C18, with early C19 additions at each end, continuing roof line. Coursed limestone. Concrete tile roof; brick end ridge and internal stacks. 5-unit plan. 2 storeys and attic; 3-window range. No.1 Mill Hill Cottages, on left, has mid/late C20 plank door and hood on shaped brackets. Central section has 2 three-light chamfered stone-mullioned windows. Right end has C19 casement with painted wood</p>

	<p>lintel. Left end has small C20 window on each floor. First floor has 2 old casements. Left return side has rendered gable. C19 casements. Right return side has entrance to Cobbers Keep, with C20 glazed door and hood on shaped brackets. Sash above. Attic window. Rear irregular five C20 flat-roofed roof dormers”.</p> <p>The building is fairly remote from the village centre and is surrounded by pasture fields which show indefinite earthworks. When constructed as the Manor House, it would have been an isolated elite residence within the rural landscape.</p> <p>The historic rural setting of the building has already been compromised by housing development to the east and south, which is harmful to the significance of the listed asset. The remaining rural setting is increasingly important in understanding how the building sat within the historic rural landscape and substantially contributes to its significance.</p> <p>Key Views – Public footpaths in the immediate vicinity of the listed building provide public views from the south and north, with more distant views from other footpaths to the north of the site across the fields to Manor Farmhouse, all which contribute substantially to the significance.</p>
Assessment of impact of development on significance of the asset	<p>Development of this site would not impact on the immediate setting of the listed building or the wider rural setting of the Farmhouse due to the existence of the buildings located between the site and the Farmhouse being used for business purposes. The separation distance together with existing mature landscaping would help protect the character and setting of the heritage asset.</p> <p>Development on this field would not cause a significant detrimental effect on the remaining rural setting of the listed building by changing the general character of the setting, through urbanisation.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and ensure it did not impinge upon the historic setting of the Grade II listed farmhouse.</p> <p>Consideration would need to be given to the net-developable area to provide a suitable buffer/separation to ensure any potential impact of development on the setting of the asset was minimised. Consideration would also need to be given to protecting ‘key views’ into the site from the wider rural landscape.</p>

Conclusion of harm on the heritage asset	<p>Any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures provided.</p> <p>The heritage asset itself would not be affected. Development of the site would be unlikely to result in unacceptable harmful impact to and on the significance of the setting of the listed building. It is likely that mitigation measures could be implemented sufficient to address any potential harm to the setting of 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	Fenny Compton Conservation Area.
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area.
Contributing elements to significance of the heritage asset	<p>Designated in 1969. The listed Manor Farmhouse and stables are located close to the western edge of the Conservation Area, with the boundary running along the edge of the driveway and the rear of the traditional farm buildings. Thus including the house, stables, farmyard and current residential curtilage of the farmhouse within the Conservation Area. The allocated site lies approximately 120 metres outside of the Conservation Area, to the west.</p> <p>The site would be visible from a very small part of the Conservation Area and partial views may be possible of a small part of the Conservation Area from the site. However, given the separation distance between the site and the Conservation Area and the existence of nearby and intervening structures of varying eras, it is suggested the site is not a major contributing element in assessing the significance of this heritage asset.</p>
Assessment of impact of development on significance of the asset	Development in this location would significantly alter the character and appearance of the site through the introduction of built form.

	Given the distance between the site and the edge of the Conservation Area and the slight inter-visibility between the two, it is considered any development in this location could have a minimal impact on the setting of the Conservation Area.
Potential mitigation measures for identified harm	Development proposals would need to consider how the design and layout would address the relationship between the site and the Conservation Area. Consideration could be given to landscaping along the southern site boundary to maintain the existing 'rural edge of village' feel.
Conclusion of harm on the heritage asset	Sensitive site layout and design and additional landscaping to the public facing site boundaries would minimise any potential detrimental impact of development on the Conservation Area. However, there would remain a minimal impact on the setting of the Conservation Area, due to a permanent change in the character of the site through the introduction of built form. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Possible shrunken medieval settlement of Fenny Compton.
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	The site forms part of possible remains of shrunken village dating back to the Medieval period. There are no obvious earthworks or mounds and hollows visible on the ground. However, there remains potential for below ground archaeological deposits which could enhance the understanding of local historic development of the medieval village.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some 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 NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the 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 some significance.</p> <p>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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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 nearby heritage assets and mitigation measures (such as the introduction of a landscaping buffer on the southern site boundary) would be possible in order to attempt 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	FEN.02
Site Address	Land North of Northend Road (east), Fenny Compton
Site Capacity	Approx. 12 dwellings

Site Description

Site is located between row of cottages fronting Northend Road and buildings associated with Manor Farm. The site itself is a small grassed field bounded by mature hedgerow, being grazed by a small flock of sheep on the day of the visit. The site is reasonably flat, but with evidence of mounds and hollows throughout the site. The Grade II listed Manor Farmhouse is located approximately 20 metres from the NE corner of the site. A public footpath runs along the access driveway to the Farmhouse, adjacent to the eastern boundary of the site – affording close-up views of the listed building and the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Manor Farmhouse and attached stable block, Manor Farm, Northend Road, Fenny Compton.
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>Manor Farmhouse is the former Manor House at Fenny Compton. Mid-17th century, constructed from ashlar and regular coursed ironstone. Stables dated 1829. Changed from the Manor House to a farmhouse in early 18th century.</p> <p>Listing description: “Manor house and attached stable. Mid C17; alterations and additions mid/late C19; stable dated 1829. Ashlar and regular coursed ironstone. Tile roof has coped gable parapets and moulded kneelers; stone ridge and end stacks with string courses and cornices. T-plan, with cross wing on right. 2 storeys; 8-window range. Entrance in central symmetrical 5-window range has doorway with chamfered jambs. Hood mould, stepped up in centre over rounded sunk panel possibly a datestone but now illegible. C19 part-glazed 6-panelled door. Mid/late C19 tile hood with wooden struts interrupting hood mould. C19 three-light stone-mullioned and transomed window and to left and right. First floor and right wing have 2-light stone-mullioned windows. Hood moulds throughout; wing has hood mould continued across wall between ground floor windows. 2-window right wing projects only slightly. Steep gable with cross vent. Mid/late C19 one-window range on left, of rougher stonework. Ground floor has 2 windows with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullions. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullion windows. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil Farmhouse, now 2 houses. Early C18, with early C19 additions at each end, continuing roof line. Coursed limestone. Concrete tile roof; brick end ridge and internal stacks. 5-unit plan. 2 storeys and attic; 3-window range. No.1 Mill Hill Cottages, on left, has mid/late C20 plank door and hood on shaped brackets. Central section has 2 three-light chamfered stone-mullioned windows. Right end has C19 casement with painted wood</p>

	<p>lintel. Left end has small C20 window on each floor. First floor has 2 old casements. Left return side has rendered gable. C19 casements. Right return side has entrance to Cobbers Keep, with C20 glazed door and hood on shaped brackets. Sash above. Attic window. Rear irregular five C20 flat-roofed roof dormers”.</p> <p>The building is fairly remote from the village centre and is surrounded by pasture fields which show indefinite earthworks. When constructed as the Manor House, it would have been an isolated elite residence within the rural landscape.</p> <p>The historic rural setting of the building has already been compromised by housing development to the east and south, which is harmful to the significance of the listed asset. The remaining rural setting is increasingly important in understanding how the building sat within the historic rural landscape and substantially contributes to its significance.</p> <p>Key Views – Public footpaths in the immediate vicinity of the listed building provide public views from the south and north, with more distant views from other footpaths to the north of the site across the fields to Manor Farmhouse, all which contribute substantially to the significance.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this site would impact on the immediate setting of the listed building and the wider rural setting of the building and change the character of the site by adding built-form to a pastoral landscape due to its very close proximity to the asset (approximately 20 metre separation).</p> <p>The proposed site includes the field immediately to the south west of the listed building. Development on this field would cause a significant detrimental effect on the remaining rural setting of the listed building by changing the general character of the setting, through urbanisation.</p> <p>Development in this location would permanently remove the remaining rural separation between the asset and the existing built form of the settlement on its southern edge, thus destroying an important historic element that contributes to the significance of the asset and its setting.</p>
<p>Potential mitigation measures for identified harm</p>	<p>In order to be acceptable, development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the Grade II listed farmhouse.</p>

	<p>Consideration would need to be given to the reduction of the net-developable area to provide a suitable buffer/separation and reduce the impact of development on the setting of the asset. However, the small scale nature of the site and the loss of this land as part of the rural setting of the listed farmhouse suggests that mitigation would be very difficult to achieve.</p> <p>Consideration would also need to be given to protecting 'key views' into the site from the wider rural landscape.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures provided.</p> <p>The heritage asset itself would not be affected, however development of the site is likely to result in harmful impact to and on the significance of the setting of the listed building. It is unlikely that mitigation measures could be implemented sufficient to address the harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 2:

<p>Name of Heritage Asset affected by allocated site</p>	<p>Fenny Compton Conservation Area.</p>
<p>Type of heritage asset/Listed Grade/Significance Value</p>	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area.

Contributing elements to significance of the heritage asset	<p>Designated in 1969. The Manor Farmhouse and stables are located close to the western edge of the Conservation Area, with the boundary running along the edge of the driveway and the rear of the traditional farm buildings. Thus including the house, stables, farmyard and current residential curtilage of the farmhouse within the Conservation Area.</p> <p>The allocated site lies outside of the Conservation Area but the eastern boundary of the site is coterminous with the Conservation Area boundary. Whilst the site is not within the Conservation Area, it is clearly an important element adding to the significance of the setting of the listed building.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would significantly alter the character and appearance of the site through the introduction of built form.</p> <p>Given the proximity of the site to the Conservation Area (including the sharing of a boundary), any development would impact on the setting of the Conservation Area in this part of the settlement.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout would address the important relationship of the Conservation Area boundary to the eastern edge of the site.</p> <p>Whilst the site is not in the Conservation Area, given the site's close proximity to it and its rural setting, consideration would need to be given to reducing the density/overall scale of development.</p> <p>Development should not be over-dominant and would need to ensure public views into and out of the Conservation Area are maintained.</p>
Conclusion of harm on the heritage asset	<p>Sensitive site layout and design could minimise any detrimental impact of development on the Conservation Area. However, there would remain an impact on the setting of the Conservation Area, due to a permanent change in the character of the site through the introduction of built form.</p> <p>Development in this location would harm the setting of the Conservation Area due to its proximity to the heritage asset. Mitigation measures may be sufficient to address the harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Possible shrunken medieval settlement of Fenny Compton.
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	The site forms part of possible remains of shrunken village dating back to the Medieval period. There are earthworks of mounds and hollows visible on the ground and on aerial photographs, as confirmed on the HER and through the site visit. There is potential for below ground remains to enhance the understanding of local historic development of the medieval village.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some 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 some significance.</p> <p>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:

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) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of the listed building and the Conservation

Area, cumulatively. This is due to the fact that the permanent loss of any land associated with the historic curtilage connected with the listed farmhouse would be irreversible.

It is concluded that development in this location would result in substantial harm (overall) to both designated and non-designated heritage assets when considering the cumulative impacts on each asset.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	FEN.04
Site Address	West of High Street (front), Fenny Compton
Site Capacity	Approx. 6 dwellings

Site Description

Site is located between row of dwellings to the south and doctor's surgery to the north, fronting High Street. Dwellings are located to the east, on the opposite side of High Street. The site itself is a small grassed field/paddock bounded by mature hedgerow. The site is reasonably flat, but with evidence of mounds and hollows throughout the site. The Grade II listed Manor Farmhouse is located approximately 45 metres from the SW corner of the site. A public footpath runs through the centre of the site, leading past Manor Farm, affording close-up views of the listed building and the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Manor Farmhouse and attached stable block, Manor Farm, Northend Road, Fenny Compton.
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>Manor Farmhouse is the former Manor House at Fenny Compton. Mid-17th century, constructed from ashlar and regular coursed ironstone. Stables dated 1829. Changed from the Manor House to a farmhouse in early 18th century.</p> <p>Listing description: “Manor house and attached stable. Mid C17; alterations and additions mid/late C19; stable dated 1829. Ashlar and regular coursed ironstone. Tile roof has coped gable parapets and moulded kneelers; stone ridge and end stacks with string courses and cornices. T-plan, with cross wing on right. 2 storeys; 8-window range. Entrance in central symmetrical 5-window range has doorway with chamfered jambs. Hood mould, stepped up in centre over rounded sunk panel possibly a datestone but now illegible. C19 part-glazed 6-panelled door. Mid/late C19 tile hood with wooden struts interrupting hood mould. C19 three-light stone-mullioned and transomed window and to left and right. First floor and right wing have 2-light stone-mullioned windows. Hood moulds throughout; wing has hood mould continued across wall between ground floor windows. 2-window right wing projects only slightly. Steep gable with cross vent. Mid/late C19 one-window range on left, of rougher stonework. Ground floor has 2 windows with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullions. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullion windows. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil Farmhouse, now 2 houses. Early C18, with early C19 additions at each end, continuing roof line. Coursed limestone. Concrete tile roof; brick end ridge and internal stacks. 5-unit plan. 2 storeys and attic; 3-window range. No.1 Mill Hill Cottages, on left, has mid/late C20 plank door and hood on shaped brackets. Central section has 2 three-light chamfered stone-mullioned windows. Right end has C19 casement with painted wood</p>

	<p>lintel. Left end has small C20 window on each floor. First floor has 2 old casements. Left return side has rendered gable. C19 casements. Right return side has entrance to Cobbers Keep, with C20 glazed door and hood on shaped brackets. Sash above. Attic window. Rear irregular five C20 flat-roofed roof dormers”.</p> <p>The building is fairly remote from the village centre and is surrounded by pasture fields which show indefinite earthworks. When constructed as the Manor House, it would have been an isolated elite residence within the rural landscape.</p> <p>The historic rural setting of the building has already been compromised by housing development to the east and south, which is harmful to the significance of the listed asset. The remaining rural setting is increasingly important in understanding how the building sat within the historic rural landscape and substantially contributes to its significance.</p> <p>Key Views – Public footpaths in the immediate vicinity of the listed building provide public views from the south and north, with more distant views from other footpaths to the north of the site across the fields to Manor Farmhouse, all which contribute substantially to the significance.</p>
Assessment of impact of development on significance of the asset	<p>Development of this site would impact on the immediate setting of the listed building and the wider rural setting of the building and change the character of the site by adding built-form to part of what would have been the wider pastoral landscape associated with this farmhouse, due to its very close proximity to the asset (approximately 50 metre separation).</p> <p>The proposed site is a small field/paddock area to the east of the listed building. Development on this field would cause a significant detrimental effect on the remaining rural setting of the listed building by changing the general character of the setting, through urbanisation.</p> <p>Development in this location would permanently remove the remaining rural separation between the asset and the existing built form of the settlement on its eastern edge, thus destroying an important historic element that contributes to the significance of the asset and its setting.</p>
Potential mitigation measures for identified harm	<p>In order to be acceptable, development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the Grade II listed farmhouse.</p>

	<p>Consideration would need to be given to the reduction of the net-developable area to provide a suitable buffer/separation and reduce the impact of development on the setting of the asset. However, the small scale nature of the site and the loss of this land as part of the rural setting of the listed farmhouse suggests that mitigation would be very difficult to achieve.</p> <p>Consideration would also need to be given to protecting 'key views' into the site from the wider rural landscape.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures provided.</p> <p>The heritage asset itself would not be affected, however development of the site is likely to result in harmful impact to and on the significance of the setting of the listed building. It is unlikely that mitigation measures could be implemented sufficient to address the harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Substantial harm.</p>

Heritage Asset 2:

<p>Name of Heritage Asset affected by allocated site</p>	<p>Saddlers Cottage, High Street, Fenny Compton.</p>
<p>Type of heritage asset/Listed Grade/Significance Value</p>	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
<p>Contributing elements to significance of the heritage asset</p>	<p>House. Mid C17; repaired late C20. Coursed ironstone. Late C20 tile roof; brick stacks. 3-unit plan. 2 storeys and attic; 3-window range. Old 4-plank door in simple moulded wood surround between second and third bays. Open porch with high straw thatched roof. C19 or C20 casements, Left ground floor window is at a higher level. 3 large late C20 roof dormers. C19/C20 end stacks, and C17 ridge stack of thin bricks. Interior not inspected.</p>

Assessment of impact of development on significance of the asset	<p>The dwelling is surrounded on all sides by dwellings of varying eras. Saddlers Cottage is located approximately 100 metres to the south of the site FEN.04. Whilst Saddles Cottage and the site both face High Street, there is no obvious connection between the two, given the separation distance, the fact that they are on opposite sides of High Street and the fact that there are several dwellings of varying eras of build between the two.</p> <p>For these reasons, it is considered that development on this field/paddock would cause minimal, if any detrimental harm to the significance of this heritage asset.</p>
Potential mitigation measures for identified harm	<p>Site FEN.04 already benefits from mature vegetation to the elevation fronting High Street. Whilst it is considered that any impact on this heritage asset from development in this location would be minimal, retention of this vegetation would ensure any potential harm would be mitigated fully, since there would be no change to the current situation.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site is unlikely to result in harmful impact to the significance of the heritage asset. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Fenny Compton Conservation Area.
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area.
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated in 1969. The site in question is located wholly within the Conservation Area, with the northern boundary of the Conservation Area being coterminous with the northern boundary of the site in question. The site is a small field or paddock which would have formed part of the wider curtilage/land associated with the listed Manor Farmhouse. The site is clearly a very important contributing element to the overall significance of the Conservation Area as a heritage asset.</p>

Assessment of impact of development on significance of the asset	<p>Development in this location would significantly alter the character and appearance of the site through the introduction of built form and through its development, would destroy the tranquil open aspect of the land which forms such an important contributing element to the significance of the asset.</p> <p>Given the site is wholly contained within the Conservation Area, any development in this location would have an unacceptable detrimental impact on the Conservation Area and its setting.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any development would address the importance of the site in terms of its relationship with the Conservation Area.</p> <p>Given its overall size, there would be little opportunity to consider reducing the overall net developable area in order to attempt to reduce any impact. However, given the sites sensitivities, it is considered any development would be so harmful as to be inappropriate. Therefore, in this instance, potential mitigation measures would not be sufficient to make development acceptable.</p>
Conclusion of harm on the heritage asset	<p>Development of this site would cause an unacceptable harmful impact on the Conservation Area and its setting, due to a permanent change in the character of the site through the introduction of built form. Mitigation measures would not be possible to address the harm to the significance of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Substantial harm.</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Possible shrunken medieval settlement of Fenny Compton.
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	<p>The site forms part of possible remains of shrunken village dating back to the Medieval period. There are earthworks and mounds and hollows visible on the ground throughout the site, as confirmed on the HER and through the site visit. There is potential for below ground archaeological remains to enhance the understanding of local historic development of the medieval village.</p>

Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some 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 some significance.</p> <p>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 of 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 mitigation measures (such as reduced dwelling capacity) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of the listed building and the Conservation Area, cumulatively. This is due to the fact that the permanent loss of any land associated with the historic curtilage connected with the listed farmhouse would be irreversible.

It is concluded that development in this location would result in substantial harm (overall) to both designated and non-designated heritage assets when considering the cumulative impacts on each asset.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	FEN.06
Site Address	North of High Street, Fenny Compton
Site Capacity	Approx. 21 dwellings

Site Description

Site is situated on the northern edge of the village, adjacent to a relatively modern housing estate, which is located to the east. Vehicular access to the site would be to the north of the doctor's surgery on High Street. Open countryside to the north and west. The site itself is long and narrow, bounded by mature hedgerow on all sides except for the north, since it is part of a larger field. The site is reasonably flat throughout, but with evidence of mounds and hollows throughout the site. The Grade II listed Manor Farmhouse is located approximately 150 metres to the SW of the site. A public footpath runs along the eastern boundary of the site, leading into the wider agricultural landscape to the north.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Manor Farmhouse and attached stable block, Manor Farm, Northend Road, Fenny Compton.
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>Manor Farmhouse is the former Manor House at Fenny Compton. Mid-17th century, constructed from ashlar and regular coursed ironstone. Stables dated 1829. Changed from the Manor House to a farmhouse in early 18th century.</p> <p>Listing description: “Manor house and attached stable. Mid C17; alterations and additions mid/late C19; stable dated 1829. Ashlar and regular coursed ironstone. Tile roof has coped gable parapets and moulded kneelers; stone ridge and end stacks with string courses and cornices. T-plan, with cross wing on right. 2 storeys; 8-window range. Entrance in central symmetrical 5-window range has doorway with chamfered jambs. Hood mould, stepped up in centre over rounded sunk panel possibly a datestone but now illegible. C19 part-glazed 6-panelled door. Mid/late C19 tile hood with wooden struts interrupting hood mould. C19 three-light stone-mullioned and transomed window and to left and right. First floor and right wing have 2-light stone-mullioned windows. Hood moulds throughout; wing has hood mould continued across wall between ground floor windows. 2-window right wing projects only slightly. Steep gable with cross vent. Mid/late C19 one-window range on left, of rougher stonework. Ground floor has 2 windows with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullions. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil with chamfered jambs. First floor has 3-light casement. Left return side has stable door with segmental arch. Right return side of wing: 2-window range. 2-light mullion windows. Rear irregular. Interior not inspected. Stable attached on left has quatrefoil Farmhouse, now 2 houses. Early C18, with early C19 additions at each end, continuing roof line. Coursed limestone. Concrete tile roof; brick end ridge and internal stacks. 5-unit plan. 2 storeys and attic; 3-window range. No.1 Mill Hill Cottages, on left, has mid/late C20 plank door and hood on shaped brackets. Central section has 2 three-light chamfered stone-mullioned windows. Right end has C19 casement with painted wood</p>

	<p>intel. Left end has small C20 window on each floor. First floor has 2 old casements. Left return side has rendered gable. C19 casements. Right return side has entrance to Cobbers Keep, with C20 glazed door and hood on shaped brackets. Sash above. Attic window. Rear irregular five C20 flat-roofed roof dormers”.</p> <p>The building is fairly remote from the village centre and is surrounded by pasture fields which show indefinite earthworks. When constructed as the Manor House, it would have been an isolated elite residence within the rural landscape.</p> <p>The historic rural setting of the building has already been compromised by housing development to the east and south, which is harmful to the significance of the listed asset. The remaining rural setting is increasingly important in understanding how the building sat within the historic rural landscape and substantially contributes to its significance.</p> <p>Key Views – Public footpaths in the immediate vicinity of the listed building provide public views from the south and north, with more distant views from other footpaths to the north of the site across the fields to Manor Farmhouse, all which contribute substantially to the significance.</p>
Assessment of impact of development on significance of the asset	<p>Development of this site would not impact on the immediate setting of the listed building or the wider rural setting of the Farmhouse due to the existence of agricultural land and buildings located between the site and the Farmhouse. The separation distance of approx. 150 metres together with existing mature landscaping would help protect the character and setting of the heritage asset.</p> <p>Development on this field would not cause a significant detrimental effect on the remaining rural setting of the listed building by changing the general character of the setting, through urbanisation.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and ensure it did not impinge upon the historic setting of the Grade II listed farmhouse.</p> <p>Consideration would need to be given to the net-developable area to provide a suitable buffer/separation to ensure any potential impact of development on the setting of the asset was minimised. Consideration would also need to be given to protecting ‘key views’ into the site from the wider rural landscape.</p>

Conclusion of harm on the heritage asset	<p>Any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures provided.</p> <p>The heritage asset itself would not be significantly impacted. Development of the site would be unlikely to result in unacceptable harmful impact to and on the significance of the setting of the listed building. It is likely that mitigation measures could be implemented sufficient to address any potential harm to the setting of 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	Fenny Compton Conservation Area.
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area.
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated in 1969. The site in question lies approximately 50 metres beyond the northern boundary of the Conservation Area.</p> <p>The site would not be readily visible from the Conservation Area, although partial and glimpsed views into the site may be possible from High Street at the northern boundary of the Conservation Area. However, given the separation distance between the site and the Conservation Area and the existence of existing vegetation/trees to the southern edge of the site, it is considered that the site is not a major contributing element to the significance of this heritage asset.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would significantly alter the character and appearance of the site through the introduction of built form.</p> <p>Given the distance between the site and the edge of the Conservation Area and the possible slight inter-visibility between the two, it is considered any development in this location could have a minimal impact on the setting of the Conservation Area.</p>

Potential mitigation measures for identified harm	Development proposals would need to consider how the design and layout would address the relationship between the site and the Conservation Area. Consideration could be given to enhancing the existing landscaping along the southern site boundary to maintain the existing 'rural edge of village' feel. However, due to the nature of the site, any dwellings would naturally be constructed back from the road, thus reducing any impacts on this heritage asset even further.
Conclusion of harm on the heritage asset	Sensitive site layout and design and additional landscaping to the public facing site boundaries would minimise any potential detrimental impact of development on the Conservation Area. However, there remains potential for a minimal impact on the setting of the Conservation Area, due to a permanent change in the character of the site through the introduction of built form. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Possible shrunken medieval settlement of Fenny Compton.
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	The site forms part of possible remains of shrunken village dating back to the Medieval period. There are earthworks and mounds and hollows visible on the ground throughout the site, as confirmed on the HER and through the site visit. There is potential for below ground archaeological remains to enhance the understanding of local historic development of the medieval village.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some 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 some significance.</p> <p>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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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 nearby heritage assets and mitigation measures (such as the introduction of a landscaping buffer on the southern site boundary) would be possible in order to attempt 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	FEN.07
Site Address	North of Station Road (west), Fenny Compton
Site Capacity	Approx. 15 dwellings

Site Description

The site consists of a roughly rectangular shaped piece of grassed land, situated to the north east of the village of Fenny Compton just beyond the current edge of the built form of the village. The village playing fields are located immediately to the northwest of the site. The site is located 380 metres north east of the village Conservation Area and there are no nearby listed buildings. The closest footpath runs along the northern boundary of the recreation ground, affording public views from the north east. The land slopes from a high point at the south east roadside boundary, down to the level of the recreation ground. The site is well contained in that it is surrounded by mature hedgerows. To the north and southeast are further grassed fields.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Area of surviving Ridge and Furrow (HER Ref: MWA19617)
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset. • No listed status.
Contributing elements to significance of the heritage asset	The land parcel is identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records. A site visit was inconclusive due to the existence of long grass throughout the site. If ridge and furrow is surviving, the quality is unknown. However, given the small size of the site and the lack of ridge and furrow to the north of Fenny Compton due to recent agricultural farming methods, modern housing development and change of use of land to recreational uses, any remaining ridge and furrow on this site would be a remnant of the 'wider' heritage asset. The significance of this particular non-designated asset has been diminished due to it being a small remnant.
Assessment of impact of development on significance of the asset	Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unknown significance. It is unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site would lead to the destruction of the non-designated heritage asset, should it still exist.
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. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset.</p>
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of a 'pocket' of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the size of the site, it is

	concluded the loss of ridge and furrow on this site would result in less than substantial harm.
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	Conclusion on harm to heritage asset: Less than substantial harm.
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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 non-designated heritage asset when taking into account the site specific issues, although it is acknowledged that mitigation measures would not be possible in order to attempt to reduce the potential harmful impact development in this location would cause, seeing as the ridge and furrow earthworks would be lost to any development process. It is concluded that development in this location would result in less than substantial harm to the non-designated heritage asset based on the site specific circumstances.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	FEN.09
Site Address	South of Station Road (east), Fenny Compton
Site Capacity	Approx. 75 dwellings

Site Description

The site consists of the lower slopes of a large field located to the north east of the village of Fenny Compton, between a row of dwellings and the ex-Compton Works commercial site, which has been levelled and has planning consent to be re-developed with housing. The site is located 260 metres north east of the village Conservation Area and there are no nearby listed buildings. The closest footpath runs along the ridgeline to the south of the site, affording public views from an elevated position. The land slopes from a high point to the south, down to the level of the road running parallel to the North West boundary. The site is well screened from Station Road by a tall mature hedgerow. This is part of one field forming a patchwork of agricultural land to the south east.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Area of surviving Ridge and Furrow (HER Ref: MWA19617)
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset. • No listed status.
Contributing elements to significance of the heritage asset	The land parcel is identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records. Aerial mapping indicates the wider field (beyond the parameters of this site) and adjacent fields to the south east of the village showing extant ridge and furrow. At the time of the site visit, the field was covered in long grass, except for the most northern (flattest) part of the field running parallel to Station Road which showed little sign of the existence of any earthworks. Due to the long grass, it was not possible to confirm the extent or quality of the ridge and furrow in this location, despite the aerial images. However, any ridge and furrow would clearly form part of the 'wider' non-designated heritage asset on the south east edge of the village and would contribute to the overall significance of this particular non-designated asset.
Assessment of impact of development on significance of the asset	Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unknown significance. It is unknown what quality the ridge and furrow is in this location. Clearly any development of the site would lead to the destruction of an element of a non-designated heritage asset, should it still exist.
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. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset, since it would be lost to any development of the site.</p>
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of a part of a field which seems to include ridge and furrow of unknown quality, which is itself part of a wider patchwork of fields of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the

existence, extent and quality of the non-designated asset. Whilst the nature, extent and quality of the asset is unknown, the site is quite large and development of this site would lead to the possible loss of an element of a non-designated heritage asset. It is concluded the loss of ridge and furrow on this site would result in less than substantial harm.

Conclusion on harm to heritage asset: Less than substantial harm.

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 non-designated heritage asset when taking into account the site specific issues, although it is acknowledged that mitigation measures would not be possible in order to attempt to reduce the potential harmful impact development in this location would cause, seeing as an element of the existing the ridge and furrow earthworks would be lost to any development process. However, it is concluded that development in this location would result in less than substantial harm to the non-designated heritage asset based on the site specific circumstances.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	FEN.12
Site Address	East of Ridgeway, Fenny Compton
Site Capacity	Approx. 6 dwellings

Site Description

The site consists of a roughly rectangular shaped area of a much larger field, situated on the eastern edge of Fenny Compton just beyond the current edge of the built form of the village. New allotments associated with a recently completed housing development are located immediately to the northeast of the site. The northwest site boundary is coterminous with the village Conservation Area. There are no listed buildings in the vicinity of the site. A public footpath runs along the north western boundary of the site affording public views. The land is on rising ground, sloping from a high point to the south east roadside boundary, down to the edge of the village. The entire field was covered in long grass, which began to be cut during the time of the site visit.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Fenny Compton Conservation Area.
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area.
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated in 1969. The site in question lies on the north eastern edge of the Conservation Area, with the north western boundary of the site in question being coterminous with the Conservation Area boundary.</p> <p>The site would not be readily visible from within the Conservation Area, although partial and glimpsed views into the site would be possible from the Ridge Way to the north of the site. This corner of the village has changed substantially over recent years with new dwellings being granted both within and adjacent to the Conservation Area, immediately adjacent to site FEN.12. Planning consent has also recently been granted for dwellings to be constructed on land to the south west of FEN.12, also adjacent to the Conservation Area. This site, and the wider agricultural landscape to the east of the village clearly contributes to the significance of the Conservation Area and in particular, it's setting. However, given recent developments and permissions for further development in close proximity to the site and the Conservation Area itself, it is no considered that this site is a major contributing element to the significance of this heritage asset.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would clearly alter the character and appearance of the site through the introduction of built form, given its current undeveloped state. However, the significance of the Conservation Area as a heritage asset in this particular location in the village has been severely compromised through recent developments. Given the fact that this juncture of the village has become built-up over recent years, whilst it is acknowledged that further development in this location would impact on the significance of the heritage asset, it is considered development in this location would have a minimal impact on the significance of the asset.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout would address the relationship between the site and the Conservation Area. Consideration could be given to introducing suitable landscaping along the proposed south eastern site boundary to maintain the</p>

	existing 'rural edge of village' feel. Consideration would also need to be given to the public footpath, which runs along the line of the Conservation Area itself.
Conclusion of harm on the heritage asset	<p>Sensitive site layout and design and additional landscaping to site boundaries would minimise any potential detrimental impact of development on the setting of the Conservation Area. It is acknowledged that development of this site would cause some impact on the setting of the Conservation Area due to a permanent change in the character of the site through the introduction of built form, but it is considered the harm would be less than substantial in nature.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Area of surviving Ridge and Furrow (HER Ref: MWA19617)
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	The land parcel is identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records. The site visit was inconclusive due to the existence of long grass throughout the site. If ridge and furrow is surviving, the quality is unknown. However, walking through the site did not give the impression of mounds and hollows associated with ridge and furrow. Towards the end of the site visit, a tractor began mowing the grass and this did not show up any signs of existing ridge and furrow in the field. Aerial mapping clearly shows evidence of modern farming methods having been used on the site – there are no visual clues to earthworks remaining on site. Given the small size of the site and the lack of evidence of ridge and furrow in the field due to recent agricultural farming methods, the significance of this site in relation to this particular non-designated asset has been diminished to the point it is minimal.
Assessment of impact of development on significance of the asset	Development of this land could possibly lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unknown significance – however it seems unlikely that ridge and furrow remains within the site. Clearly any development of the site would lead to the destruction of the non-designated heritage asset, should

	it still exist. However, it is a small section of a wider field and the impact of development on the significance of the asset would be minimal.
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. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset, should ridge and furrow still exist within the site.</p>
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of a 'pocket' of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the small size of the site, it is concluded that should ridge and furrow still exist, any loss would result in less than substantial harm.</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 Conservation Area and possible ridge and furrow. Mitigation measures (such as the introduction of a landscaping buffer on the southern site boundary) would be possible in order to attempt 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.