

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

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| SHLAA Reference | HALF.01 |
| Site Address | East of Fosse Way (north), Halford |
| Site Capacity | Approx. 15 dwellings |

Site information

The site is a small field approx 0.8ha in size, adjacent to an existing dwelling and is currently used by sheep for grazing. It is bounded by trees and hedgerow to the west and is surrounded by a small wired fence. The site is located off the Fosse Way which runs through Halford and there is a public right of way to the north of the site which runs alongside it. Although the site is not within the Conservation Area, the western boundary is conterminous with the Conservation Area.



Assessment criteria:**Heritage Asset 1:**

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| Name of Heritage Asset affected by allocated site | Village Farmhouse, Queen Street, Halford |
| 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>Village Farmhouse is a dwelling built in the early 19th Century. It is situated approximately 60m away from the proposed development site within the Conservation Area.</p> <p>Historic England listing description: “House. Early C19. Regular coursed limestone rubble. Slate roof. Brick or stone end stacks. Stone copings. Double-depth plan. 2 storeys. 3-window range. Central entrance has arched stone surround, recessed 6-panelled door and fanlight. 16-pane sashes flank entrance. Two 16- and one 12-pane sash to first floor. Left end has 2 sashes to first floor and a blocked window opening. All windows have glazing bars. Ironstone plinth and dressings to window and door dressings”.</p> <p>Key Views – there is a green area with a bench in the immediate vicinity of the listed building and this presents uninterrupted views from the listed building to the surrounding landscape. There is a public footpath adjacent to the development 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 | Development of this site would not have a substantial impact on the immediate setting of the listed building or the listed building itself due to the orientation of the farmhouse in relation to the proposed development site. However, key views could be compromised as a result of development. |
| Potential mitigation measures for identified harm | Development proposals would need to consider how the design and layout of any scheme would impinge upon the historic setting of the Grade II listed dwelling and address key views from the listed farmhouse to the site. |

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| | Consideration should be given to landscaping or planting to screen any new development from the listed building. 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. |
| Conclusion of harm on the heritage asset | <p>Development of the site is unlikely to result in unacceptable harm to the heritage asset and the setting of the heritage asset due to the orientation of the listed building and the separation distance. It is likely that mitigation measures could be implemented which would be 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> |

Heritage Asset 2:

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| Name of Heritage Asset affected by allocated site | Sykes House, Queen Street, Halford |
| 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>Listing description: "Farmhouse, now house. Late C17. Squared coursed limestone rubble. Steeply pitched red tile roof. Stone ridge and end stacks, the one to left rendered. 2 storeys. T plan. Elevation to road: 2-window range, main part with projecting wing to right. Main part: wide entrance off-centre to right has C20 plank door and wood lintel. To left a wood casement with hood mould and label stops. To right a 3-light stone-mullioned window with hood mould and label stops. First floor has two 3-light stone mullioned windows with hood moulds and label stops. Fire plaque above first floor window. Wing: single storey plus attic. 3-light stone-mullioned windows with hood moulds and label stops to both floors. Stone coping. Sundial at base of end stack. Interior: said to have inglenook, beams and wattle and daub partition in attic".</p> <p>It is situated approx. 70m away from the proposed development site within the Conservation Area. It is set back behind a row of dwellings 'Paradise Row' which comprise of three listed buildings.</p> |

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| | 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 not envisaged that development of this site would have a detrimental impact on the setting of this listed building or the listed building itself. There are a number of properties to the west of the site which interrupt any key views from the development site to the listed building. |
| Potential mitigation measures for identified harm | Consideration should be given to enhancing the existing landscaping and planting to ensure that any new development remains adequately screened from the listed building. 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. |
| 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. Landscaping and planting could be implemented in order to ensure that the setting of the listed building is not compromised as a result of development. Conclusion on harm to heritage asset: Less than substantial harm |

Heritage Asset 3:

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| Name of Heritage Asset affected by allocated site | Rose Cottage, Paradise Row, Halford |
| 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>This cottage was built in the mid-late 18th Century and is part of a row of cottages called 'Paradise Row'. It is situated approx. 60m away from the proposed development site within the Conservation Area.</p> <p>Listing description: "Cottage. Mid - late C18. Regular coursed limestone rubble. Thatched roof. Brick end stack. 2-unit plan. Single storey plus attic. 2-window range. Central entrance has a 6-panelled door with 2 glazed panels, wood door-frame, wood lintel and C20 rustic porch. Entrance</p> |

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| | <p>is flanked by 3-light wood casements. Attic floor has 2 swept dormers with 3-light wood cames and leaded lights. Some windows have crown glass. Part of a row of 3 cottages. 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> |
| Assessment of impact of development on significance of the asset | It is not envisaged that development of this site would have a detrimental impact on the setting of this listed building or the listed building itself. The cottage is set back along its own lane called Paradise Row and is already screened by a detached dwelling and large trees. |
| Potential mitigation measures for identified harm | Consideration should be given to enhancing the existing landscaping and planting to ensure that any new development remains adequately screened from the listed building. 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. |
| Conclusion of harm on the heritage asset | <p>It is concluded that there would not be a significant a harm to the heritage asset as a result of this development. Landscaping and planting could be implemented in order to ensure that the setting of the listed building is not compromised as a result of development.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p> |

Heritage Asset 4:

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| Name of Heritage Asset affected by allocated site | Rose Tree Cottage, Paradise Row, Halford |
| 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 | This cottage was built in the mid-late 18 th Century and is part of a row of cottages called ‘Paradise Row’. It is situated approx. 60m away from the proposed development site within the Conservation Area. |

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| | <p>Listing description: "Cottage. Mid - late C18. Regular coursed limestone rubble. C20 tile roof. Brick end stack. 2-unit plan. Single storey plus attic. 3-window range. Central entrance has plank door, wood door-frame and wood lintel. Entrance is flanked by a 3-light and a 2-light casement window with glazing bars and wood lintels. Attic has two 2-light and a 3-light wood casement window with leaded lights. Some windows have crown glass. Part of a row of 3 cottages. 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> |
| Assessment of impact of development on significance of the asset | It is not envisaged that development of this site would have a detrimental impact on the setting of this listed building or the listed building itself. The cottage is set back along its own lane called Paradise Row and is already screened by a detached dwelling and large trees. |
| Potential mitigation measures for identified harm | Consideration should be given to enhancing the existing landscaping and planting to ensure that any new development remains adequately screened from the listed building. 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. |
| Conclusion of harm on the heritage asset | <p>It is concluded that there would not be a significant a harm to the heritage asset as a result of this development. Landscaping and planting could be implemented in order to ensure that the setting of the listed building is not compromised as a result of development.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p> |

Heritage Asset 5:

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| Name of Heritage Asset affected by allocated site | Fairview, Paradise Row, Halford |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building |

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| <p>Contributing elements to significance of the heritage asset</p> | <p>This cottage was built in the mid-late 18th Century and is part of a row of cottages called ‘Paradise Row’. It is situated approx. 60m away from the proposed development site within the Conservation Area.</p> <p>Listing description: “Cottage. Mid - late C18, with C19 alterations. Regular coursed limestone rubble to right end and rear. Red brick to front. Thatched roof. Brick end stack. L-plan. Single storey plus attic. Entrance to right has panelled door, doorway with segmental-arched head and rustic porch. A 3-light wood casement to right has glazing bars and brick segmental lintel. A 3-light wood casement window with leaded lights and crown glass in swept dormer above. Thatched single-storey kitchen range to rear. Part of a row of 3 cottages. 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>Assessment of impact of development on significance of the asset</p> | <p>It is not envisaged that development of this site would have a detrimental impact on the setting of this listed building or the listed building itself. The cottage is set back along its own lane called Paradise Row and is already screened by a detached dwelling and large trees.</p> |
| <p>Potential mitigation measures for identified harm</p> | <p>Consideration should be given to enhancing the existing landscaping and planting to ensure that any new development remains adequately screened from the listed building. 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> |
| <p>Conclusion of harm on the heritage asset</p> | <p>It is concluded that there would not be a significant a harm to the heritage asset as a result of this development. Landscaping and planting could be implemented in order to ensure that the setting of the listed building is not compromised as a result of development.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p> |

Heritage Asset 6:

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| Name of Heritage Asset affected by allocated site | Halford Conservation Area |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset |
| Contributing elements to significance of the heritage asset | The Conservation Area was designated on 21 January 1998. The development site lies outside of the Conservation Area but the western boundary of the site is conterminous 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 'Village Farmhouse'. |
| 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 proximity of the site to the Conservation Area (including the sharing of a boundary), any development would have an impact on the setting of the Conservation Area in this part of the settlement. |
| Potential mitigation measures for identified harm | Development proposals would need to sensitively consider how the design and layout would address the important relationship between the site and the Conservation Area. 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. Development should not be over-dominant and would need to ensure public views into and out of the Conservation Area are maintained. |
| 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. 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 7:

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| Name of Heritage Asset affected by allocated site | Surviving ridge and furrow |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Non Designated Heritage Asset • Surviving ridge and furrow |
| Contributing elements to significance of the heritage asset | Four fields of extant ridge and furrow were mapped as part of the South-East Warwickshire and Cotswold Hills National Mapping programme and air photos taken in 2012-2013 show that most of these survive. The mapping exercise was for four fields in total immediately to the south and east of Halford. |
| Assessment of impact of development on significance of the asset | The site visit indicated there were only some feint remnants or ridge and furrow remaining within the site. The ridge and furrow was patchy and of relatively poor quality, since the classic 's' shaped earthworks were relatively flat and difficult to determine. The significance of the asset relates to the quality and prominence of the associated earthworks. Whilst it is acknowledged that development would have an impact on the significance of the heritage asset, given the poor quality of the ridge and furrow in this location, impact would be less than substantial. |
| Potential mitigation measures for identified harm | Should development take place on this site, ridge and furrow would be permanently lost. It would not be possible to mitigate against this. |
| Conclusion of harm on the heritage asset | <p>The site visit indicated some parts of the site had very feint remnants of ridge and furrow remaining. The development of this site and loss of ridge and furrow of poor quality is unlikely to be of sufficient reason to warrant the loss being classed as 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 the Conservation Area, the listed buildings and the loss of ridge and furrow. Mitigation measures (such as the introduction of appropriate landscaping and possible reduction in dwellings) would be possible in order to attempt to reduce the potential harmful impact development in this location would cause.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

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| SHLAA Reference | HALF.03 |
| Site Address | North of Idlicote Road, Halford |
| Site Capacity | Approx. 18 dwellings |

Site information

The site is approx. 1.0ha of scrubland bounded by hedgerow and trees. The site is located along Idlicote Road which is a quiet road with a number of large existing properties opposite, a couple of which are undergoing renovation. The site is not within the Conservation Area and is approx. 200m away from the boundary of the Conservation Area.



Assessment criteria:**Heritage Asset 1:**

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| Name of Heritage Asset affected by allocated site | The Folly, Idlicote Road, Halford |
| 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>The Folly is a grade II listed dwelling built around 1790. It is approx. 70m away from the proposed development site with properties between the site and the listed building.</p> <p>Listing description: "Folly, now house. c.1790, with later alterations and additions. Limestone ashlar front with squared coursed limestone rubble to sides and rear. Hipped slate roof. Renewed stone lateral stack. 2 storeys. 2 octagons placed side by side. Entrance to right with hipped porch on slender supports. Sashes with stone lintels and stone sills to each floor. Flat bands to first and second floors. Limestone single-storey extension with gabled stone slated roof to left. Early C19 ashlar extension to rear. Interior: C18/early C19 fireplaces and stair. Cellar."</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 | It is not considered that development of this site would have any detrimental impact on the setting of this listed building. There are a number of properties to the south and west of the site in question which interrupt any key views from the development site to the listed building and there appears to be no historic connection between the two sites. |
| Potential mitigation measures for identified harm | No mitigation measures would be necessary. |
| Conclusion of harm on the heritage asset | <p>The heritage asset itself would not be affected. Development of the site would not result in any harmful impact to the significance of the heritage asset. It is not considered that mitigation measures would need to be introduced to protect the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p> |

Heritage Asset 2:

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| 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 | Four fields of extant ridge and furrow were mapped as part of the South-East Warwickshire and Cotswold Hills National Mapping programme. Air photos in 2012-2013 show that most of these survive. The mapping exercise was of four fields in total immediately to the south and east of Halford. Only a small part of the proposed development site is shown to have surviving ridge and furrow. |
| Assessment of impact of development on significance of the asset | <p>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 the proposed site and is part of a total of four fields seemingly shown to have ridge and furrow present, therefore the impact of development on the significance of the asset would be minimal.</p> <p>The site visit proved inconclusive as the field constituted overgrown scrub and therefore it was not possible to confirm whether ridge and furrow is still present on site. Should any ridge and furrow remain within the site, it would be a remnant and likely to be of poor quality.</p> |
| 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 | Whilst HER records indicate ridge and furrow is still present on site, the entire site is scrubland and therefore it is likely that any remnants of ridge and furrow should it exist would be of poor quality. Therefore, it is concluded that there would be less than substantial harm. |

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| | Conclusion on harm to the 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 ridge and furrow and listed building but no harm to the setting of the listed building. Therefore based on the cumulative impact on the assets it is concluded that there would be less than substantial harm to designated and non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

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| SHLAA Reference | HALF.08 |
| Site Address | East of Fosse Way (Middle), Halford |
| Site Capacity | Approx. 6 dwellings |

Site information

The site is approx. 0.4ha in size of grassland and is bounded by trees and hedgerow. The Fosse Way runs along the western edge of the site; however it is set back from the road. The site is opposite a Grade II listed building (Halford Bridge Inn) and is situated next to the car park belonging to the Inn. It sits wholly within the Conservation Area with several existing properties within close proximity including a garage which sells local produce.



Assessment criteria:**Heritage Asset 1:**

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| Name of Heritage Asset affected by allocated site | Halford Bridge Inn, Fosse Way, Halford |
| 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>Halford Bridge Inn was built in the late 18th Century and is a Grade II Listed Building, coursed in limestone rubble.</p> <p>Listing description: “Inn. Late C18. Regular coursed limestone rubble. Stone slate roof laid to diminishing courses. Ashlar ridge and end stacks. Stone coped gables. 2 builds. To left, 2 storeys plus attic; to right, 2 storeys; 6-window range altogether. Left part: central entrance has panelled door with wood door-frame and overlight. Flat roofed porch on square wood supports. 2 sashes to left with keyblock heads. A canted bay window to right with horned sashes. 3 sashes to first floor with wood lintels. 3 smaller sashes to attic. All windows have glazing bars, some with horns. Right part: carriage entrance to left has elliptical keystone head and C20 door and windows. Canted bay window to right has sashes with horns. 3 sashes to first floor have glazing bars and keyblock surrounds. Two C20 skylights. 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> |
| Assessment of impact of development on significance of the asset | <p>Development of this site would have some impact on the immediate setting of the listed building. The Inn is a prominent feature of the village of Halford and is situated directly opposite the proposed development site. Development of this site would change the feel and character of the area by introducing a higher degree of built form in this area. However, the Planning Inspector associated with planning application ref: 18/00580/FUL for 4 dwellings on the bowling green site (HALF.08) concluded that development in this location would not detract from the significance of the heritage asset due to the existing planting along the site boundary.</p> |

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| Potential mitigation measures for identified harm | Development proposals would need to consider how the design and layout of any scheme would address the relationship between the site and the setting of the grade II listed building within the Conservation Area and ensure the retention of the mature landscaping to the western site boundary. |
| Conclusion of harm on the heritage asset | Development of this site would potentially cause some impact on the setting of the listed building. However, mitigation measures would be possible to address the harm to the significance of the heritage asset. Conclusion on harm to heritage asset: Less than substantial harm. |

Heritage Asset 2:

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| Name of Heritage Asset affected by allocated site | Halford Conservation Area |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset |
| Contributing elements to significance of the heritage asset | <p>The Conservation Area was designated on 21 January 1998. The Fosse Way (A429) runs to the west of the site. The Conservation Area boundary runs along the northern and eastern boundaries of site HALF.08, with the site located entirely within the Conservation Area. The site is on the southern edge of the village.</p> <p>The significance of the Conservation Area lies in part in it being a collection of buildings that, along with public and private spaces in-between, show it to be a rural settlement that has evolved over the centuries. The mature belt of trees along the western edge of the site form a rural edge/buffer on the southern edge of the village, which help provide an historic relationship between the Conservation Area and the surrounding countryside.</p> |
| Assessment of impact of development on significance of the asset | Development of this site would lead to a permanent change in the appearance and character of the area by introducing built form to an area, which has historically formed one of the important public open spaces within the Conservation Area. Perhaps more critically, vehicular access to the site would lead to significant tree removal on the sensitive western boundary of the site. This would appreciably compromise the copse of trees that act as a buffer when entering the village |

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| | from the south. As a result, the historic relationship of the Conservation Area to the surrounding countryside would be harmfully eroded since the settlement's edge would become harsher, more abrupt and more urbanised. As such, development would not preserve the character and appearance of the Conservation Area and would cause less than substantial harm to its significance. |
| Potential mitigation measures for identified harm | 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. The issue would be in relation to the loss of the trees on the western site boundary in order to create a suitable vehicular access and appropriate visibility for vehicles entering and exiting the site. Any proposal would need to ensure that this important boundary was not unacceptably compromised to the extent it would harm the setting and character/appearance of the Conservation Area. |
| Conclusion of harm on the heritage asset | 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 and the potential substantial loss of mature trees along the western Conservation Area boundary. Mitigation measures would not be possible to address the harm to the significance of the heritage asset in terms of creating a suitable vehicular access. Conclusion on harm to heritage asset: Less than substantial harm. |

Heritage Asset 3:

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| Name of Heritage Asset affected by allocated site | MWA2290 – Halford Cockpit, Main Street, Halford |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Non Designated Asset • No listed status. |
| Contributing elements to significance of the heritage asset | This was the site of a baiting place, where cock fighting took place during the post medieval and imperial periods. There was a clubroom with wine cellar below and cockpit in the loft above. Cockfighting took place at least as late as the 1880s. In 1951 the pavilion was pulled down to make room for a car park and plans to widen the Fosse Way. These improvements took place in 1962. |

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| 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 | 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. Therefore it is concluded that there would be less than substantial harm to the asset. 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 the impact on the Conservation Area would not allow mitigation measures to reduce the impact of harm development in this location would cause. It is concluded that development in this location would result in less than substantial harm to both designated and non-designated heritage assets which public benefits would not outweigh.