

## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	KIN.04
Site Address	East of Lighthorne Road, Kineton
Site Capacity	3.0 Ha [identified as a Reserve Housing site in the 'made' Kineton Neighbourhood Development Plan]

### Site Description

The site is predominantly grassland, approx. 3.0ha in size and is located to the east of the Lighthorne Road. It is bounded by hedging and trees to the west and a small fence to the east. There are a number of existing dwellings which are adjacent to the proposed site to the south and the site is located approx. 60m away from the Conservation Area. There are no listed buildings within 100m of the site.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Kineton Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Conservation Area</li> <li>• Designated Heritage Asset</li> </ul>
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated on 3 March 1993. The site lies approx. 68 metres to the north of the Conservation Area and is adjacent to a row of existing dwellings. The site would not be readily visible from the Conservation Area.</p> <p>Given the separation distance between the site and the Conservation Area and the existence of existing dwellings to the south of the site, it is considered that the site is not a major contributing element to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	<p>Development in this location would have a minimal impact on the character and appearance of the site through the introduction of built form as there are a number of existing dwellings adjacent to the site. However, the number of dwellings is minimal and the remaining landscape both opposite the site and to the north of the site comprises of open countryside.</p> <p>Given the distance between the site and the edge of the Conservation Area it is considered any development in this location will have a minimal impact on the setting of the Conservation Area.</p>
Potential mitigation measures for identified harm	<p>Development proposals will need to consider how the design and layout would address the relationship between the site and the Conservation Area.</p> <p>Consideration should be given to enhancing the existing landscaping surrounding the site in order to maintain the rural 'edge of village' feel.</p>
Conclusion of harm on the heritage asset	<p>It is unlikely that there will be a significant impact on the setting of the Conservation Area or the Conservation Area itself. Sensitive design layout and landscaping would ensure that any negative impact from development is appropriately mitigated.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm</b></p>

**Heritage Asset 2:**

Name of Heritage Asset affected by allocated site	MWA19657 Surviving ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Non-Designated Heritage Asset</li> <li>• No listed status</li> </ul>
Contributing elements to significance of the heritage asset	Historic records indicate that there are two fields of surviving ridge & furrow.
Assessment of impact of development on significance of the asset	<p>Fields of extant ridge and furrow were mapped as part of the South-East Warwickshire and Cotswold Hills HLS National Mapping Programme. Air photos taken from 2012/2013 shows some of the ridge and furrow surviving and images on google maps from 2009 indicate that part of the site (northern part) has ridge and furrow present.</p> <p>The site visit undertaken in 2020 was inconclusive for the entire site due to visibility constraints from overgrown hedging and private access only to the site. However there were signs that ridge and furrow could still be present to the northern part of the site from the limited public viewpoint gained. The quality of any remaining ridge and furrow could not be verified.</p>
Potential mitigation measures for identified harm	If ridge and furrow remains on the site, it would be lost through development. However, although access to the whole site was limited, it would appear from various records (including aerial images) that only the northern part of the development site is likely to have ridge and furrow remaining. Consideration could be given to reducing the net-developable area of the site to exclude the northern half of the site.
Conclusion of harm on the heritage asset	<p>There would be a degree of harm to the site if development were to take place over the entire site and ridge and furrow is confirmed to be present. However, reducing the net-developable area of the site to exclude the land to the north and preserve ridge and furrow could be considered.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></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 and the loss of ridge and furrow. Mitigation measures (such as the introduction of a landscaping buffer on the eastern site boundary and the reduction of the net-developable area of the site) 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	KIN.07
Site Address	North of Banbury Road (west), Kineton
Site Capacity	Approx. 45 dwellings

### **Site Information**

The size of the site is approx. 4.0ha and is located along the Banbury Road next to Kineton High School, which is a secondary school in the village. It is bounded to the south and west by hedging and is adjacent to a private drive to the east. There are a number of existing residential dwellings to the south east of the site, with a café (Gilks) being located opposite. The site is located approx. 200m away from the Conservation Area and the nearest Listed Building is over 200m away.



**Assessment criteria:****Heritage Asset 1:**

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"> <li>• Non-Designated Heritage Asset</li> <li>• No listed status</li> </ul>
Contributing elements to significance of the heritage asset	Warwickshire County Council's HER suggests that a 'region' of ridge and furrow exists on this site, based on old RAF photos. However, there is no specific historic record of this site on the HER.
Assessment of impact of development on significance of the asset	On the day of the site visit, the field had been recently ploughed and there were no signs of ridge and furrow being present.
Potential mitigation measures for identified harm	Any ridge and furrow that had been previously present on this site has now been lost to modern ploughing methods.
Conclusion of harm on the heritage asset	<p>Since ridge and furrow no longer exists within the site, it is concluded that development of the site could not possibly harm the non-designated heritage asset further.</p> <p><b>Conclusion on harm to heritage asset: No harm.</b></p>

**Overall Conclusion of harm:**

It is concluded that development would not cause harm to a non-designated heritage asset, since ridge and furrow which was previously present has already been lost to modern ploughing methods.

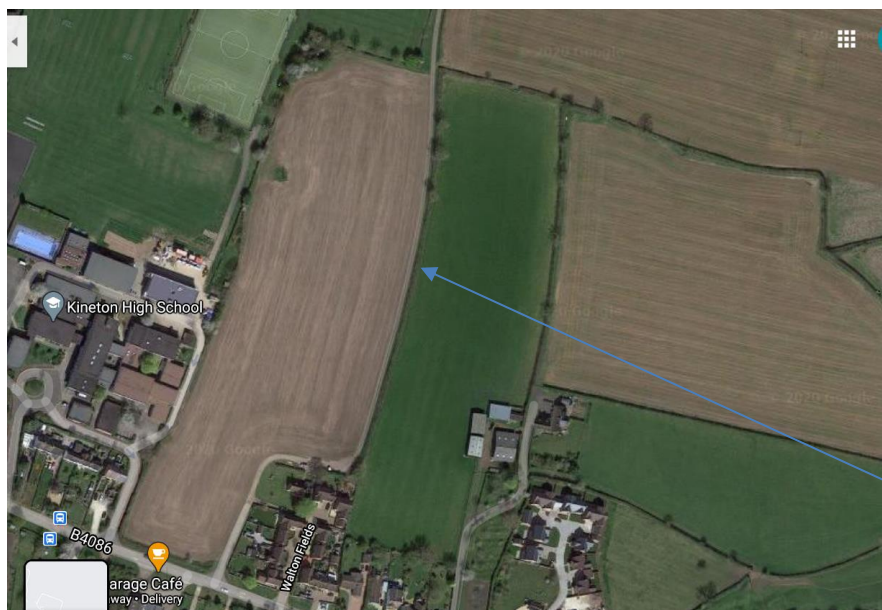
## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	KIN.08
Site Address	North of Banbury Road (East), Kineton
Site Capacity	Approx. 30 dwellings

### Site Information

The site is approx. 3.5ha in area and is located along the Banbury Road adjacent to site KIN.07. A private drive runs adjacent to the west of the site and there is a small development of houses, a number of whom have back gardens, which back onto the proposed site. There is a secondary school located within close proximity to the site and a number of existing dwellings in the area. The site is located approx. 200m away from the Conservation Area and the nearest listed building is over 200m away.



**SITE 8**

**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Non-Designated Heritage Asset</li> <li>• No listed status</li> </ul>
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicates that a 'region' of ridge and furrow exists on this site based on historic RAF photos. However, there is no specific historic record of this held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	<p>Google map images indicate that ridge and furrow is present on the lower slopes (southern half) of the site. Any ridge and furrow would clearly form part of the 'wider' non-designated heritage assets on the eastern edge of the village and would contribute to the overall significance of this particular non-designated asset.</p> <p>Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unknown significance. It is unknown what quality the ridge and furrow is in this location. Clearly any development of the site would lead to the destruction of an element of a non-designated heritage asset, should it still exist.</p> <p>However, no objection was raised by English Heritage to planning application ref: 14/02872/OUT for the erection of up to 33 dwellings on this site, in relation to potential loss of ridge and furrow as a non-designated heritage asset. Therefore, any loss would be deemed to be less than substantial.</p>
Potential mitigation measures for identified harm	<p>Development of this site could result in the loss of existing ridge and furrow. Since any loss would be permanent, it would not be possible to mitigate against this.</p> <p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).</p>



	<p>These additional assessments would need to be undertaken as part of any planning application for the development of the site. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset, since it would be lost to any development of the site.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Development of this site could lead to the loss of a field which according to the HER could include ridge and furrow of unknown quality on the southern section. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the non-designated asset. Whilst the nature, extent and quality of the asset is unknown, development of this site would lead to the possible loss of an element of a non-designated heritage asset.</p> <p>No objection was raised by English Heritage to planning application ref: 14/02872/OUT (erection of up to 33 dwellings) on this site in relation to the potential loss of ridge and furrow as a heritage asset, therefore it is concluded that there would be less than substantial harm to this asset.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm</b></p>

**Overall Conclusion of harm:**

Based on the assessment of the non-designated heritage asset affecting this particular site, it is concluded that development would cause less than substantial harm to the loss of ridge and furrow. It should be noted that the site is approximately 100 metres north of a Registered Battle Site, however it is not considered that development in this location would cause detrimental harm to the setting of the battlefield.