

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	HAR.04
Site Address	North of Binswood End (east), Harbury
Site Capacity	Approx. 24 dwellings

Site Description

The site consists of an irregularly shaped parcel of land to the north of the village of Harbury. The site is split in two vertically by a hedgerow intersecting the site, although both portions of the site are grassed fields. A footpath also runs diagonally from south to north across the site. The site slopes upwards from west to east. Residential properties are to the south of the site, whilst there are further fields to the east, west and north. The site is adjacent to the Harbury Conservation Area, which is situated to the south of the site. The eastern side of site is at lower elevation than Conservation Area and has trees and houses at the boundary. The western side of site is at a slightly lower elevation than the Conservation Area and is highly visible from the Conservation Area.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA19518 - Five small fields of ridge and furrow, Aerial photograph of ridge and furrow
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 western portion of the site is located within a monument layer of ridge and furrow, which is a non-designated heritage asset. It is also identified in an aerial photograph of the site. However, little evidence of ridge and furrow was visible on site except for some slight undulations which were not conclusive, although the site is grassed over and it is possible that some traces of ridge and furrow are evident beneath the grass. Aerial satellite imagery shows some diagonal running lines across the site, mostly concentrated in the western portion. However, these could be 'shadows' of previous ridge and furrow which has remained in the grass growth patterns, rather than reflecting remaining ridge and furrow. Any remains (if any) of ridge and furrow are considered to be of poor quality.
Assessment of impact of development on significance of the asset	Development would lead to the loss of any remaining ridge and furrow, although little evidence of ridge and furrow was evident during the site visit. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. As such, its loss would be considered to be 'less than substantial'.
Potential mitigation measures for identified harm	As the ridge and furrow region/monument layer is concentrated in the west of the site, development could be located to the eastern portion to ensure preservation of any remaining ridge and furrow. However, this asset appears to have already been lost or greatly compromised.
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of remnants of ridge and furrow on the site. However, little evidence of ridge and furrow was evident during the site visit. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. The level of harm is therefore concluded to be less than substantial.

	Conclusion on harm to heritage asset: Less than substantial harm.
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Harbury 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 Harbury Conservation Area was designated in 1998. The Conservation Area Review states that whilst the south side of Mill Street has “great visual interest”, the upper part of Mill Street to Binswood End is characterised by undistinguished semi-detached and detached houses.</p> <p>Key Views – The western portion of the site is situated conterminous with the Harbury Conservation Area to its southern boundary. The site is highly visible from this western portion, both from the rear gardens of the houses situated adjacent to the site’s boundary, and from Mill Street through the gaps of visibility that are present between these existing houses.</p>
Assessment of impact of development on significance of the asset	<p>The southern boundary of the western portion of this site is commensurate with part of the northern boundary of the village’s Conservation Area, and as such, there would be an impact on the significance of the Conservation Area as the site is visible from the Conservation Area. However, it is considered that suitable mitigation measures, such as a reduced developable area and/or appropriate planting adjacent to the Conservation Area boundary could help reduce any harm to the heritage asset.</p> <p>Furthermore, the part of the Conservation Area that is conterminous with the southern boundary of the site does not contain any designated listed buildings and is characterised by modern detached and semi-detached houses. This part of the Conservation Area is not noted by the Harbury</p>

	Conservation Area Reviews as being of particular heritage importance. As such, it is considered that some visibility of the site from this section of the Conservation Area would be acceptable, provided that the design and layout of the development was of a sensitive nature.
Potential mitigation measures for identified harm	Reducing the developable area of the site so that development is situated away from the boundary of the Conservation Area would help mitigate against the potential harm to the Conservation Area. This could be implemented in conjunction with landscaping to the southern boundary of the site, particularly focussed on the western portion commensurate with the Conservation Area. It is considered that this would reduce the level of impact to this heritage asset as the visibility of the development from the Conservation Area would be greatly reduced.
Conclusion of harm on the heritage asset	It is considered that the implementation of appropriate mitigation measures, such as locating development away from the Conservation Area boundary and introducing landscaping to the southern boundary, would reduce the scale of impact to this heritage asset. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	MWA9475 - Harbury Post Medieval Settlement
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 site contains an extremely small portion, to its south westerly extent, of what is recorded as the “possible extent of the post medieval settlement at Harbury based on first edition OS 6" mapping” in the Warwickshire County Council Historic Environment Records. No above ground evidence of this

	appears to exist.
Assessment of impact of development on significance of the asset	Only a very small section of the site, situated to the south-west of the site, is located within the area of this monument layer. Nevertheless, development of the site could lead to the loss of archaeological remains of unknown 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 unknown 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>

Conclusion of Overall Level 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 Conservation Area and the non-designated heritage assets situated within the site, provided that appropriate mitigation measures are taken. Mitigation measures, such as locating development away from the Conservation Area boundary and implementing landscaping screening 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	HAR.05
Site Address	North of Mill Street (west), Harbury
Site Capacity	Approx. 12 dwellings

Site Description

The site consists of a roughly square parcel of land to the north of the village of Harbury. The site is undulating in nature and slopes upwards from north to south and from west to east. Residential properties are to the south of the site, whilst there are further fields to the east, west and north. The site is grassed and used as a pasture field. Agricultural buildings are present to the east of the site, although outside of the site's boundaries. The site is surrounded by hedgerow to its western and southern boundaries.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA19518 - Five small fields of ridge and furrow, Aerial photograph of ridge and furrow
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 site is located within a monument layer of ridge and furrow, which is a non-designated heritage asset. It is also located within an area identified as having an aerial photograph of ridge and furrow. Evidence of ridge and furrow was not visible on site, although the site is grassed over and it is possible that some traces of ridge and furrow are evident beneath the grass. Aerial satellite imagery shows lines running across horizontally the southern portion of the site which appear correlated with the ridge and furrow region/monument layer on GIS. However, these could potentially be 'shadows' of previous ridge and furrow which has remained in the grass growth patterns, rather than reflecting remaining ridge and furrow. Remains (if any) of ridge and furrow are considered to be of poor quality.
Assessment of impact of development on significance of the asset	Development would lead to the loss of any remaining ridge and furrow, although no evidence of ridge and furrow was evident during the site visit. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. If any ridge and furrow does exist, it is clearly of poor quality and equates to a very small remnant. Its loss would not be significant.
Potential mitigation measures for identified harm	As the ridge and furrow region/monument layer covers the vast majority of the site, there would be no mitigation measures available to reduce the identified harm.
Conclusion of harm on the heritage asset	Development of this site would lead to the loss of any remaining ridge and furrow on site. However, no evidence of ridge and furrow was evident during the site visit. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. The level of harm is therefore concluded to be less than substantial.

	Conclusion on harm to heritage asset: Less than substantial harm.
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	MWA9055 - Harbury Medieval Settlement
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 site contains a very small portion, to its southern extent, of what is recorded as the “The possible extent of the Medieval settlement at Harbury which has been identified from the Ordnance Survey first edition map.” in the Warwickshire County Council Historic Environment Records.
Assessment of impact of development on significance of the asset	Only a very small section of the site, situated to the south of the site, is located within the area of this monument layer. Nevertheless, development of the site could lead to the loss of archaeological remains of unknown 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 unknown 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 on Level 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 assets within the site.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	HAR.06
Site Address	North of Mill Street (east), Harbury
Site Capacity	Approx. 18 dwellings

Site Description

The site consists of an irregularly shaped parcel of land to the north of the village of Harbury. Part of the site to the south is located within the Harbury Conservation Area. Residential properties are to the south and east of the site, whilst there are fields to the west and north. The site is currently occupied by a range of agricultural buildings, and has an access point from Mill Street.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA19518 - Five small fields of ridge and furrow, Aerial photograph of ridge and furrow
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	A very small part of the western portion of the site is located within a region and monument layer of ridge and furrow, which is a non-designated heritage asset. This western portion of the site is also located within an area identified as having an aerial photograph of ridge and furrow. No evidence of ridge and furrow was visible on site, and it is likely that any ridge and furrow has been lost from development activity on the site as the area of ridge and furrow is near to the agricultural buildings. Any remains (if any) of ridge and furrow are likely to be of poor quality.
Assessment of impact of development on significance of the asset	Development would lead to the loss of any remaining ridge and furrow, although little evidence of ridge and furrow was evident during the site visit or is visible on aerial satellite photos. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. As such, its loss would be considered to be 'less than substantial'.
Potential mitigation measures for identified harm	As the ridge and furrow region/monument layer is concentrated in a small area to the west of the site, development could be located to the eastern portion to ensure preservation of any remaining ridge and furrow. However, it is not considered that mitigation measures would be necessary as this asset appears to have already been lost or greatly compromised.
Conclusion of harm on the heritage asset	<p>Development of this site would lead to the loss of any remaining ridge and furrow on site. However, little evidence of ridge and furrow was evident during the site visit. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. The level of harm is therefore concluded to be less than substantial.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Harbury 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 Harbury Conservation Area was designated in 1998. The Conservation Area Review states that the south side of Mill Street has “great visual interest”, particularly down the hill from High Street, when the subtle differences in eaves’ height and roof slopes are apparent in the curved row of houses that follow the Shakespeare public house. Only the Shakespeare public house is listed, but the group value of the row is high. The north side of Mill Street provides a striking contrast, with the buildings of Chesterton Farm presenting a high, severe red brick face to the street punctuated by few and relatively small openings. However, the strength of the form, warmth of the colour and the visual relief provided by the variety of opposite facades of the Shakespeare and adjacent houses all combine to create a very effective section of street.</p> <p>Key Views – Part of the site to the south is located within the Conservation Area. This part forms the vehicular access into the site from Mill Street. This part of the site is visible outside of the site when viewed directly opposite the site from Mill Street. However, the majority of the site is not visible from the remainder of the Conservation Area due to being obscured by the tall brick buildings either side of the entrance to the site, as well as the small width of the entrance itself.</p>

<p>Assessment of impact of development on significance of the asset</p>	<p>The southern portion of this site forms part of the Harbury Conservation Area, and as such, there would be an impact on the significance of the Conservation Area as a result of the development of the site. However, this part of the site forms the vehicular access and driveway to the site, which would need to remain to make the site viable for re-development. Whilst the existing views into this part of the Conservation Area would be altered as a result of the development, it is not considered that this would have a substantial impact on the significance of the Conservation Area as this area would be retained as a vehicular access into the site. Furthermore, the access into the site is not highly visible from the rest of the Conservation Area to the south, as it is narrow in width and bordered by buildings to its west and east. The part of the site which is in the Conservation Area does not contain any listed buildings or buildings which are considered to be of heritage note. As such, the assessed impact on the heritage asset is judged to be 'less than substantial'.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Ensuring that the part of the site that is within the Conservation Area is maintained as an access would help mitigate any potential impact. Landscaping or a physical buffer could be provided to screen the bulk of the development from view of the Conservation Area.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>It is considered that, as the part of the site that is within the Conservation Area and is visible from the rest of the Conservation Area would need to be retained as an access to ensure the viability of the site, the scale of impact would be 'less than substantial'. Mitigation measures, such as further landscaping, could potentially reduce the impact further.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Shakespeare Public House, Mill Street, Harbury
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 Shakespeare Public House is a Grade II listed building, which was listed in May 1987. It is situated approximately 40m to the east of the site. Its listing description is as follows:</p> <p>“Public house. Right part mid/late C16; left part mid C18. Early/mid C19 addition to left. Right part timber framed: close studding with small framing above and plastered and whitewashed brick infill, on high squared coursed stone plinth. Left part of squared coursed stone. Addition of stone with brick first floor. Whitewashed throughout. C20 tile roof has stone coped gable parapet to left; stone and brick ridge and C20 brick left end stack. Addition has slate roofs. 2-unit, formerly lobby-entry plan, extended to 4-unit plan. 2 storeys; 5-window range. Right part has blocked central doorway. C20 glazed door to right. Fixed light window. C19 two-light casement with glazing bars in heavy wood frame to left. First floor has two 2-light casements with many glazing bars. Left part has late C20 plank door and hood. Small C19 canted bay window to left. Two 2-light windows with cross glazing above. Addition has blocked segmental-arched doorway. Ground floor and one-storey left part have C20 three-light casements with glazing bars. 2-light first floor window. Blackened wood lintels throughout. Rear largely hidden by C20 single-storey additions. Interior: 2 open fireplaces back-to-back. One has chamfered cambered bressumer, the other has ogee stop-chamfered bressumer. Chamfered ceiling beams.”</p> <p>Key Views – The listed building is located along the frontage of Mill Street, and therefore is highly visible from a number of locations along this road and from within the Harbury Conservation Area. Due to intervening buildings between the site and the listed building, only the entrance point to the</p>

	<p>site would be visible from/to the 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	The listed building is situated approximately 40 metres to the east of the entrance to the site. Due to intervening buildings between the site and the listed building, there would be no inter-visibility between the two locations with the exception of the access to the site from Mill Street. It is not anticipated that there would be major alterations to this access point as a result of the development of the site. As such, the impact of the development on the significance of the asset would be minimal.
Potential mitigation measures for identified harm	Due to the lack of inter-visibility between the site and the heritage asset, with the exception of the entrance point to the site, it is not considered that mitigation measures would be necessary to address the very low level of potential harm.
Conclusion of harm on the heritage asset	<p>It is considered that, due to the very low level of mutual inter-visibility between the site and the heritage asset, the scale of impact would be 'less than substantial'.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	K6 Telephone Kiosk, Mill Street, Harbury
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to	The K6 Telephone Kiosk is a Grade II listed building, which was listed in May 1991. Its listing

significance of the heritage asset	<p>description is as follows:</p> <p>“Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.”</p> <p>Key Views – The listed building is located along the frontage of Mill Street, and therefore is highly visible from a number of locations along this road and from within the Harbury Conservation Area. Due to intervening buildings between the site and the listed building, it is not visible from the site, and nor is the site visible from the 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	<p>Due to the existence of intervening buildings between the site and the listed building, there would be no inter-visibility between the site and the listed telephone kiosk. As such, there would be no harm caused to the significance of the asset as a result of development of the site.</p>
Potential mitigation measures for identified harm	<p>Due to the lack of visibility between the site and the heritage asset, it is not considered that mitigation measures would be necessary.</p>
Conclusion of harm on the heritage asset	<p>It is considered that, due to there being no mutual visibility between the site and the heritage asset, there would be no harm caused to the heritage asset as a result of development of the site.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 5:

Name of Heritage Asset affected by allocated site	The Stone House, 2 Mill Street, Harbury
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>Stone House is a Grade II listed building, which was listed in May 1987. It is situated approximately 85m to the east of the site. Its listing description is as follows:</p> <p>“House. Early/mid C17 rear wing; front range late C17/early C18. Front range of regular coursed limestone. Rear wing timber framed with tension braces on stone plinth, with whitewashed brick infill and some underbuilding. Old and C20 tile roofs; brick end stacks, on left largely removed. L-plan, with wing on right to rear. 2 storeys and attic; 3-window range. Central mid C20 glazed door has late C19/C20 gabled timber hood on brackets. Late C20 casements and top-hung first floor windows. Wood lintels. Left return side has 2-light leaded attic casement. Lower wing has old 3-light first floor casement and C20 windows. To rear: wing has jowled posts. C19 two-light casements. Interior said to have inglenook fireplace and bread oven.”</p> <p>Key Views: Due to its location, the building is visible along much of Mill Street and High Street. However, due to the distance and intervening buildings, there is no intervisibility between the heritage asset and 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	Due to intervening buildings between the site and the listed building, there would be no mutual visibility between the site and the listed building. As such, there would be no harm caused to the significance of the asset as a result of development of the site.
Potential mitigation measures for identified harm	Due to the lack of visibility between the site and the heritage asset, it is not considered that mitigation measures would be necessary.
Conclusion of harm on the heritage asset	It is considered that, due to there being no mutual visibility between the site and the heritage asset, there would be no harm caused to the heritage asset as a result of development of the site. Conclusion on harm to heritage asset: No harm.

Heritage Asset 6:

Name of Heritage Asset affected by allocated site	Harbury Windmill, Mill Lane, Harbury.
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	Harbury Windmill is a Grade II listed building, which was listed in January 1952. It is situated approximately 85m to the east of the site. Its listing description is as follows: "Windmill. Late C18. Lower part of regular coursed limestone; upper part of English bond brick. Roof, undergoing reconstruction at time of resurvey, has weatherboarded gables. Tapering circular plan. 6 storeys. C20 half-glazed door. Half-glazed stable loading door with brick segmental arch between ground and first floors to left. First and second floors have windows in moulded stone openings. Upper floors have round-arched windows, some blocked. Reconstructed gable has 2 openings. Similar openings throughout. Interior not inspected."

	<p>Key Views: The windmill is six storeys in height, however as it is set back from Mill Lane by approximately 40m behind an existing street frontage of two storey buildings, although visible the windmill is not a dominant feature in the Mill Street frontage. Only the top of the windmill is visible from some aspects of Mill Street, unless viewed directly at an angle from the entrance to Mill Lane.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	<p>The site is situated approximately 85 metres to the west of the listed windmill. There are existing buildings and vegetation between the site and the windmill, however, due to the height of the windmill the top of it would be visible from at least some of the site. When viewed from ground level, the site is not visible from the listed building. There are no public views of the listed building that would be affected by development of the site. Furthermore, the site (beyond the section that is within the Conservation Area), is currently occupied by a number of large agricultural buildings, and development of the site with high quality dwellings may therefore constitute an improvement in the appearance and character of the site. As such, it is assessed that the overall level of impact of development on the significance of the heritage asset would be 'less than substantial'.</p>
Potential mitigation measures for identified harm	<p>Landscaping would not be an effective mitigation measure, due to the height of the heritage asset. Similarly, reducing the net developable area of the site to locate development away from the eastern site boundary would have a minimal effect. However, it is considered that ensuring that the design and construction of the proposed dwellings were of high quality and complementary to the surrounding area would assist in reducing the potential harm to the listed building.</p>
Conclusion of harm on the heritage asset	<p>It is considered that due to the distance between the site and the listed building, and the fact that the site is currently largely occupied by a number of unattractive agricultural buildings, the impact of development of the site on the heritage asset would be "less than substantial".</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 7:

Name of Heritage Asset affected by allocated site	MWA9055 - Harbury Medieval Settlement
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 site contains a portion, to its southern extent, of what is recorded as the “the possible extent of the Medieval settlement at Harbury which has been identified from the Ordnance Survey first edition map.” in the Warwickshire County Council Historic Environment Records. No above ground evidence of this appears to exist, as the site has been developed with agricultural buildings and associated landscaping.
Assessment of impact of development on significance of the asset	Only part of the site, situated to the southern extent of the site, is located within the identified area of ridge and furrow. Nevertheless, development of the site could lead to the loss of archaeological remains of unknown 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 unknown 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 on Level 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 Conservation Area, nearby listed buildings and non-designated heritage assets on the site. Mitigation measures, such as locating development away from the part of the site that is within the Conservation Area and implementing landscaping screening 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

SHLAA Reference	HAR.13
Site Address	Land West of Bush Heath Road, Harbury
Site Capacity	Approx. 36 dwellings

Site Description

The site is a roughly rectangular shaped area of land to the south of Harbury. It consists of a grassed field, bordered by hedgerows to the southern and eastern boundaries. To the north the site is bordered by picket fencing, with trees shielding the site from existing residential development that is situated beyond. To the west lies further grassed field, and beyond this, allotments. There are no non-designated or designated heritage assets directly affected by 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 no Scheduled Monument within the vicinity of the site. The Harbury Conservation Area is situated approximately 240m north of the site, with many buildings in-between. The closest Listed Building is the Grade II listed "The Homeland" on Vicarage Lane, approximately 250m north of the site, with no inter-visibility or connectivity between the listed building and the site due to the presence of buildings 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	HAR.16
Site Address	West of Bush Heath Lane (north), Harbury
Site Capacity	Approx. 12 dwellings

Site Description

The site consists of a roughly rectangular shaped area of grassed land to the south of Harbury. It is bordered by residential development to the north, east and south, and further fields to the west. It also lies adjacent to a part of the Harbury Conservation Area to the north. The site slopes slightly downwards from Bush Heath Lane. There are trees to the northern boundary of the site, and bushes to the Bush Heath Lane boundary.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Harbury 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 Harbury Conservation Area was designated in 1998. The Conservation Area Review states that the character of Temple End is influenced strongly by the stonework of the buildings that encroach tightly onto the roadway.</p> <p>Key Views – Part of the site to the north is located adjacent to the Conservation Area’s southern boundary. However, this part of the Conservation Area boundary is bordered by tall, mature trees that significantly shield this part of the Conservation Area from view of the site. The rest of the Conservation Area boundary is set back from the site’s boundary, and existing dwellings in the intervening distance largely shield these parts of the Conservation Area from view of the site.</p>
Assessment of impact of development on significance of the asset	<p>A small part of the Conservation Area lies adjacent to the northern boundary of the site. However, this part of the Conservation Area is bordered by tall, mature trees that assist in shielding this part of the Conservation Area from view of the site. The remainder of the Conservation Area boundary is set back from the site’s northern boundary, and existing dwellings in the intervening distance largely shield these parts of the Conservation Area from view of the site. Additionally, there are no listed buildings within the area of the Conservation Area that lies adjacent to the site.</p>
Potential mitigation measures for identified harm	<p>A landscaping buffer could be provided to the northern boundary of the site to screen the bulk of the development from view of the Conservation Area.</p>
Conclusion of harm on the	<p>It is considered that, as only a small part of the Conservation Area lies adjacent to the site and the</p>

heritage asset	<p>site is largely screened by nature trees and existing buildings from view of the Conservation Area, the potential harm caused by development of the site would not be substantial. Mitigation measures, such as further landscaping, could potentially reduce the impact further.</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	Area of ridge and furrow
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	Part of the site to the west is located within an area identified as having an aerial photograph of ridge and furrow associated with it. Although some slight undulations were visible on site, no clear evidence of ridge and furrow was visible on site, and it is likely that any ridge and furrow has been lost or degraded significantly. Any remains (if any) of ridge and furrow are considered to be of poor quality.
Assessment of impact of development on significance of the asset	Development would lead to the loss of any remaining ridge and furrow, although little evidence of ridge and furrow was evident during the site visit. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. As such, its loss would be considered to be 'less than substantial'.
Potential mitigation measures for identified harm	As the ridge and furrow region/monument layer is concentrated in a small area to the west of the site, development could be located to the eastern portion to ensure preservation of any remaining ridge and furrow. However the ridge and furrow on the site appears to have already been lost or greatly compromised.

Conclusion of harm on the heritage asset	<p>Development of this site would lead to the loss of any remaining ridge and furrow on site, if the site is developed in its entirety. However, little evidence of ridge and furrow was evident during the site visit. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. The level of harm is therefore concluded to be less than substantial.</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 the Conservation Area and the identified ridge and furrow on the site, and mitigation measures, such as the introduction of a landscaping buffer on the northern site boundary, would be possible in order to attempt to reduce the potential harmful impact development in this location would cause to the designated Conservation Area.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	HAR.20
Site Address	South of Middle Road, Harbury
Site Capacity	Approx. 15 dwellings

Site Description

The site is a square shaped area of land to the west of Harbury. It consists of a grassed field, bordered by hedgerows to the southern, northern and eastern boundaries. Residential development is present to the east and north of the site, whilst to the west and south of the site are fields. A public footpath also runs to the east of the site. There are no non-designated or designated heritage assets directly affected by 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 no Scheduled Monument within the vicinity of the site. The Harbury Conservation Area is situated approximately 180m east of the site, with many buildings in-between. The closest Listed Building is the Grade II listed "Hillcrest Cottage" off Binswood End, approximately 180m north-east of the site, with no inter-visibility or connectivity between the listed building and the site due to the presence of intervening buildings. 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>