

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LONG.01
Site Address	East of Marton Road (north), Long Itchington
Site Capacity	Approx. 18 dwellings

Site Description

The site is made up of two adjacent land parcels. The southern half is a small field bounded by mature vegetation, with agricultural land to the east, housing to the south and west and paddock areas to the north, which make up the remainder of site LONG.01. Land levels rise to the east, throughout the site. The paddock areas are overgrown and not in use, currently. Further paddocks and agricultural land are located north of the paddock areas which form part of LONG.01.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	'The Red House', Marton Road, Long Itchington.
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. Early C18. Brick in Flemish bond with storey-band. Sandstone plinth, moulded eaves cornice and coped gables on kneelers. Plain-tile roof with brick ridge and end stacks. 3-unit plan. 2 storeys plus attic: 3-window range of 12-pane sashes to centre and right, and canted bays with 12-pane sashes to left. Tympanum to attic above door has C18 lunette. Small C19 range of one storey and attic to right has 12-pane sash and gabled dormer. C20 one-storey range to far right. Long C19 two-storey brick extension to rear has 2-light and cross casements, and a 4-panelled door. Interior: noted as having large open fireplace with moulded wood surround and moulded, dentilled cornice. Panelling in room to right of door to dado level. Boxed spine beam. 6-panelled doors. In room to left of door a moulded spine beam and cornice".</p> <p>The listed building is located on the eastern edge of the village, to the south of site LONG.01, but with one other un-listed dwelling in-between. The dwelling sits in the middle of a good size plot with large front and rear gardens, facing west and east, respectively. The dwelling has rural views to the rear. The northern edge of the rear garden of the property is commensurate with the southern boundary of site LONG.01. It appears unlikely that there is any historical link between the contained residential curtilage of the listed property and site LONG.01. The lawful curtilage of the dwelling and rural aspect to the rear (east) helps contribute to the significance of the asset.</p>
Assessment of impact of development on significance of the asset	Whilst there may be the possibility of partial views of new dwellings on site LONG.01 should it ever be built-out, development in this location would not begin to impinge on the rural landscape to the rear (east) of the dwelling which contributes to the significance of the heritage asset. The development would be no closer than existing dwellings both side of the listed building and any new buildings would be situated off to the side, away from main aspects from the dwelling.
Potential mitigation measures for identified harm	Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the local landscape and how it may potentially impinge upon the

	<p>historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the provision of suitable improvements to the southern boundary of LONG.01 to reduce any potential impact of development on the setting of this asset. Additionally, a suitable 'buffer zone' could be included in any site layout to maintain a suitable separation distance, echoing the design solution for the recently completed development on the adjacent land to site LONG.01. There is sufficient land to achieve suitable mitigation measures, should they be deemed necessary and appropriate.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>The heritage asset itself would not be affected. Development of the site is unlikely to result in unacceptable harmful impact 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 2:

<p>Name of Heritage Asset affected by allocated site</p>	<p>Long Itchington Conservation Area.</p>
<p>Type of heritage asset/Listed Grade/Significance Value</p>	<ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area.
<p>Contributing elements to significance of the heritage asset</p>	<p>The site in question lies on the northern edge of the Conservation Area, with the southern boundary of site LONG.01 being coterminous with the Conservation Area boundary.</p> <p>The site would not be readily visible from within the Conservation Area from public vantage points. This particular location has changed substantially very recently with the construction of an estate of new dwellings on adjacent land, which also backs on to the Conservation Area. This new development was deemed acceptable with a 'buffer zone' running parallel to the Conservation Area, thus protecting its setting. A similar solution would be acceptable on site LONG.01, thus retaining an un-developed 'edge' to the Conservation Area itself, thus preserving the open semi-rural buffer which contributes to the significance of this heritage asset.</p>

Assessment of impact of development on significance of the asset	Development in this location would clearly alter the character and appearance of the site through the introduction of built form, given its current undeveloped state. However, the significance of the Conservation Area as a heritage asset in this particular location in the village has already changed through recent, adjacent development. Given the fact that this corner of the village has become more built-up over recent years, whilst it is acknowledged that further development in this location would impact on the significance of the heritage asset, it is considered development in this location would have a minimal impact on the significance of the asset.
Potential mitigation measures for identified harm	Development proposals would need to consider how the design and layout would address the relationship between the site and the Conservation Area. Consideration could be given to introducing suitable landscaping along the proposed south eastern site boundary to maintain the existing 'rural edge of village' feel and also introduce a 'buffer zone' to ensure built form was kept away from the line of the Conservation Area, echoing the solution within the adjacent development.
Conclusion of harm on the heritage asset	Sensitive site layout and design, additional landscaping to site boundaries and the introduction of a suitable 'buffer zone' would minimise any potential detrimental impact of development on the setting of the Conservation Area. It is acknowledged that development of this site would cause some 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, but it is considered the harm would be less than substantial in nature. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Region of possible surviving Ridge and Furrow
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	Site LONG.01 is identified as an area of possible extant ridge and furrow earthworks on WCC's Historic Environment Records. The site visit indicated that ridge and furrow no longer existed within the southern half of the site, due to intervening uses of the land. It was inconclusive whether or not ridge and furrow remained within the two paddock areas to the northern parcel of the site, due to

	<p>the existence of long grass throughout the site. If ridge and furrow is surviving in this part of the site, the quality is therefore unknown. However, walking within the site did not give the impression of mounds and hollows associated with ridge and furrow (possibly due to its use as a paddock for horses?). Aerial mapping indicates the possibility of ridge and furrow to the very far east part of the eastern paddock, but there are no visual clues to earthworks remaining elsewhere on site. Given the small size of the site and the lack of evidence of good quality ridge and furrow in the field and paddock areas, the significance of this site in relation to this particular non-designated asset has been diminished to the point it is minimal.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this land could possibly lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains of unknown significance – however it seems unlikely that ridge and furrow of any quality remains within the site. Clearly any development of the site would lead to the destruction of the non-designated heritage asset, should it still exist. However, it is a small area, the impact of development on the significance of the asset would be minimal.</p>
<p>Potential mitigation measures for identified harm</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, should any ridge and furrow still exist within the northern part 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 ‘pocket’ of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. 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 remaining non-designated asset. Due to the unknown nature of the asset and the small size of the site, it is concluded that should ridge and furrow still exist, any loss would result in less than substantial harm.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall conclusion of harm

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of a nearby listed building, the adjacent Conservation Area and possible ridge and furrow. Mitigation measures (such as the introduction of improved landscaping and a 'buffer zone' on the southern site boundary) 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	LONG.04
Site Address	North of Collingham Lane (west), Long Itchington
Site Capacity	Approx. 21 dwellings

Site Description

The site is a diamond shaped field on the northern periphery of the village. The land is overgrown with long grass and other vegetation. There are clear mounds and hollows throughout the site. The land is well screened due to mature trees and vegetation to all boundaries. Land levels throughout the site, with the highest point being at its northern boundary. A line of trees run through the middle of the site in a NE/SW orientation. The site is bounded by agricultural land to the north and housing to the east and south. A commercial site lies close to the site, to the west.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Tudor House, Southam Road, Long Itchington
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. Mid/late C16. Timber framed with close studding to all facades, with rendered infill. Stone and Roman brick plinth to front, with squared, coursed sandstone ground floor to rear. Plain-tile roof with brick ridge stacks. Long range runs north-west to south-east with front range of 5 bays with jettied gables to attics resting on moulded brackets. 2 storeys plus attics; 5-window range of 5-light ovolo-moulded wood mullioned windows to ground and first floors. Early C20 canted bay with sashes to ground floor centre-right. 2-light ovolo-moulded wood mullioned window to each jettied gable. At apex of each gable a wood moulded finial and pendant, now damaged. C20 plank door to centre within C20 timber gabled porch. Rear of building has stone ground floor with a range of seven C16 one- and two-light ovolo-moulded mullioned windows, with two C20 mullioned windows in imitative style. Jettied first floor with a range of 7 three-light wood mullioned windows with leaded lights. 6-panelled door to centre within C18 moulded stone surround with keyblock. C19 brick infill to left gable end, with C20 brick one-storey extension to left. 2- and 3-light wood mullioned windows to right gable end, with one blocked 2-light window to ground floor. Interior: OS joists exist throughout ground floor. C16 plank doors within moulded wood surrounds to ground and first floors. Large open fireplaces, one with C19 timber bressumer. 2 staircases with turned balusters rise from ground floor to long gallery. Close-studded partitions throughout house. Spiral staircase rises from first floor to attics. Queen-post roof with windbraces. History: Queen Elizabeth I said to have dined here when the house was owned by the Earl of Leicester”.</p> <p>The listed building is located 200 metres southwest of site LONG.04 with a number of industrial units and dwellings located between the two sites. The listed building sits on the road frontage facing the gable end of a cottage on the opposite side of the road. Due to the separation distance and the lack of clear relationship between the listed building and site LONG.04, it appears highly</p>

	unlikely that there is any historical link between the two. The physical asset and its immediate curtilage are the elements that contribute to the significance of the asset. Any historical wider setting has been significantly compromised through development in close proximity to the site during the 20 th century.
Assessment of impact of development on significance of the asset	Given the separation distance between the heritage asset and site LONG.04, intervening structures and the lack of physical 'relationship' to the site in question, development of site LONG.04 would have no impact on the significance of this particular 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 2:

Name of Heritage Asset affected by allocated site	Long Itchington 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 site in question lies approximately 90 metres beyond the eastern edge of the Conservation Area of the village, with intervening buildings and land uses between the Conservation Area and site LONG.04.</p> <p>The site would not be readily visible from within the Conservation Area due to the limited public vantage points, the juxtaposition of the site to the public domain and the existence of domestic structures and associated mature boundary treatments along the length of the section of Conservation Area.</p>
Assessment of impact of	Development in this location would clearly alter the character and appearance of the site through

development on significance of the asset	the introduction of built form, given its current undeveloped state. However, dwellings already abut the Conservation Area in this general location and the significance of the Conservation Area as a heritage asset has already been compromised through the erection of dwellings both sides of the Conservation Area boundary. Given the distance to the Conservation Area and the existence of dwellings between the Conservation Area and site LONG.04, it is considered development in this location would have little, if no (additional) impact on the significance of the heritage asset.
Potential mitigation measures for identified harm	None required.
Conclusion of harm on the heritage asset	It is considered development of this site would cause no harm to the Conservation Area as a designated heritage asset. Conclusion on harm to heritage asset: No harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Possible extent of medieval settlement (WCC HER Ref: MWA9061)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listing grade applicable
Contributing elements to significance of the heritage asset	The HER lists the site as being part of the medieval settlement. As such, there is the potential for below ground archaeological remains in the vicinity of the site, which could enhance the understanding of historic origins of the settlement. Indeed, there are mounds and hollows throughout the site which could signal in-situ below ground archaeology.
Assessment of impact of development on significance of the asset	Development could potentially lead to the loss of archaeological remains of indeterminate 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 potentially lead to the loss of archaeological remains of indeterminate 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 close to or affecting this particular site, it is concluded that development would cause less than substantial harm to the non-designated heritage asset and archaeological evaluation work would be possible in order to further understand the historic environment prior to any future development.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LONG.07
Site Address	South of Stockton Road, Long Itchington
Site Capacity	Approx. 39 dwellings

Site Description

The site is a rectangular agricultural field on the eastern edge of the village. The field is a 'saddle' shape, with high ground at the east and west boundaries, with low ground in the centre of the site. The site benefits from a mature hedgerow boundary to the north and has a 'belt' of trees/mature vegetation to the east and south boundaries. Recent housing developments bound the site to the north and west. An area of scrubland lies to the east, with the Grand Union Canal running parallel with the southern boundary, in an elevated position compared to site LONG.07. The site is not located near to the Conservation Area.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Shop Lock Cottage, Grand Union Canal
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: “Lock Cottage. Early C19. Brick in Flemish bond with dentilled eaves cornice. Swithland slate roof laid in diminishing courses with brick ridge and lateral stacks. 2-unit plan. 2-storey, 2-window range of 2-light casements with one window on first floor. Late C19 bay. Early C19 plank door to left with brick segmental arch. Further casements in wing to rear. Interior: chamfered spine beams and original plank door. Straight-flight staircase. 3 small brick open fireplaces”.</p> <p>The elements that contribute to the significance of this heritage asset include the design, shape and materials of the cottage; the associated workshop and cottage garden; its specific association with the Grand Union Canal and its location close to Stockton locks. There does not appear to be any obvious historical link between the heritage asset and the site in question.</p>
Assessment of impact of development on significance of the asset	<p>Site LONG.07 is located approximately 50 metres to the north of the heritage asset. The ‘Shop Lock’, Grand Union Canal, towpath and belt of mature trees sit between the heritage asset and the site in question. There are significant land-level changes between the canal and site LONG.07, with LONG.07 sitting several metres lower than the canal in the wider landscape. Indeed, LONG.07 is shaped like a saddle, with a ‘band’ of land at its lowest point running through the site in a north-south direction directly in line with the cottage and associated lock. The thick belt of trees and mature vegetation ensure views of the site from the towpath are sporadic and glimpsed. Views from the cottage, some 40 metres further back from the towpath on the other side of the canal, would be very limited. Given the separation distance, intervening landscaping belt and levels changes described, it is considered the potential impact of development of this site on the significance of the asset would be less than substantial and could be mitigated.</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 local landscape and how it may potentially impinge upon the</p>

	<p>historic setting of the Grade II listed dwelling, which includes the Grand Union Canal.</p> <p>Consideration would need to be given to the retention of the existing mature tree/vegetation belt along the southern boundary of LONG.07 to help reduce any potential visual impact of development on the setting of this asset. Additionally, an additional 'buffer zone' in the way of public open space could be included in any site layout to maintain a suitable separation distance, echoing the design solution for the recently completed development on the adjacent land to site LONG.07. There is sufficient land to achieve suitable mitigation measures, should they be deemed necessary and appropriate.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site has potential to result in less than substantial harm to the significance of the setting of the heritage asset. However, 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 harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Lock 12 'Shop Lock' on Stockton flight, Grand Union Canal
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed structure
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "Lock and escape channel, formerly lock named after the canal workshop alongside. Early C19, restored later C19, and c.1930. Blue brick and concrete with wood and iron gates and 4 cast-iron ground paddles. Included for group value".</p> <p>The elements that contribute to the significance of this heritage asset include its design, shape and materials and its specific function association with the Grand Union Canal. There does not appear to be any obvious historical link between the heritage asset and the site in question.</p>
Assessment of impact of development on significance	Site LONG.07 is located approximately 25 metres to the north of the heritage asset. Part of the Grand Union Canal, towpath and belt of mature trees sit between the heritage asset and the site in

of the asset	<p>question. There are significant land-level changes between the canal and site LONG.07, with LONG.07 sitting several metres lower than the canal in the wider landscape. Indeed, LONG.07 is shaped like a saddle, with a 'band' of land at its lowest point running through the site in a north-south direction directly in line with the cottage and associated lock. The thick belt of trees and mature vegetation ensure views of the site from the towpath are sporadic and glimpsed. Views from the towpath (the closest public vantage point) would be limited. Given the separation distance, intervening landscaping belt and levels changes described, it is considered the potential impact of development of this site on the significance of the asset would be less than substantial and could be mitigated.</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 local landscape and how it may potentially impinge upon the historic setting of the Grade II listed lock, which includes the Grand Union Canal.</p> <p>Consideration would need to be given to the retention of the existing mature tree/vegetation belt along the southern boundary of LONG.07 to help reduce any potential visual impact of development on the setting of this asset. Additionally, an additional 'buffer zone' in the way of public open space could be included in any site layout to maintain a suitable separation distance, echoing the design solution for the recently completed development on the adjacent land to site LONG.07. There is sufficient land to achieve suitable mitigation measures, should they be deemed necessary and appropriate.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site has potential to result in less than substantial harm to the significance of the setting of the heritage asset. However, 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	Stockton Locks, Grand Union Canal
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed structure
Contributing elements to significance of the heritage asset	<p>Historic England listing description: “Flight of 8 locks, basins and escape channels, formerly locks. Early C19, restored later C19, and c.1930. Blue brick with some red brick and concrete. Iron and wood swing gates with 4 cast iron winding shafts per lock. Basin walls with concrete coping”.</p> <p>The elements that contribute to the significance of this heritage asset include its design, shape and materials and its specific function association with the Grand Union Canal. The listed structure is located 150 metres east of site LONG.07, separated by two heavily wooded parcels of land. As such, there is no inter-visibility between the site in question and the listed locks. Given the lack of clear relationship between the listed building and site LONG.07, it appears highly unlikely that there is any historical link between the two. The location of the heritage asset on the wooded hillside and its functional use as part of the wider Grand Union Canal are the elements that contribute to the significance of the asset. Development of site LONG.07 would not impact on the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	Given the separation distance between the heritage asset and site LONG.07, intervening wooded land parcels and the lack of physical ‘relationship’ to the site in question, development of site LONG.07 would have no impact on the significance of this particular heritage asset.
Potential mitigation measures for identified harm	No mitigation measures would be necessary.
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site would not result in any harmful impact to the significance of the heritage asset. It is not considered that mitigation measures would need to be introduced to protect the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Site of disused canal southeast of Collingham Lane (WCC HER Ref: MWA5232)
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	A canal 600 metres in length was dug in a north/south direction from the limeworks to the main Warwick and Napton canal (WA4706). This was closed off in the 1930s and is still visible as a dry ditch. The ditch is filled with a number of trees and low-level vegetation. The ditch runs along the eastern edge of site LONG.07. The remaining ditch as a remnant of the canal is the contributing element to the significance of this non-designated heritage asset, together with its wider setting in the landscape.
Assessment of impact of development on significance of the asset	The ditch lies adjacent to, but outside the site in question. Therefore, development of site LONG.07 would not impact on the ditch itself, but would have the potential to impact on its setting in the wider landscape, thus causing some harm to its significance. However, there is always the potential that development in this location could lead to the loss of archaeological remains of indeterminate significance.
Potential mitigation measures for identified harm	The recently completed housing development to the north of site LONG.07 retained a buffer zone along the eastern edge of the site, ensuring built form did not encroach on the immediate setting of the same non-designated heritage asset under assessment here. There is sufficient land to follow a similar approach on this site. A desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).
Conclusion of harm on the heritage asset	Development of this site could potentially lead to the loss of archaeological remains of indeterminate 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. 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 and mitigation measures 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	LONG.14B
Site Address	North of Leamington Road (middle), Long Itchington
Site Capacity	Approx. 18 dwellings

Site Description

The site is part of a small rectangular shaped field on the northern edge of the village, along Leamington Road. The field is reasonably level throughout and bounded on all sides by mature hedgerow, vegetation and trees. Residential development to the east and south, with agricultural land to the west and north. The site is 150 metres from the Conservation Area, with intervening housing development. The nearest listed building is 185 metres south of the site, with an intervening housing estate. There is no scheduled monument in the vicinity of the village.



Assessment criteria:**Heritage Asset 1:**

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 or Registered Park and Garden in the vicinity of the village. The designated Conservation Area is located 150 metres to the south of the site, with no visible or obvious historical connection between it and the site. The closest Listed Building is located some 185 metres south of the site, with no inter-visibility or connectivity between the listed building and the site. 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	There are no designated or non-designated heritage assets that would be adversely affected by development of this site. Conclusion on harm to heritage assets: No harm.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LONG.15
Site Address	North of Leamington Road (east), Long Itchington
Site Capacity	Approx. 45 dwellings

Site Description

The site comprises a small paddock area adjacent to Leamington Road and the southern part of a large rectangular shaped field on the northern edge of the village. The field is reasonably level throughout and bounded on all sides by mature hedgerow, vegetation and trees. Residential development to the south, with agricultural land to the west and north and recreational land to the east. The nearest listed building is 180 metres south of the site, with an intervening housing estate. There is no scheduled monument in the vicinity of the village.



Assessment criteria:**Heritage Asset 1:**

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 or Registered Park and Garden in the vicinity of the village. The designated Conservation Area is located approximately 80 metres to the south of the site, with no visible or obvious historical connection between it and the site due to an intervening housing estate. The closest Listed Building is located some 180 metres south of the site, with no inter-visibility or connectivity between the listed building and the site. 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	There are no designated or non-designated heritage assets that would be adversely affected by development of this site. Conclusion on harm to heritage asset: No harm.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LONG.20
Site Address	West of Marton Road (rear), Long Itchington
Site Capacity	Approx. 30 dwellings

Site Description

The site is entirely covered in tarmac and is occupied by a large brick industrial building with parking areas to the north and south of the building. Land slopes throughout the site, with high ground to the north and low ground to the south. The site is bounded on all sides by mature hedgerows and trees. The site lies almost half a kilometre from the Conservation Area and nearest listed building in the village. Public views of the site are limited with no nearby public footpaths and intervening buildings along Marton Road.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Site of 19th century Brickworks at Rhine Hill (WCC HER Ref: MWA1636)
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listing grade applicable
Contributing elements to significance of the heritage asset	The HER lists the site of a brickworks at Rhine Hill where bricks were made on an industrial scale during the Imperial period. GiS is inconclusive as to the exact location of the brickworks, but there is a distinct possibility that at least part of site LONG.20 could form part of this archaeological site. As such, there is potential for surviving below ground archaeological remains which would enhance the understanding of the industrial origins of the settlement.
Assessment of impact of development on significance of the asset	Development could potentially lead to loss of archaeological remains of indeterminate 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 industrial 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>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Site of possible Anglo Saxon burial (WCC HER Ref: MWA1706)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listing grade applicable
Contributing elements to significance of the heritage asset	The HER lists the site of a possible Anglo Saxon burial in the general location dating to the Migration or Early Medieval period. An urn and fragments of human bone were found within an earth mound. It is unclear from GiS or HER whether the burial is within site LONG.20. As such, there is the potential for below ground archaeological remains in the vicinity of the site, which could enhance the understanding of historic origins of the settlement.
Assessment of impact of development on significance of the asset	Development could potentially lead to the loss of archaeological remains of indeterminate significance (although the location of the burial is not clear).
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 potentially lead to the loss of archaeological remains of indeterminate 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 non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the non-designated heritage asset and archaeological evaluation work would be possible in order to further understand the historic environment prior to any future development.