

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LC.04
Site Address	East of Back Lane, Long Compton
Site Capacity	Approx. 10 dwellings

Site Description

The site is a small field of semi-improved grassland bounded by mature hedgerow and trees, with some domestic fencing to parts of the southern boundary. The site is located to the east of Back Lane, between the junctions of Vicarage Lane and Broad Street. The land slopes gradually down to the north toward Nethercote Brook, which runs along the northern edge of the site. The site lies adjacent to the Long Compton Conservation Area and wholly within the Cotswolds Area of Outstanding Natural Beauty. Housing is located to the south and west, with open farmland to the north and east.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Long Compton 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>The Conservation Area was designated on 12 November 1997. Large fields dominate the immediate setting of the village and run up to the backs of gardens of existing dwellings along the edge of the Conservation Area. The site lies within this context and makes a positive contribution to the rural backdrop of the village.</p> <p>The allocated site lies just outside of the Conservation Area, however the western boundary of the site is conterminous with the Conservation Area boundary. There are views of the rolling countryside to the north and east of the site. Whilst the site is not within the Conservation Area, it is clearly an important part of the overall setting of the Conservation Area due to its tranquil undeveloped nature providing a rural backdrop to 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	<p>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.</p> <p>Development of this site would interrupt the appreciation of the Conservation Area (which includes the historic core of the village) and its relationship with the surrounding countryside by imposing modern development.</p> <p>Development would also inhibit important views across the medieval ridge and furrow to the edge of the village. As such, development would have a permanent and significant impact on the significance on the setting of the Conservation Area, for the reasons expressed in this assessment.</p>

Potential mitigation measures for identified harm	Development proposals would need to consider the important relationship between the site and the Conservation Area to the west. Due to its limited size and prominence 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 setting of the Conservation Area, 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 setting of the heritage asset would be adversely affected, due to the proximity of the site and 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 2:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Non listed asset
Contributing elements to significance of the heritage asset	Records and aerial photographs from 1996 indicate that ridge and furrow ploughing to the north east of Weston Gardens in the Parish of Long Compton is apparent on this site. This was part of a mapping project undertaken on the site.
Assessment of impact of development on significance of the asset	<p>Recent google maps images taken in 2016 suggest that ridge and furrow survives across the site, although it is currently overgrown. As such, there is a risk that development on this site could lead to the permanent loss of ridge and furrow.</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. As such, there is the potential of any development of the site leading to the destruction of an element</p>

	<p>of a non-designated heritage asset. Whilst the site visit proved inconclusive due to it being overgrown, aerial images indicate that ridge and furrow is still present.</p> <p>A planning application previously submitted for 9 dwellings on this site (16/00525/FUL) was refused and included the loss of ridge and furrow as a reason for refusal. Subsequently the application went to an appeal and was dismissed.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Should development take place on this site, there is a possibility ridge and furrow would be permanently lost, therefore it is not 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 part of a field, which may well include ridge and furrow of unknown quality. 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>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, would 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	LC.11
Site Address	West of Oxford Road (South), Long Compton
Site Capacity	Approx. 12 dwellings

Site information

The site is approx. 0.8ha in size. A private drive runs along the southern edge of the site and this is the only way of access. There is rolling countryside to the south and west of the site, with a small number of existing dwellings to the eastern and northern edges of the site. The site is situated outside of the Conservation Area, however the eastern boundary is conterminous with the Conservation Area.



SITE 11

Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Red Lion Public House, Main Street, Long Compton
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 Red Lion Inn is a Public House which is dated 1748. The building is situated along Main Street which is the main road running through Long Compton and is approximately 80m away from the proposed site. There are fields to the rear of the property together with a small number of dwellings to the south.</p> <p>Listing description: “Public house. Dated 1748, of 2 stages of building. Squared coursed limestone with quoins. Artificial stone-slate roofs with stone and brick ridge and end stacks, 5-unit plan. 2 storeys plus attic; 5-window range of C19 and C20 two- and three-light casements with stone flat arches and wood lintels. C20 door with stone flat arch to centre-right, with C20 bay window to immediate left, Moulded datestone to first floor right is inscribed in bas-relief: 'WW/1748'. One C19 gabled dormer. Large early C19 two-storey stone range and C20 one-storey range to rear. Interior: chamfered spine beams”.</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 - Whilst there would be a limited view from the proposed development site to the listed building, this would be to the rear of the Red Lion Public House and associated car park.</p>
Assessment of impact of development on significance of the asset	There is an existing property 'The Gold Stone' which is set back from the main road and is located between the site and the listed building and a row of existing properties to the east which are adjacent to the site.

	Development of this site would not impact on the setting of the listed building or the wider rural setting of the Red Lion House due to the existence of the existing property located between the site and the listed building. The separation distance between the existing dwelling and the Red Lion Public House would help protect the character and setting of the heritage asset.
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme can ensure that the setting of the grade II listed building is not compromised through development and is in keeping with the surrounding area.</p> <p>Appropriate landscaping or planting should be provided to screen any new development from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site would be unlikely to result in unacceptable harmful impact to and on the significance of the setting of the listed building. It is likely that mitigation measures could be implemented which would be sufficient to address any potential harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Ferndale, Main Street, Long Compton
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>Ferndale is a dwelling situated along the main road through Long Compton and is located approximately 165 metres from the site.</p> <p>Listing description: “House. Mid/late C17. Squared coursed limestone with thatch roof and stone and brick ridge and end stacks. 4-unit plan. One storey plus attic; 4-window range of C19 two- and 3-light casements, suite with original leaded lights. Wood lintels to ground floor casements. C20 door in C20 gabled porch to left gable end. Interior not inspected but likely to be of interest”.</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.
Assessment of impact of development on significance of the asset	It is not envisaged that development of this site would have a detrimental impact on the setting of this listed building nor would it substantially change the character of the area due to the distance of the listed building from the site. As such, there would be no impact upon the significance of this heritage asset.
Potential mitigation measures for identified harm	Since no harm is envisaged, no mitigation would be required.
Conclusion of harm on the heritage asset	It is concluded that due to the separation distance between the site in question and the heritage asset, together with the orientation of the heritage asset to the site, there would be no harm to the significance of this heritage asset. Conclusion on harm to heritage asset: No harm

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Long Compton 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 Conservation Area was designated in on the 12 November 1997. A row of cottages lies to the east of the site, namely Mulberry Cottage, Hazel Cottage, Walnut Cottage and Bramley House which are situated within the Conservation Area. They appear to be modern in design and built in Cotswold stone to ensure they are in keeping with the local area. There is also a property within close proximity to the site, 'The Gold Stone' which again is within the Conservation Area and built in traditional Cotswold stone.</p> <p>The allocated site lies outside of the Conservation Area, however the eastern boundary of the site is coterminous with the Conservation Area boundary. There are views of the rolling countryside to</p>

	<p>the west of the site. Whilst the site is not within the Conservation Area, it is clearly an important consideration given the proximity of existing dwellings.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development in this location would not significantly alter the character and appearance of the site given there are a number of existing properties in this location. However, any development on a rural edge such as this would have some impact upon the significance of the asset.</p> <p>Given the proximity of the Conservation Area (including the sharing of a boundary), any new development would need to ensure it is keeping with the surrounding area and existing properties in order to maintain the character and ensure that there is no adverse impact.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Development proposals would need to consider how the design and layout including any appropriate landscaping or planting would address the properties to the east of the site and also the property 'The Gold Stone'. Proposals would also need to consider the important relationship of the Conservation Area boundary to the eastern edge of the site and the relationship of the site with the wider rural landscape.</p> <p>Whilst the site is not within the Conservation Area, given the site's close proximity to it and its rural setting, consideration would need to be given to potentially reducing the density/overall scale of development and introducing appropriate landscaping to help reinforce the rural edge to the village and the relationship with the Conservation Area at this point.</p> <p>Development should not be over-dominant and would need to ensure public views into and out of the Conservation Area are maintained. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Development in this location would provide a degree of harm to the setting of the Conservation Area due to its proximity to the heritage asset; however mitigation measures may be sufficient to address the harm to the setting of the heritage asset and the overall harm to the significance of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Non listed asset
Contributing elements to significance of the heritage asset	Ridge and furrow ploughing to the west of Long Compton is apparent as earthworks shown on aerial photographs taken in 1947. The ridges in this general locality were partially levelled in the 1960/70s by modern ploughing methods. However, images on google maps dated indicate that some ridge and furrow continues to exist within the site (to the north of the access drive).
Assessment of impact of development on significance of the asset	<p>Images on google maps taken in 2016 suggest that ridge and furrow is still present on site and therefore there is a risk that development on this site would lead to a permanent loss of ridge and furrow on site.</p> <p>The site visit undertaken in 2020 proved inconclusive due to poor visibility from the private access, however there was a sign that a small amount of ridge and furrow is still present on part of the site. It is likely that it is only a small remnant of what would have originally been a wider field.</p>
Potential mitigation measures for identified harm	<p>Once development has taken place on this site, ridge and furrow is permanently removed and is lost forever, therefore it is not 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>
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of a small parcel of land which seems to include remains of ridge and furrow of undetermined quality. 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. It is concluded the loss of ridge and furrow on this site would result in less than substantial harm.

Conclusion on harm to heritage asset: Less than substantial harm

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of nearby listed buildings, the Conservation Area and the potential loss of ridge and furrow. Mitigation measures (such as the introduction of a landscaping) 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.