

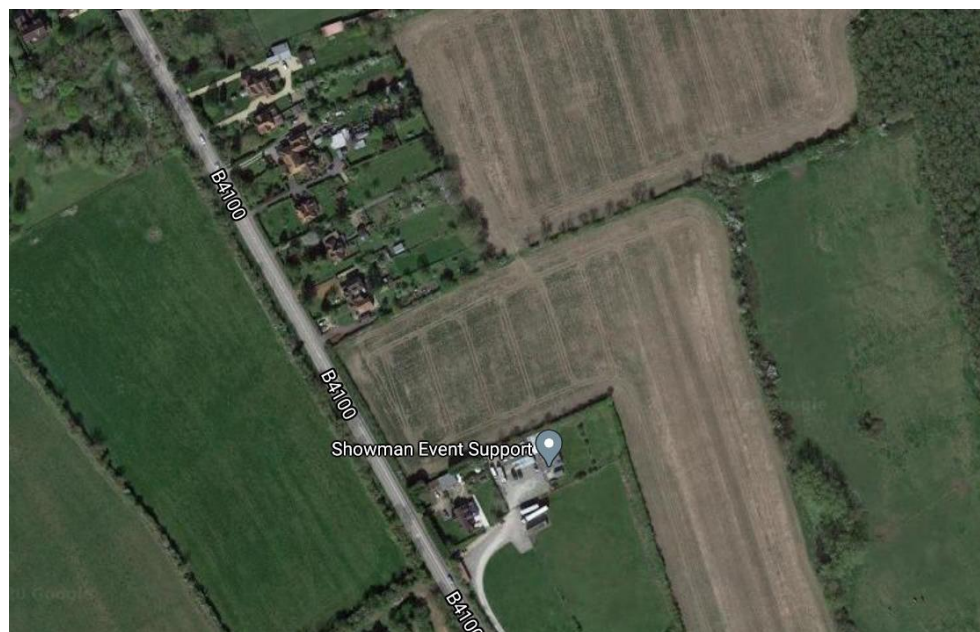
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	GAY.03
Site Address	East of Banbury Road (south), Gaydon
Site Capacity	Approx. 24 dwellings

Site Description

The site is a rectangular shaped area of land to the south-east of Gaydon. It consists of ploughed agricultural land and is mostly flat, with some undulations. It is bordered by hedgerow to the west, south and northern boundaries, with further agricultural land to the east. Existing dwellings and other buildings are present to the south and north of the site.



Name of Heritage Asset affected by allocated site	There are no designated or non-designated heritage assets to be formally assessed in relation to this site. There is a Scheduled Monument approximately 390m to the south east of the site, however, this consists of the buried remains of a Roman Villa and therefore would not be affected by development of this site. There is no Conservation Area for Clifford Chambers. The closest Listed Building is the Grade II Barn off Church Lane approximately 230m north-west of the site, with no inter-visibility or connectivity between the listed building and the site due to tall hedgerows in the intervening distance. There is no Ridge and Furrow present on site and the HER does not record any Ridge and Furrow having ever existed. There are no records of archaeological monuments or events associated with the site through the HER.
Type of heritage asset/Listed Grade	N/A.
Contributing elements to significance of the heritage asset	N/A.
Assessment of impact of development on significance of the asset	None.
Potential mitigation measures for identified harm	None.
Conclusion of harm on the heritage asset	<p>There are no designated or non-designated heritage assets that would be adversely affected by development of this site.</p> <p>Conclusion on harm to heritage assets: No harm.</p>

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	GAY.06
Site Address	South of Church Lane (west), Gaydon
Site Capacity	Approx. 15 dwellings

Site Description

The site consists of a roughly rectangular shaped area of ploughed agricultural land, to the south of the settlement of Gaydon. The site is bordered by tall hedges, trees and vegetation to its north, east and western boundaries. To the south lies further agricultural land, whilst to the north is an area of landscaped land bordering residential properties. Part of the site to the north lies within the curtilage of a Grade II listed building, the Leys. The site lies adjacent to Church Street, to the north. The site slopes gently from north to south.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	The Leys, Church Lane, Gaydon
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>Designated May 1987. The Listing Description states:</p> <p>“House. Late C17/early C18. Rendered and whitewashed stone and brick; mostly whitewashed brick to rear. Straw thatched roof has 1950s carved bargeboards; late C20 brick end stacks. Lobby entry 3-unit plan. 2 storeys and attic; 3-window range. Wide plank door under segmental arch. Open-fronted porch has thatched hipped roof. Mid C20 three-light casements to left. Small cross-glazed single light to right. 2-light similar casement above. Old 2-light leaded casements on right. Ground floor windows have segmental arches. Right return side has 3-light chamfered stone mullioned window with hood mould. To rear: 4-window range. 2 and 3-light casements, some leaded and others with glazing bars. Segmental arches. C20 lean-to. Interior: ogee stop-chamfered ceiling beams. Room to left has open fireplace with ogee stop-chamfered bressumer. Old 3-plank doors. Straight flight and winder stairs. Some stud partitions.”</p> <p>Key Views – A public footway, Church Lane, runs to the north of the site, adjacent to the north elevation of the listed building. The listed building is therefore highly visible from Church Lane to the north, west and east. The site would be visible from the listed building, as it would directly abut the site boundaries to the south. Part of the site also lies within the garden curtilage of the Leys listed building.</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	Development of this site, in its full current extent, would have the potential for causing harm to the setting of this heritage asset, as it would involve the development of open agricultural land directly abutting the residential curtilage of the listed building. However, this harm would only be caused should the site be developed to its full extent. A reduction in the net developable area to focus development of the site away from this heritage asset would significantly reduce the potential impact on the setting of the listed building. Further mitigation measures, including landscaping to reduce the inter-visibility of the development and the listed building, would be considered sufficient to ensure the level of harm would be 'less than significant'.
Potential mitigation measures for identified harm	As above, it is considered that a reduction of the net developable area, and focussing the development away from the heritage asset would mitigate the level of harm identified to the setting of the listed building.
Conclusion of harm on the heritage asset	It is considered that with the implantation of the mitigation measures as enumerated in the above sections, the level of harm to the heritage asset would be 'less than substantial'. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Roman villa north of Ireland Farm
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset. • Scheduled Monument.
Contributing elements to significance of the heritage asset	<p>The Scheduled Monument is a minor Roman villa, and was designated in 1977. The reason for designation by Historic England states that:</p> <p>“Roman villas provide a valuable index of the rate, extent and degree to which native British society became Romanised, as well as indicating the sources of inspiration behind changes of taste and custom. In addition, they serve to illustrate the agrarian and economic history of the Roman province, allowing comparisons over wide areas both within and beyond Britain. Despite cultivation the minor Romano-British villa 595m north of Ireland Farm survives comparatively well and will contain archaeological and environmental evidence relating to its construction,</p>

	<p>development, longevity, social, political and economic significance, agricultural practices, trade, industrial activity, domestic arrangements, abandonment and overall landscape context.”</p> <p>Key Views – the scheduled monument is not visible from the site, as it primarily consists of underground archaeological remains. In addition, the site is approximately 500m in distance from the site, with vegetation and hedgerows in the intervening distance. No key views into or out of the scheduled ancient monument would be affected by development of the site.</p>
Assessment of impact of development on significance of the asset	The scheduled monument is situated 0.6km to the south of the site. Additionally, there are intervening hedgerows and vegetation between the site and the heritage asset. The monument is also situated below ground with no visible structures. As such, due to the separation distance and the lack of inter-visibility between the site and the monument, it is considered that there would be no potential harm to the significance of the asset.
Potential mitigation measures for identified harm	Due to the significant intervening distance and lack of inter-visibility between the site and the heritage asset, it is considered that no mitigation measures would be necessary to make development of the site acceptable in relation to the scheduled ancient monument.
Conclusion of harm on the heritage asset	<p>Due to the large distance and the lack of inter-visibility between the site and the monument, it is considered that there would be no potential harm to the significance of the asset. No mitigation measures would be necessary to make the impact on the scheduled monument acceptable.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	MWA3900 - Shrunken settlement earthworks around Gaydon
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 Warwickshire County Council HER report states that settlement remains are visible as earthworks to the north and south of Gaydon. This suggests that this is a Medieval shrunken village.

Assessment of impact of development on significance of the asset	No evidence of visible earthworks on the site are visible on satellite imagery. However, 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 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	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. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	MWA19601- Ridge and furrow Identified region of ridge and furrow
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 HER reports note three fields of ridge and furrow and a plough headland, identified from NMP data and modern air photos. However, 2012-2013 satellite photos shows all these as ploughed.
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>
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Heritage Asset 5:

Name of Heritage Asset affected by allocated site	EWA10615 - archaeological anomalies recorded
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 HER reports note that a detailed gradiometry survey was carried out over 1.3 hectares of land to the south of St Mark's Close in Gaydon by Stratascan on the 10th October 2014. A large number of anomalies of probable archaeological origin were identified and are likely to relate to former settlement activity.</p>
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	<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). 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 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

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that, provided mitigation measures are implemented including a reduction in the net developable area, development would cause less than substantial harm to the setting of the nearby listed building and other heritage assets. Overall, 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	GAY.07
Site Address	South of Kineton Road, Gaydon
Site Capacity	Approx. 30 dwellings

Site Description

The site consists of a roughly square shaped area of ploughed agricultural land, to the south of Kineton Road, and to the east of the village of Gaydon. The site is bordered by tall hedges and vegetation to its north elevation, trees to its eastern elevation and further agricultural land to the south and west. The nearest designated heritage asset to the site is the Grade II listed Gaydon Farmhouse, approximately 85m to the north of the site on Kineton Road.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Gaydon Farmhouse
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>Designated May 1987. The Listing Description states:</p> <p>“Farmhouse. Said to be dated 1674; altered late C18/early C19. Regular coursed lias. Slate roof; brick end stacks. 3-unit plan. 2 storeys and attic; 4-window range. Entrance in third bay has part-glazed 6-panelled door. Ground floor has 3-light wood mullioned and transomed window to left, 2 single-light windows, and cross and single-light windows to right end. First floor has cross windows. Two 4-light roof windows. Horizontal glazing bars throughout. Some windows have panelled shutters. Interior not inspected.”</p> <p>Key Views – A public footway, Kineton Road, runs to the south of the listed building. The listed building is therefore highly visible from Kineton Road, although as the building is situated on a curve, it is less visible when moving towards the south along the road due to the oblique angle and the buildings that are situated in the intervening distance. The listed building is only visible at a very oblique angle from the site, and key views into and out of the listed building would only be marginally impacted by development of the site.</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	The listed building is situated over 100 metres away from the site, and is only visible at a very oblique angle from the north-east extent of the site. The curve of Kineton Road, and the relative position of the site to the listed building, means that inter-visibility between the two sites would be limited. Development of the site would only be minimally visible from this listed building, and would be in the context of existing dwellings situated along Kineton Road. An existing tall hedge to the northern boundary of the site would significantly reduce visibility of the site from this heritage asset.
Potential mitigation measures for identified harm	Additional landscaping to the northern boundary of the site, as well as focussing development away from the nearest north-east corner to the listed building, could reduce the level of harm to Gaydon Farmhouse to a negligible level.
Conclusion of harm on the heritage asset	<p>Due to the substantial distance and minimal visibility between the heritage asset and the site, as well as existing tall hedgerows to the site's northern boundary, the level of harm to the heritage asset would be 'less than substantial'. Landscaping to the northern boundary of the site could further reduce the scale of harm to a very low level.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Conclusion of Harm:

Based on the assessment of the designated heritage asset affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of nearby listed building, and mitigation measures such as the introduction of a landscaping buffer on the northern site boundary and focussing development away from the north-east corner of the site, 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 heritage assets.