

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LIG.03
Site Address	Land North of Old School Lane, Lighthorne
Site Capacity	Approx. 24 dwellings

Site Description

The site is a relatively large, rectangular field or long grass and scrub located on the north eastern edge of Lighthorne village. The land has significant land levels changes throughout. The land rises steeply to the north from Old School Lane and there is a significant 'step' in levels running in an approximate east-west direction. The southern edge of the site is still above road level. Boundaries made up of post and wire fence, trees, hedgerow and scrub. No public footpaths cross the site, but clear public views from Old School Lane. The village Conservation Area boundary splits the site in half with the southern half being within the CA. Several listed buildings are located close to the site.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	'Stonecroft', Old School Lane, Lighthorne.
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>Historic England Listing Description: "Row of 3 cottages converted to one house. Late C18/early C19; converted late C20. Regular coursed limestone. Slate roof; brick left end and large ridge stacks. Each cottage was originally one-unit plan. 2 storeys. 6-window range. Late C20 porch between second and third bays has part-glazed panelled door. Sixth bay has half-glazed 6-panelled door. Old 2-light centre-hung leaded casements. All openings have stone flat arches, on first floor of contrasting limestone. 4 first floor windows have old plank shutters. Interior noted as having 2 open fireplaces".</p> <p>The listed dwelling is located to the east of the site, with the gable end of the garage associated with the dwelling facing the site. It is unlikely there is a historic connection between the dwelling and site LIG.03 although it must be recognised that the open land will have provided a semi-rural backdrop for the dwelling since its construction and as such forms part of the wider setting for the listed building.</p>
Assessment of impact of development on significance of the asset	Given the relationship between the heritage asset and the site in question, development in this location would begin to impinge on the general rural landscape adjacent to the listed dwelling which provides its setting which in turn contributes to the significance of the asset.
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and how it may potentially impinge upon the historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the provision of suitable boundary treatments to reduce any potential impact of development on the setting of this asset. Given the size of site LIG.03, there appears to be sufficient land to achieve suitable mitigation measures, should they be deemed necessary.</p>

Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site is unlikely to result in substantial harm to the significance of the heritage asset or its setting. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	The Old School/School House, Old School Lane, Lighthorne.
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>Historic England Listing Description: “Two cottages and former school, now partly incorporated into No.2. Mid C18, with minor mid/late C19 alterations. Small late C18/C19 addition to schoolroom. Squared coursed limestone with string course; right end wall of school partly rebuilt in C19 brick. Corrugated iron roofs; brick ridge and end stacks. Addition of Flemish bond red brick, Old tile roof; brick end stack. No.1 on left is 2-unit plan; No.2 is one-unit. 2 storeys and attic; 3-window range. Plank doors throughout. No.1 has mid/late C19 slate hood with chamfered woodwork and fretted bargeboards. No.2 has simple gabled hood. Mostly old 2-light leaded casements, some centre-hung. No.1 has C19 one-, 3- and 2-light casements with horizontal glazing bar on ground floor. Former schoolroom attached to right. One storey, 4-window range. Entrance to right. 2 small C19 two-light casements. Nos.1 and 2 have 2-light attic casements to return sides. Rear to road: 3-window range. Ground floor has single lights. Former school has plank door and 3-light C19 casement. Interior: No.1 has boxed ceiling beams. 6-panelled doors. No.2 noted as having ceiling beams and plank doors”.</p> <p>The listed dwelling is located to the south east of the site, with the gable end of the dwelling facing the site. It is unlikely there is a historic connection between the dwelling and site LIG.03 although it must be recognised that the open land will have provided a semi-rural backdrop for the dwelling since its construction as a village school and as such forms part of the wider setting for the listed</p>

	building.
Assessment of impact of development on significance of the asset	Given the relationship between the heritage asset and the site in question, development in this location would begin to impinge on the general rural landscape adjacent to the listed dwelling which provides its setting which in turn contributes to the significance of the asset.
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and how it may potentially impinge upon the historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the provision of suitable boundary treatments to reduce any potential impact of development on the setting of this asset. Given the size of site LIG.03, there appears to be sufficient land to achieve suitable mitigation measures, should they be deemed necessary.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site is unlikely to result in substantial harm to the significance of the heritage asset or its setting. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Curacy Farmhouse, Old School Lane, Lighthorne.
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	Historic England Listing Description: "Farmhouse. Mid C18, with mid/late C19 alterations. Regular coursed limestone. Slate roof; rear wing has old tiles; brick ridge and right end stacks. L-plan, with wing on left to rear. 2 storeys and attic; 3-window range. Entrance between second and third bays has part-glazed flush 6-panelled door and panelled reveals, with moulded wood surround. Mid/late

	<p>C19 painted chamfered woodwork open porch has finial. C19 casements with horizontal glazing bar, of 3 lights to ground floor and 2 lights above, have moulded cement surrounds. Return sides have small leaded attic windows. To rear: 2-window range. Lean-to in angle. 2-window wing has plank door. 3-light casement with horizontal glazing bars. 2-light first floor windows have cross glazing. Interior: partitioned hall has open fireplace with old bressumer and C19 segmental-arched wood surround. C19 moulded 6-panelled doors. Boxed beams. Kitchen has blocked open fireplace and ogee stop-chamfered beam. Rear wing has several 3-plank doors with strap hinges”.</p> <p>Curacy Farmhouse is located to the south of LIG.03, on the opposite side of Old School Lane. The main façade of the dwelling faces the site. Whilst it is unlikely there is a historic connection between the farmhouse and the land in question (the land to the south of the farmhouse and associated agricultural buildings would be most likely linked to Curacy Farmhouse), site LIG.03 will have afforded occupants of the farmhouse open aspect views of the open countryside from the time of its construction and would have formed part of the wider rural edge to the village to the east and part of the wider setting for the listed building.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Whilst it is unlikely there is an historic link between the farmhouse and site LIG.03 in terms of ownership or associated use, the field has clearly been an important element of the overall rural setting for the farmhouse since its construction, given their relationship in the landscape. As such, any development in this location would have some impact upon site specific elements that contribute to the significance of the heritage asset due to loss of its rural setting.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Development proposals would need to consider if and how the design and layout of any scheme could address the impact of built form on the rural landscape and how it may potentially impinge upon the historic setting of the Grade II listed dwelling.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>The heritage asset itself would not be affected. Development of the site has the potential to cause harm to the significance of the heritage asset through development of part of its original historic setting.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Stable and Cow House, Pratts Farm, Old School Lane, Lighthorne.
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	Historic England Listing Description: "Stable and cowhouse. Mid/late C18, with some mid C19 alterations. Squared coursed limestone; cowhouse on left has right end wall and gable rebuilt in brick with brick corbelling, old tile roofs. 2 adjoining ranges. Taller left range, probably cowhouse, on left has central plank door. Small C19 window. Blackened wood lintels. Right return side of stable has hayloft door. To farmyard to rear, stable has stable door and small window. Cowhouse has small window. Included for group value".
Assessment of impact of development on significance of the asset	The listed stable and cow house is located to the west of the site in question, adjacent to Pratts Farmhouse and associated barns (now converted to dwellings). It is highly likely there is a historic link between Pratts Farm and site LIG.03 and as such the field forms part of the historic wider agricultural setting associated with the farmhouse and associated agricultural buildings.
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and how it may potentially impinge upon the historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the reduction of any potential impact of development on the setting of this asset. It is considered there may be opportunity to achieve suitable measures on site in order to mitigate any identified harm.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site has the potential to cause some harm to the significance of the heritage asset through development of part of its original historic setting. It is possible that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Pratts Farmhouse, Old School Lane, Lighthorne.
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>Historic England Listing Description: “Farmhouse. Mid/late c18. Regular coursed limestone. Old tile roof; partially rebuilt brick end and ridge stacks. L-plan, with wing on right to rear. 2 storeys and attic; 3-window range. 6-panelled door between first 2 bays. Leaded 3-light casements. All openings have contrasting stone lintels with keyblocks. Left return side has long narrow staircase window. 2-light casements to wing and attic. C20 windows inserted. To rear: 2-panelled door. Open porch and C19 brick lean-to. 2-light casement. Wing has plank door and 3-light casements with painted wood lintels. Interior not inspected”.</p> <p>Pratts Farmhouse is located to the west of the site in question, beyond the associated listed Stable and Cow House plus associated barns (now converted to dwellings). It is highly likely there is a historic link between Pratts Farm and site LIG.03 and as such the field forms part of the historic wider agricultural setting associated with the farmhouse.</p>
Assessment of impact of development on significance of the asset	<p>Whilst it is likely there is an historic link between the farmhouse and site LIG.03, given the conversion of associated barns to the east of the farmhouse to dwellings, plus the construction of more modern development between the farmhouse and the site in question, the physical relationship between the sites and the associated setting the field may have provided the farmhouse originally have been diluted. However, the sites are close to one another and the historic link remains. As such, any development in this location would have some impact upon site specific elements that contribute to the significance of the heritage asset due to loss of its rural setting.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and how it may potentially impinge upon the historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the reduction of any potential impact of development on the setting of this asset. It is considered there may be opportunity to achieve suitable measures on site in order to mitigate any identified harm.</p>

Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site has the potential to cause some harm to the significance of the heritage asset through development of part of its original historic setting. It is possible that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>
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Heritage Asset 6:

Name of Heritage Asset affected by allocated site	'Dean Hollow', Old School Lane, Lighthorne.
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>Historic England Listing Description: "House. Late C16/early C17. Small late C18 central rear wing. Regular coursed limestone, with contrasting limestone dressings and alternating quoins. Mid C19 decoratively-laid slate roof has original stone coped gable parapets with moulded kneelers; stone ridge and end stacks have brick shafts. 4-unit plan. 2 storeys and attic; 4-window range. C19 fielded 4-panelled door in moulded basket arched surround with moulded spandrels, and hood mould with lozenge stops. 3-light recessed-chamfered stone mullioned windows with hood moulds. Stacks have quoins and brick dog-tooth cornices. Paired diagonally-set square shafts with cornices; some rebuilding. Irregular rear has 6-panelled door corresponding to front door. Part-glazed plank door in right corner. C18 leaded 2-light casements. French window. Wing has brick external stack. C20 roof dormers. Interior: fine ogee stop-chamfered ceiling beams. Room to left has moulded 4-centred fireplace. Another room has early C18 moulded arched fireplace, and flanking cupboards with C18/C19 panelled doors. C19 straight flight staircase".</p> <p>The listed building is located to the south west of the site in question and the main façade faces north. Due to the oblique angle the heritage asset and site PM.07 sit to one another, together with the separation distance, there is very little inter-visibility between the heritage asset and the site in question. It is unlikely there is any historic relationship between the asset and the site and the site does not form part of the wider setting for the listed building.</p>

Assessment of impact of development on significance of the asset	Given the separation distance between the heritage asset and site LIG.03, together with the lack of physical 'relationship' to the site in question, any development of LIG.03 would have no impact on the significance of this heritage asset.
Potential mitigation measures for identified harm	No mitigation measures would be necessary.
Conclusion of harm on the heritage asset	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. Conclusion on harm to heritage asset: No harm.

Heritage Asset 7:

Name of Heritage Asset affected by allocated site	Lighthorne Village Conservation Area.
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Conservation Area • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Agricultural fields dominate the immediate setting of the eastern edge of the village, with Pratts Farm and Curacy Farm in close proximity to the site in question. The site lies within this rural hinterland context and makes a positive contribution to the rural backdrop of the village.</p> <p>The field lies astride the northern edge of the Conservation Area, with the southern half of the field (the subject of this assessment) being located within the Conservation Area boundary. The site is clearly an important part of the Conservation Area due to its tranquil undeveloped nature providing a rural backdrop to the eastern edge of the village and the Conservation Area. As such, the site is an important contributing element to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	Development in this location would significantly alter the character and appearance of the site through the introduction of built form and would destroy the tranquil open aspect of the land which forms such an important contributing element to this sensitive edge to the Conservation Area and as such the overall significance of the heritage asset. As such, development would have a

	permanent and significant impact on the significance of the Conservation Area as a designated heritage asset, for the reasons expressed in this assessment.
Potential mitigation measures for identified harm	Development proposals would need to consider the important role the site plays as part of the wider Conservation Area for the village. Due to the prominence of the site with short and longer range views into and out of the Conservation Area, any development in this location would lead to a significant degree of harm and would not be easily mitigated.
Conclusion of harm on the heritage asset	<p>Development in this location would significantly impact on the Conservation Area and its setting, due to a permanent change in character of the site through the introduction of built form. It is considered there would be little opportunity to introduce any adequate mitigation to offset the significance of any impact development would cause.</p> <p>The heritage asset would be adversely affected by development, due to the sensitive and important contribution the site provides to the Conservation Area in this location.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 8:

Name of Heritage Asset affected by allocated site	Possible extent of Medieval Settlement of Lighthorne.
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	<p>The site may be located within the possible extent of the Medieval settlement of Lighthorne. The area of settlement is suggested by documentary evidence and the remains of ridge and furrow cultivation (although there is no ridge and furrow recorded within site LIG.03).</p> <p>There were no visible earthworks of mounds and hollows on the ground during the site visit, although there is a very pronounced ridge running through the site. The land does not appear to be actively farmed. However, there remains the potential for below ground archaeological deposits</p>

	which would enhance the understanding of local historic development of the medieval village.
Assessment of impact of development on significance of the asset	Development could potentially lead to 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. However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity or landscaping) to attempt to reduce the impact of harm development in this location would cause, may not be possible. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets when considering the cumulative impacts on each assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LIG.06
Site Address	North of Church Lane, Lighthorne
Site Capacity	Approx. 6 dwellings

Site Description

The site consists of a roughly rectangular shaped area of grassed land, situated to the north west of the village of Lighthorne and adjacent to the northern boundary of the Lighthorne Conservation Area. The site is intersected by a public footpath running diagonally across the site, and rises steeply in elevation from south to north. Existing agricultural buildings are present within the south-west of the site. The site is in a significantly elevated position above the village, and is approximately 30m to the north of the Grade II listed Church of St Laurence's. To the north and east of the site are further grassed fields.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Church of St Laurence, Church Lane, Lighthorne
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 in May 1967. The Listing Description states: "Church. Tower 1771 by Samuel Eglinton. Church 1875-1876 by John Gibson. Tower of limestone ashlar with contrasting limestone dressings. Church of regular coursed rock-faced limestone with ironstone dressings. Tile roofs have coped gable parapets. Chancel, nave, north aisle and chapel, south porch, west tower. 3-bay chancel, 4-bay nave. Gothic revival Decorated style. Splayed plinth, buttresses of 2 offsets, moulded sill course and splayed cornice throughout, except tower. Chancel has 3-light east window with bar tracery. Sill course stepped down to left and right. Buttresses flush with north and south walls have gablets. South side has narrow door in chamfered surround, with wider hood mould. 2-light windows have cusped intersecting tracery. Open-fronted south porch of stone and timber has arch and glazed panels. Double-leaf doors in chamfered surround. Nave and aisle have 2-light windows with reticulated tracery. Chapel has 2-light east window. North window of 3 small trefoiled lancets. Tower of 3 stages has splayed string courses. Gothick 4-panelled south door in moulded 4-centred surround. Second stage has large blind quatrefoil. West side has large quatrefoil window. Second stage window and bell openings have Y-tracery. Leaded lights, and louvres. Crenellated parapet with moulded cornice. Interior: chancel and nave have sill course continued over doors and arches as hood mould. Arched scissor-braced roofs with subsidiary braces and moulded stone corbels. Chancel has quatrefoil frieze below east window. South piscina. Arched north recess has attached shafts. Large and small chamfered arches to chapel. Chancel arch of 2 chamfered orders with hood mould has half-round shafts with half-octagon capitals. 4-bay arcade has chamfered arches and round shafts with moulded capitals; no responds or imposts. Double-leaved doors to tower in chamfered arch, in double-chamfered straight surround. Inscription above. Treated as one composition with 2-light traceried balcony opening above. Quatrefoil balustrade. Aisle has tie-beam roof. Chapel has coupled rafter roof."</p>

	<p>The Church is situated to the north-west of Lighthorne village, approximately 30m to the south of the site. The listed building is an important heritage feature in the village, although its wider visibility in the village is reduced due to being surrounded by several tall, mature trees to its southern and eastern curtilage. 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>Key Views – Public footpaths in the immediate vicinity of the listed building provide public views from the east and south of the asset, although these are somewhat obscured by existing mature vegetation within the site’s curtilage, particularly to views from the south. The listed building is also highly visible from a public footpath running across the site itself, to the north of the listed building. This contributes substantially to the significance of the listed building, as it is highly visible due to its scale and height. Although the listed building is set at a significantly lower elevation than the site, it is still highly visible due to its stature and proximity to the site.</p>
Assessment of impact of development on significance of the asset	<p>Development of this site would impact on the immediate setting of the listed building and the wider rural setting of the building, and substantially change the character of the site by adding built-form to a rural landscape.</p> <p>The proposed site includes the field immediately to the north of the listed building. Development in this location would permanently remove the remaining rural separation between the asset and the existing built form of the settlement on its western edge, thus removing an important historic element that contributes to the significance of the asset and its setting. Development of the site would remove the rural buffer between the listed building and the wider countryside setting to the north, and would thus impact upon its historical separation from the built form of the village. Whilst some agricultural buildings are present on the site within close proximity to the heritage asset, these have a much lesser impact on the heritage asset than the residential development of the site would have. In addition, these existing buildings form part of the rural character of the site, which would be destroyed should the site be developed for dwellings. Accordingly, the impact of the development on the significance of the heritage asset is assessed to constitute “substantial harm”.</p>
Potential mitigation measures for identified harm	<p>There is existing planting surrounding the curtilage of the listed building which assists in shielding the site from view. Additional landscaping and planting to the south of the site could assist in screening new development from the listed building. Reduction of the net-developable area to</p>

	<p>provide a buffer/separation and reduce the impact of development on the setting of the asset could also provide some mitigation of impact upon this heritage asset, but the site is small and reducing the number of dwellings to accommodate suitable mitigation would potentially make the site unviable. In any case, landscaping would not prevent the inevitable removal of the rural setting to the north of the listed building, and the listed building's focal prominence at the northern edge of the settlement. The rural setting of the heritage asset, as well as its location at the northern edge of the village is considered to form an important and intrinsic part of its heritage significance, and there would be no measures that could mitigate against the impact of development on this aspect of the asset's significance.</p> <p>Accordingly, it is considered that there would be no mitigation measures available that would reduce the level of identified harm.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected, however the setting of the asset would be irreversibly and substantially impacted through the introduction of development in this location, by the removal of the rural setting of the heritage asset. The rural setting that the site forms a part of is considered to provide an intrinsic part of the heritage asset's heritage significance. Mitigation measures would not be sufficient to address the harm to the setting of the heritage asset. Accordingly, the level of harm to the heritage asset is assessed to be 'substantial'.</p> <p>Conclusion on harm to heritage asset: Substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	The Old Rectory, Church Lane, Lighthorne.
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	Designated in May 1967. Listing Description: "Former rectory. C17, remodelled early/mid C18 and late C18/early C19. Minor mid/late C19 alterations and additions. Regular coursed limestone with

asset	<p>ironstone quoins and dressings. Painted moulded cornice. Double-span tile roofs have coped gable parapets to garden front; brick ridge stacks, and external stack to rear. Complex double-depth U-plan. 2 storeys and attic. Main front to garden, formerly entrance front, is 1:3:1 bays. Recessed centre has projecting late C18/early C19 ground floor. 6-panelled door and fanlight on left, in painted moulded stone architrave with keystone. The bays follow a different rhythm above. Sashes, in painted stone architraves with keystones. Left wing has tripartite sash with cornice on ground floor. Right wing has large rendered bay window of c.1840 with tripartite sash, flat band across and pedimental gable. Wings have string course between first floor and attic. 9-pane attic sashes have architraves without keystones. Central roof dormer has C20 casements. Irregular left return range. C18/early C19 single-storey range set far back has C20 glazed door. 2 late C19 four-pane sashes in block surrounds. Hipped old tile roof. Small C19 one-window range attached to right return side has first floor casement only. Irregular return side has plate glass sash in former doorway. Narrow staircase window. Rear, now entrance front, is a 6-window range, with gable on left. Right range probably late C18/early C19. Large stone porch to third bay has attached unfluted Doric columns and pedimented roof. Part-glazed flush 6-panelled door. Mid/late C19 brick projection to left has partly blocked basket archway with 2 narrow round-arched sashes. Similar sash to right has brick arch. Above is an external stack between two 9-pane sashes. To right, ground floor has 2 old 3-light casements with horizontal glazing bars, stone flat arches and old shutters. Blocked doorway. First floor has sashes with moulded frames. Sixth bay has early C19 Gothic curved iron railing. Most openings have stone lintels with keyblocks, Two large C19 roof dormers, on left with horizontal sash, on right with centre-hung window. Single-storey range to right has recessed entrance of C19 and C20 brick. Plank door and overlight, and 2-light casements with glazing bars. Old horizontal sash with glazing bars, stone flat arch and shutters. Blocked doorway has stone lintel with keystone.”</p> <p>The property is set in generous grounds to the north-west of Lighthorne. It is significant due to its historic role as the Old Rectory associated with the adjacent St Laurence Church, as well as for its architectural value. The contributing elements to significance of the heritage asset include the built-</p>
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	<p>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>Key Views: The listed building is located approximately 50m south-east of the site. It is mostly shielded from view from the site by intervening existing mature vegetation, as well as the significant change in elevation between the site and the listed building. The heritage asset is visible from the lane running to the west of the site, as well as from Church Lane to the south. However, these views would not be substantially affected by development of the site, due to the existing vegetation to the southern boundary of the site.</p>
Assessment of impact of development on significance of the asset	Development of this site would impact on the setting of the listed building, as the site is marginally visible from the curtilage of the listed building. However, due to intervening vegetation, boundary walls and a significant change in elevation from the listed building to the site, inter-visibility is minimal and the impact on the heritage asset is not assessed to be substantial. As such, the level of harm that would be caused to the asset as a result of development in this location is considered to be 'less than substantial'.
Potential mitigation measures for identified harm	A landscaping buffer implemented to the south of the site could assist in further shielding the site from view of the listed building.
Conclusion of harm on the heritage asset	<p>The setting of the asset would be minimally affected through the introduction of development in this location. Mitigation measures, such as the implementation of a landscaping buffer, could further reduce the level of harm.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Church Hill Farmhouse, Church Lane, Lighthorne
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 in January 1952. The property is a historic farmhouse dating back originally to the 16th century.</p> <p>Its Listing Description states: “Farmhouse. Early/mid C16, extended early/mid C17; late C17 wing set back at angle to right. Late C18/early C19 and mid C20 alterations. Early/mid C19 attached stable range to right, altered and converted late C20. Regular coursed limestone; central wing of fine coursed, almost ashlar; limestone. Old tile roof; stone internal stack with 3 rebuilt brick shafts. Complex plan. One and 2 storeys and attics; 4-window range. Left range has mid C20 plank door and recessed porch on left. 2 small windows and 4-light leaded casement. 2 dormers with C20 three-light metal casements. Central and right wings have late C18/early C19 three-light casements with glazing bars. Central wing has French window and 2-light attic window. Stone flat arches. Left return side has 2-light casement. Panelled shutters. Former external stack to right has quoins. Tall diagonally-set square shafts. Right wing has C20 half-glazed door. Roof dormer. Rear irregular. Former stable range has mid C20 double-leaf doors and flanking windows and C20 casement inserted in former doorway. Quoin surrounds. Late C20 half-hipped gable.”</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>Key Views: The listed building is located approximately 65m south-west of the site. It is shielded from view from the site by intervening existing mature vegetation, as well as the significant change</p>

	in elevation between the site and the listed building. The heritage asset is visible from Church Lane to the east. However, these views would not be affected by development of the site.
Assessment of impact of development on significance of the asset	Development of this site would not impact on the setting of the listed building, as there is no inter-visibility between the site and the heritage asset.
Potential mitigation measures for identified harm	No mitigation measures would be required, as there would be no harm caused to the heritage asset as a result of development of the site.
Conclusion of harm on the heritage asset	There would be no harm to the heritage asset as there is no inter-visibility between the heritage asset and the site. Conclusion on harm to heritage asset: No harm.

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Lighthorne Conservation Area.
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area.
Contributing elements to significance of the heritage asset	<p>The Conservation Area was designated in 1995. The site is conterminous with the northern boundary of the Conservation Area, which comprises of the curtilage of the Grade II listed St Laurence Church. The Conservation Area encompasses most of Lighthorne village. The draft Conservation Area Appraisal states that the Conservation Area comprises of two main attractive locations within the village, The Green and the St Laurence Church area. The Church Lane area is described as a particularly attractive part of Lighthorne. St Laurence's Church is described as "attractively sited in the churchyard among mature pine trees."</p> <p>Key Views: The Conservation Area is highly visible from the site due to its proximity to the site and</p>

	<p>the site's elevated position above the Conservation Area. The site would be very visible from the north of the Conservation Area, particularly from the curtilage of St Lawrence's Church which is conterminous with the site's southern boundary. Views into the site would also be possible from Church Lane, although less significant than those from further north of the Conservation Area due to vegetation and existing built form in the intervening distance.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development in this location would significantly alter the character and appearance of the site through the introduction of built form.</p> <p>Given the proximity of the site to the Conservation Area, as well as its elevated position, any development would impact on the setting of the Conservation Area in this part of the settlement. At present, the site forms the rural setting to the Conservation Area, adjacent to the built form of the village, in particular the listed Church of St Laurence, the listed Old Rectory and the listed Church Hill Farmhouse. The heritage significance of the Lighthorne Conservation Area would therefore be substantially affected by development in this location, as it would remove the rural setting of the Conservation Area to the north.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Landscaping to the southern boundary of the site could partially mitigate the impact of development of the site on the Conservation Area. However, due to the elevation of the site above the Conservation Area, it is considered this would only be partially effective, and it would be infeasible for landscaping to fully shield the development of the site from view of the Conservation Area. Additionally, the site is small in size and landscaping would reduce the available developable area further.</p> <p>The sensitive and in-keeping design of the proposed buildings could also help to mitigate the identified harm, however, this would not negate the fact that development of the site would remove part of the rural setting of the Conservation Area which would significantly impact on its heritage significance; particularly given the proximity of several listed buildings to the site.</p> <p>In conclusion, mitigation measures available would not be sufficient to satisfactorily mitigate against the identified harm caused by the development of the site to the Conservation Area.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Regardless of potential mitigation measures that could be implemented, such as the provision of a landscaping buffer and sensitive design and layout which could be implemented to the site, there</p>

	<p>would remain a significant 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 to the rural setting of the Conservation Area. It is not considered that the implementation of mitigation measures would be sufficient to reduce the level of harm to the heritage asset below “substantial”.</p> <p>Conclusion on harm to heritage asset: Substantial harm.</p>
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Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Ridge and Furrow Region
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 northernmost part of the site is identified as part of a ridge and furrow monument layer on the Historic Environment Records, although this is recorded as being “patchy”. In addition, this area of the site is recorded as having an aerial photograph of ridge and furrow associated with it. A site visit did not reveal there to be any significant ridge and furrow on the site. Some dips and undulations were evident on site, as well as some variations in grass colour, but it is not clear if these were remnants of ridge and furrow. Some patchy diagonal lines evident on aerial photographs suggests some ridge and furrow still exists, although the lines are faint and may just be ‘shadows’ indicating where the grass growth patterns have been influenced by previous ridge and furrow activity. Ridge and furrow, if surviving, appears to be of poor quality.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance. However, the ridge and furrow, if surviving, appears to be of poor quality, and its presence is recorded as “patchy” within the HER monuments records.
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

	<p>application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>
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Heritage Asset 6:

Name of Heritage Asset affected by allocated site	MWA680 - possible site of an Anglo Saxon cemetery
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 possible site of an Anglo Saxon cemetery, dating to the Migration or Early Medieval period. Two skeletons, one of a woman and one a child, were found to the north of the church at Lighthorne.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of some significance. 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 Level of Harm

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures, such as reduced dwelling capacity or implementing landscaping screening, would not be sufficient in order to reduce the impact of the substantial harm development in this location would cause in particular to the setting of nearby listed buildings and the Conservation Area. This is due to the fact that development of the site would cause irreversible harm to the rural setting of the adjacent Grade II listed church and Conservation Area by the introduction of built form to this location.

It is concluded that development in this location would result in substantial harm to designated heritage assets, and less than substantial harm to non-designated heritage assets.