

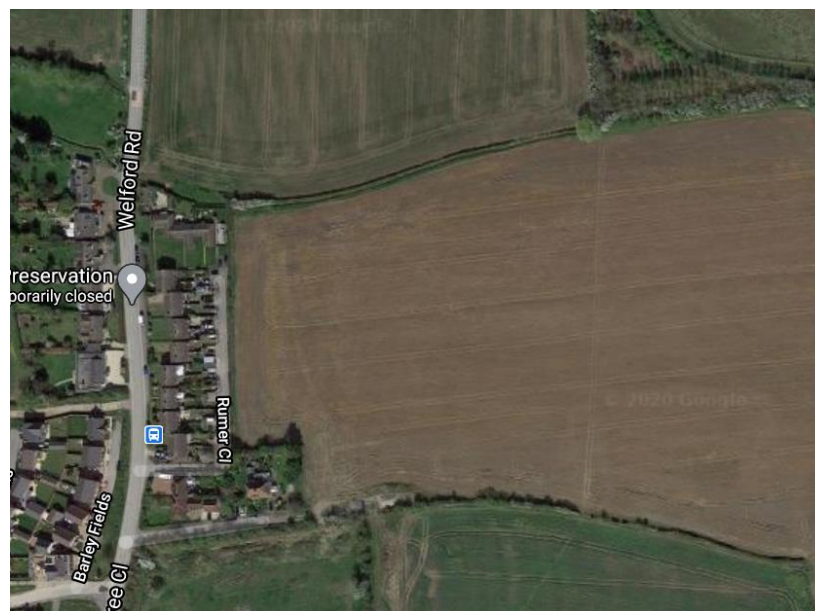
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LMAR.02
Site Address	East of Rumer Close, Long Marston
Site Capacity	Approx. 12 dwellings

Site Description:

Site LMAR.02 is situated on the north eastern edge of the settlement and is currently used as farmland with crops growing on the day of the visit. The site is located to the rear of a row of houses and makes up part of the agricultural landscape and rural backdrop to the village. There is a public footpath running along the edge of the site and an access road that leads to the site from the Welford road.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Ridge and Furrow • Non-designated heritage asset
Contributing elements to significance of the heritage asset	The presence of ridge and furrow is alluded to through GIS data provided by Warwickshire County Council. The GIS data suggests that the ridge and furrow covers the entire site. However, upon visiting the site it is evident that any ridge and furrow that once existed on the site has since been removed through modern farming practices. The site is being used as farmland and to grow crops, meaning the site will have been ploughed by modern machinery. The site is now completely flat and there appears to be no evidence of ridge and furrow.
Assessment of impact of development on significance of the asset	Due to the loss of ridge and furrow that may have existed on the site, any development would not cause any further harm to the no longer present heritage asset.
Potential mitigation measures for identified harm	As there is no heritage asset to protect no mitigation measures are required.
Conclusion of harm on the heritage asset	Modern farming practices used on the site have removed the ridge and furrow non-designated heritage asset that was historically present. There is now no heritage asset to protect. Conclusion on harm to heritage asset: No Harm

Conclusion

It is concluded that development would cause no harm to heritage assets. No mitigation measures are required.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LMAR.08
Site Address	East of Long Marston Road (north), Long Marston
Site Capacity	Approx. 20 dwellings

Site description

The site is situated east of the Long Marston Road at the southern end of the settlement. Currently being used as pasture land the site was being grazed by sheep on the day of the visit. There is a footpath that runs up the northern edge of the site, which links up to the well-used Greenway. There is prominent ridge and furrow on the site which runs east to west and covers the majority of the site. The land is relatively flat and well screened due to mature boundary vegetation and trees.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	The Grange, Welford Road, Long Marston
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II Listed Building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>The Grange lies approximately 80 metres west of the proposed site on the opposite side of the Welford Road. It is set back within its own curtilage, and is shielded from the road by large trees and hedgerow.</p> <p>Listing Description: “House. C17 with main block of early C19. Main part: brick faced with roughcast; slate roof with roughcast end stacks. Wing: dressed stone and rubble with ashlar dressings; stone slate roof with brick rear lateral stacks. L-plan.</p> <p>EXTERIOR: main part of 3 storeys; symmetrical 3-window range. Top modillioned brick cornice. Windows have sills and 8/8 sashes. Gabled roof. 2-storey earlier wing projects to right, with entrance with C20 glazed door to left end, and a gabled brick dormer above; coped gable end has 1st floor 3-light recessed chamfered-mullioned window with labelmould. Left return has C20 window to each floor; 2-storey rear wing has top modillioned brick cornice and round-headed entrance with doorcase with reeded pilasters and simple consoles to open pediment, 6-panelled door with 4 glazed panels. Rear has former rubble gable end in larger brick gable end; windows with 3-light and 2-light leaded casements with iron opening casements; behind wing a projecting lateral stack with offsets and some exposed stone to left; to left of wing the rear of earlier range has small chamfered light to left of former chamfered-mullioned window with labelmould, now with inserted leaded casement; 3-light recessed chamfered-mullioned window above has part leaded glazing. Right return has 3 segmental-headed windows with 5-light and 3-light wooden C20 glazing, one 2-light pegged casement; gable end to right has coping and brick end stack; small light and 2-light single-chamfered mullioned window to 1st floor and ashlar blind bull's eye with rusticated surround and cornice.</p>

	<p>INTERIOR: not inspected, but noted as having early C19 staircase with turned newel”.</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>Assessment of impact of development on significance of the asset</p>	<p>The Grange is one of a number of listed buildings that sit on the west side of the Long Marston Road. It is set back within its own curtilage and shielded from mainstream view by its own garden which is bordered by trees (many of which have a Tree Preservation Order) and hedgerow. Whilst set back from the main road, the building still benefits from the rural backdrop that the proposed site currently provides. Were development to go ahead on this site the setting of the listed building would be altered. At present the listed building faces open fields, and whilst the view is blocked by trees within the curtilage of the property, this open expanse still creates the historic setting for the property. Development on the proposed site would remove this rural ‘backdrop’ and change the setting of the listed building. Currently the listed building is isolated and peaceful; development on the proposed land would increase vehicular movement which would negatively affect the setting of the building. New vehicular access would need to be created to service the site and this would alter the current setting of the property.</p> <p>These concerns were identified in the refusal letter of an application for 12 houses on the proposed site in 2017 (17/00575/OUT). The proposal was refused, for reasons other than just this, and the harm to the listed buildings was listed as ‘less than substantial’, the same concerns stand today.</p>
<p>Potential mitigation measures for identified harm</p>	<p>The main concerns for the listed building is the harm to the rural setting. In order to mitigate the harm that development would cause to this ‘rural backdrop’, scale, layout and the implementation of green infrastructure would need to be carefully considered. To prevent the open expanse in front of the property from being harmed it may be possible to implement green corridors, which would enable visibility towards the Greenway. These green corridors, which would be created through careful placement and orientation of the houses, could be used to reduce the impact of any development on the ‘rural backdrop’. Given the proximity to the listed buildings it would also be important to consider the style of the buildings. Any development would need to be in keeping with the character and style of the area so as not to impose or create a jarring contrast to the listed properties that lie on the western side of the Long Marston road.</p>

Conclusion of harm on the heritage asset	<p>Development in the proposed site would alter the listed building by changing its rural backdrop. It would be possible to reduce the harm through careful planning and design, however, it would not be possible to eliminate the harm altogether.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Orchard Cottages, Welford Road, Long Marston
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II listed building • Designated heritage asset
Contributing elements to significance of the heritage asset	<p>Orchard Cottages lie approximately 110m south west of the proposed site. They are well set back within their own curtilages with the land in front predominantly lawn. At the end of the garden, and closest to the Long Marston road there is a modest hedge which moderately shields the listed buildings from passers-by.</p> <p>Listing Description: "Pair of houses. C17 with later alterations and ex-situ C14 window. Timber-frame with plaster infill and brick addition to right end; coursed rubble wing; steeply pitched renewed tile roof with 2 brick stacks to front of ridge and end stacks. L-plan.</p> <p>EXTERIOR: single storey plus attic; 4-window range. Entrance to left of centre has C20 porch to studded plank door; entrance to right end has plank door in pegged frame. Ground floor has three 3-light casements, one C20, others with small panes and iron opening casements; 3 gabled dormers have 2-light casements with mostly leaded glazing, but one with small-paned light; lean-to rubble oven projection to right of centre. Wing breaking forward to left has coped gable with fleuron, 2-light single-chamfered mullioned window with iron opening casement, and 1st floor traceried 2-light C14 window. Left return has 1950s addition to left end; entrance to right of centre has timber lean-to porch and plank door; entrance to C20 left end. Window to each floor to left end with C20 casements, recessed chamfered-mullioned windows of 2 lights and 4 lights flank entrance, that of 2 lights being truncated by entrance; 2-light and 3-light casements with iron opening casements</p>

	<p>above, the 3-light casement with moulded timber lintel. Rear has C20 flat-roofed outshut with 2-light leaded casement to 1st floor window; projecting single-storey brick wing to left has segmental-headed windows to ground floor.</p> <p>INTERIOR: not inspected, but noted as having exposed 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>Assessment of impact of development on significance of the asset</p>	<p>Orchard Cottages are situated on the western side of the Long Marston road, comfortably within their own curtilages. However, the space in front of the properties, is predominantly lawn, and as such views towards the proposed site remain largely uninterrupted. The listed building does have a modest hedge at the end of the garden closest to the road, and trees from neighbouring properties also help block the site from view. Another such interruption includes trees that line the eastern edge of the Long Marston Road. However, whilst these trees would assist in shielding the development, the general rural backdrop of the listed buildings would be altered. At present the listed building benefits from a rural and isolated setting that features lots of easily accessible green space. It is also distanced from other properties which adds to the ‘rural’ feel of the area. Development on the proposed site would alter this rural backdrop and reduce the amount of open green space surrounding the property.</p> <p>Development on the proposed land would also increase vehicular movement which would negatively affect the setting of the building. New vehicular access would need to be created to service the site and this would alter the current setting of the property.</p> <p>These concerns were identified in the refusal letter of an application for 12 houses on the proposed site in 2017 (17/00575/OUT). The proposal was refused, for reasons other than just this, and the harm to the listed buildings was listed as ‘less than substantial’, the same concerns stand today.</p>
<p>Potential mitigation measures for identified harm</p>	<p>The main concerns for the listed building is the harm to the rural setting. In order to mitigate the harm that development would cause to this ‘rural backdrop’, scale, layout and the implementation of green infrastructure could be introduced. The site capacity would also been to be considered so as not to overcrowd the area that currently benefits from well spaced houses. It would also be</p>

	important for any development to be in keeping with the style and rural character so as not to impose or create a jarring contrast to the listed properties that lie on the western side of the Long Marston road.
Conclusion of harm on the heritage asset	<p>Development in the proposed site would affect the listed building by impacting upon its rural setting through the introduction of built form to an otherwise untouched landscape. It would be possible to reduce the harm through careful planning and design, however, it would not be possible to eliminate the harm altogether.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	The Old Rectory, Welford Road, Long Marston
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>The old rectory lies just over 100m west of the proposed site, and is set back from the road within its own curtilage. The listed building is shielded from view by trees and hedgerow and is accessed by its own driveway.</p> <p>Listing Description: "Rectory, now house. c1810 incorporating earlier parts. Brick, mostly stuccoed, with some coursed blue lias rubble to rear and some ashlar; hipped Welsh slate roof with brick cross-axial stacks. Georgian style. H-plan.</p> <p>EXTERIOR: 2 storeys; symmetrical 5-window range consisting of 3-window centrepiece with projecting single-window outer bays right and left. Ashlar plinth and top frieze with fluting and paterae, and modillioned cornice. Ground floor has central French window with margin-light glazing over fielded panels, and flanking windows with 4/4 margin-light sashes; 8/8 sashes to 1st floor; outer bays have paired 6/6 sashes to each floor, repaired 1991. C19 fluted bell-form rainwater heads and downspouts to re-entrant angles. Left return forms entrance front: Rubble to ground floor and top modillioned brick cornice. Entrance has limestone aedicule with Doric columns and Tuscan</p>

entablature, and heavy frame to overlight and 6-panel door with narrow panel; to right a round-headed stair window and to right end a bow window with frieze and enriched cornice over small-paned glazing; to left end a segmental-headed window with a 6/6 sash to each floor and small segmental-headed window to 1st floor; small stack to angle. Brick rear has central lean-to outshut, large wing to right of rubble with brick gable and lower, longer, wing to left of coursed dressed stone, alternately wide and narrow courses. Varied fenestration, mostly casements; right wing has narrow leaded light to 1st floor and 2-light small-paned casement with pegged frame to attic; right wing has partly-blocked segmental-headed window and 3-light casement to return, with 3 1st floor windows with 2- or 3-light horizontally sliding casements with leaded glazing; end stack and lean-to outshut with single-storey service wing. Stone and brick right return has hipped bay window with small-paned and leaded glazing; some horizontally sliding casements with small-paned or leaded glazing.

INTERIOR: stair hall to left end has modillioned cornice and window with splayed panelled reveals, open-well stick-baluster staircase with column newels. Front rooms with contemporary cornices and fireplaces, one with round-headed cupboard with fielded-panelled doors; room to rear left with long chamfered beams. Secondary staircase to right end has probably re-used C18 turned balusters on entablature; room to rear right has chamfered beams and fireplace with bressumer”.

The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.

<p>Assessment of impact of development on significance of the asset</p>	<p>The Old Rectory is a well-shielded property due to the row of trees and hedgerow that are planted along the eastern edge of the properties garden, along the Long Marston Road. This foliage shields the property from view and makes it feel quite secluded, despite its proximity to other dwellings. However, although the property is shielded and there would not be much visibility into any developments on the other side of the road, the rural setting of the building would be affected. South East of the property comprises of open farmland, which is important in creating the setting of the listed building. Were development to go ahead then the setting and the 'rural backdrop' of the property would be altered.</p> <p>The property also lies on the edge of the more built up area of Long Marston. North and North East of the old Rectory development is more dense and can be seen on both sides of the long Marston road. The proposed site currently plays an important part in making sure the listed building is separate from this more built up area and that it still benefits from the rural setting. Were development to go ahead on the site the listed property would no longer be in the peripheries of the main settlement, and would have lost its rural backdrop. Development on the proposed land would also increase vehicular movement which would negatively affect the setting of the building. New vehicular access would need to be created to service the site and this would alter the current setting of the property.</p> <p>These concerns were identified in the refusal letter of an application for 12 houses on the proposed site in 2017 (17/00575/OUT). The proposal was refused, for reasons other than just this, and the harm to the listed buildings was listed as 'less than substantial', the same concerns stand today.</p>
<p>Potential mitigation measures for identified harm</p>	<p>The main concerns for the listed building is the harm to the rural setting. In order to mitigate the harm that development would cause to this 'rural backdrop', scale, layout and the implementation of green infrastructure would need to be considered carefully. It may be possible to include a number of green corridors, to maintain the sense of open space. Any development would also need to be in keeping with the local character, and sensitive to the proximity of a number of listed buildings. Any development would need to be carefully designed so as not to impose or create a jarring contrast to the listed properties that lie west of the proposed site and this would include consideration to the number of dwellings on site.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Development in the proposed site would affect the listed building by impacting upon its rural setting through the introduction of built form to an otherwise untouched landscape. It would be possible to</p>

	<p>reduce the harm through careful planning and design, however, it would not be possible to eliminate the harm altogether.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>
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Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Church Farmhouse, Welford Road, Long Marston
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Church Farmhouse lies approximately 80 metres slightly north west of the corner of the proposed site. It is well set back within its own curtilage, and the south side of the properties land is heavily laden with trees and hedgerow. This foliage looks to lie within the curtilage of The Old Rectory, but benefits this property by acting as a substantial barrier to anything south of the property.</p> <p>Listing Description: “Former school and farmhouse, now house. c1800 with altered late C17 rear wing. Brick, part roughcast on rubble plinth, with ashlar dressings to rear wing; concrete tile roof with brick end stacks. T-plan.</p> <p>EXTERIOR: 3 storey. Symmetrical 3-window range: front range has doorcase to entrance with reeded pilasters and slender consoles to open pediment; overlight with decorative glazing bars; door with 4 glazed and 2 flush panels. Windows have tile sills, and 8/8 sashes to ground floor, 6/6 sashes to 1st floor, and 3/3 sashes to 2nd floor. Small single-storey addition to right end. Rear wing left return has ashlar quoins and cornice; entrance to right end has ashlar doorcase with simple architrave, pulvinated frieze and cornice, door with 4 glazed and 2 flush panels. Large c1900 canted bay window has hipped roof over casements; 1st floor has 2 windows with c1900 casements and small window over entrance. Coped gable end has entrance and 2 small attic windows; end stack. Right return has lean-to outshut.</p> <p>INTERIOR: front range has chamfered beams, some ending over windows; moulded architraves to</p>

	<p>windows and doors; dog-leg stair with moulded handrail and square newels; flagged floors; one large fireplace with re-used moulded bressumer. Rear wing has rough beams and C20 fireplace possibly covering large earlier fireplace; 1st floor with partly visible truss with straight cruck spurs and struts. HISTORY: school was founded by John Cooper and was flourishing by 1656, known as the Grammar School; it was sold in 1919. Ursula Bloom, novelist and playwright, lived here at one time”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	<p>Although only being 80 metres away from the proposed sites, Church Farmhouse is particularly shielded from anything south of the property due to the foliage within the garden of the Old Rectory. As such, there is no visibility from the listed property into the proposed site. Church Farmhouse also lies within the more ‘built up’ area of Long Marston, and east of the site sits a small modern development. The bordering of trees to the south, and the development to the east of the property work to include Church Farmhouse within the centre of the settlement, rather than the peripheries. This being said Church Farmhouse sits well back from the road and is not easily visible to passers-by, meaning a level of isolation is maintained. However, whilst this is the case, the proximity of the listed building to the proposed site, and thus the open farmland, must be considered. Although the property sits within the more built up area, the fact it lies so close to the open farmland forms part of its setting. Therefore any development would impact the rural backdrop of the property, and the property would lose its tie to the open farmland.</p>
Potential mitigation measures for identified harm	<p>The main concerns for the listed building is the harm to its rural setting. Ways in which it would be possible to mitigate the harm include careful planning of the scale, design and layout of any new development. Given the proximity to listed buildings the character would need to be of upmost importance, and new development would need to be in keeping with the local vernacular.</p>
Conclusion of harm on the heritage asset	<p>Development in the proposed site would affect the listed building by impacting upon its rural setting through the introduction of built form to an otherwise untouched landscape. It would be possible to reduce the harm through careful planning and design, however, it would not be possible to eliminate the harm altogether.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>

Heritage Asset 5:

Name of Heritage Asset affected by allocated site	'Wychwood', The Green, Long Marston
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Wychwood house is situated approximately 60 metres north west from the corner of the proposed site. The house is set back within its curtilage and the land in front is predominately lawn. There is a modest hedge bordering the Long Marston road, but visibility to the listed building is uninterrupted from the public domain.</p> <p>Listing Description: "House. C17 with C19 addition. Coursed blue lias rubble; hipped stone slate and renewed tile roofs with brick end and lateral stacks; addition of painted brick with red tile roof, timber-frame to gable. Single-unit plan with formerly separate wing connected by single-storey C20 unit to form L-plan.</p> <p>EXTERIOR: hipped end has large gabled bay window with timber framing and enriched bargeboards over 3-light transomed window with small-paned glazing; 1st floor has C20 casements. To right a connecting unit with C20 entrance and wing, which has weatherboarded left gable and segmental-headed windows with C19 casements.</p> <p>INTERIOR: not inspected."</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>

Assessment of impact of development on significance of the asset	Despite the proximity to the proposed site, there is little inter-visibility between the listed building and the site in question. This lack of inter-visibility is mainly due to the mature vegetation that lies between. The hedge surrounding The Old Rectory is substantial and prevents any visibility to the proposed site. East of the listed building sits a small modern development which serves to incorporate the listed building into the main built up area of the settlement rather than the peripheries. However, this being said, the listed buildings proximity to the proposed site, and thus the open farmland is very important in creating the setting of the property, which does still benefit from a sense of 'rural' living. Were development to go ahead in the proposed site the setting of the heritage asset would be effected and it would lose the rural backdrop which it is located so close to.
Potential mitigation measures for identified harm	The main concerns for the listed building is the harm to its rural setting. Ways in which it would be possible to mitigate the harm include careful planning of the scale, design and layout of any new development. Given the proximity to listed buildings the character would need to be of upmost importance, and new development would need to be in keeping with the local vernacular.
Conclusion of harm on the heritage asset	Development in the proposed site would affect the listed building by impacting upon its rural setting through the introduction of built form to an otherwise untouched landscape. It would be possible to reduce the harm through careful planning and design, however, it would not be possible to eliminate the harm altogether. Conclusion on harm to heritage asset: Less than substantial

Heritage Asset 6:

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Ridge and Furrow • Non-designated heritage asset
Contributing elements to significance of the heritage asset	GIS, HER reports and google images all show well preserved ridge and furrow running east to west along the majority of the proposed site. The land is used to graze sheep and looks to be relatively untouched by any heavy machinery, therefore leaving the ridge and furrow in excellent condition.
Assessment of impact of development on significance	Ridge and furrow forms a vital part of the historical landscape of Britain and indicates where medieval farming practices were used. Development over ridge and furrow causes total loss and

of the asset	<p>irrevocable damage, and as such, any development on the proposed site would cause substantial harm. The ridge and furrow on the proposed site is in excellent condition, which means its preservation is even more important.</p> <p>Previous application reports have also raised concerns regarding the damage to the pristine ridge and furrow, and in 2017 a planning application (17/00575/OUT) was refused, in part because of the impact it would have on the historical asset.</p>
Potential mitigation measures for identified harm	It would not be possible to mitigate against the damage of developing on the ridge and furrow, as any development would cause the loss of part of the heritage asset.
Conclusion of harm on the heritage asset	<p>The ridge and furrow on the proposed site is in excellent condition and forms an important part of Britain's historical landscape. It is not possible to protect ridge and furrow when development occurs and development of this site would lead to the loss of approximately half the field and as such half of the ridge and furrow in this location. Therefore and development on the proposed site would cause harm to the asset, but it is recognised that the asset would not be entirely lost.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 7:

Name of Heritage Asset affected by allocated site	Medieval Shrunken Village
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Earthworks – Archaeological Monuments • Non-designated heritage asset
Contributing elements to significance of the heritage asset	<p>MWA6450 - The site of the Medieval shrunken village of Long Marston. Earthworks, which are visible on aerial photographs, suggest that Long Marston village was once larger.</p> <p>MWA6459 - Ridge and furrow cultivation and field boundaries are visible as earthworks on aerial photographs. These features are believed to mark the extent of the Medieval settlement of Long Marston.</p>

	The extent of the earthworks extends into the proposed site, meaning there may be traces of archaeological activity that may provide insight into life in Long Marston between 1066 AD to 1539 AD.
Assessment of impact of development on significance of the asset	The archaeological monuments extend into the proposed site, meaning the proposed site is likely to have been on the peripheries of the medieval settlement. It is possible that some archaeological artefacts may remain within the site. Development on the site would affect any remains that are currently situated on the site, however, the presence of these would not be known until excavation took place. Given that there is already a dwelling on the site it is likely that any remains would have been disturbed when this was built. Further development may well disturb any remains that remain.
Potential mitigation measures for identified harm	Given that the site lies on the peripheries of the medieval settlement it is possible that archaeological remains may be found. Suitable archaeological evaluation should take place prior to development, to determine the importance of the area in relation to the rest of the settlement.
Conclusion of harm on the heritage asset	Given the location of the site on the peripheries of the medieval settlement and that some disruption has already occurred, further development is not likely to cause substantial harm. Conclusion on harm to heritage asset: Less than substantial.

Conclusion:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development in this location would result in significant harm to designated and non-designated heritage assets when considering the cumulative impacts on each asset.

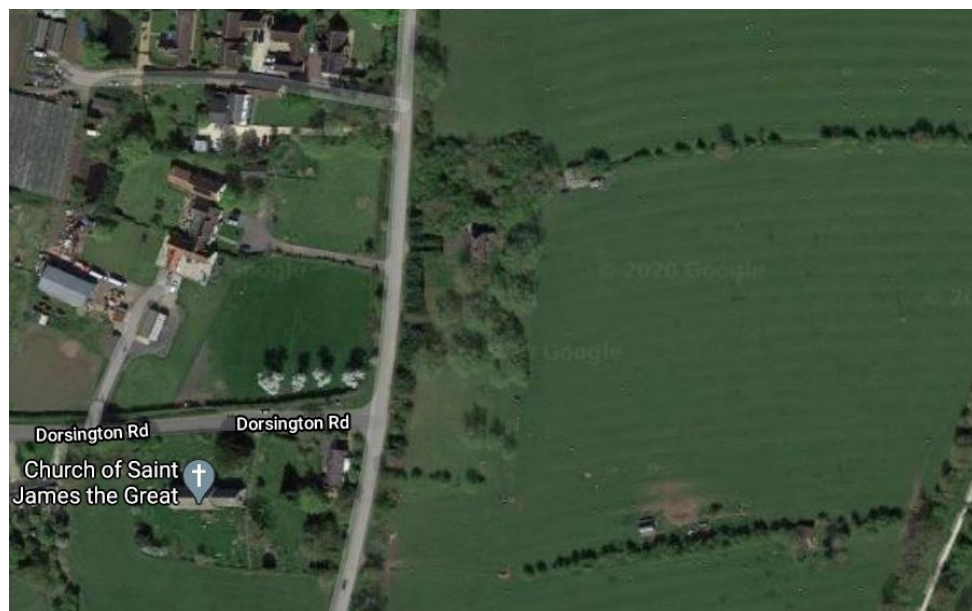
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	LMAR.09
Site Address	East of Long Marston Road (middle), Long Marston
Site Capacity	Approx. 6 dwellings

Site Description

Site LMAR.09 sits east of the Long Marston road at the southern end of the settlement. The site is shielded from the road by large trees and visibility into the site from the road is very restricted. The site itself contains many trees as well as an existing un-listed dwelling. The land associated with the dwelling is starting to become overgrown. The southern end of the site was being grazed by sheep on the day of the visit.



Assessment criteria:**Heritage Asset 1: Church of St. James**

Name of Heritage Asset affected by allocated site	Church of St James, Dorsington Road, Long Marston
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade I Listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing Description: "Church. C14 nave and chancel, with C16 porch and restored C16 bell turret. Narrow coursed limestone rubble with ashlar dressings; graduated stone slate roof; timber-framed porch and bell turret. PLAN: 2-bay chancel, 3-bay nave with south porch and west bell turret.</p> <p>EXTERIOR: coped stone gables. Chancel has offset diagonal and angle buttresses flanking 3-light window with Perpendicular tracery; coped gable with cross. North side has 2 windows of 2 traceried lights flanking round-headed priest's entrance with plain surround with beading, enriched impostes and fielded-panel key block, plank door; south side has similar windows. Nave has alternately wide and narrow courses of stone. North side has offset buttress to left of gabled porch. Porch with close-studded framing on limestone plinth; entrance with renewed spandrels to 3-centred head and renewed plank door with strap hinges, 3-light windows to returns. 2 single-chamfered traceried nave windows of 2 lights. South side has some patches of ashlar; 4 offset buttresses, that to west on plinth, that to east is diagonal; small 2-light window to west and 2 larger 2-light windows with C14 tracery and hoods; scratch dial to east end. West end has 2 tall offset buttresses and lower angle buttresses; 2-light single-chamfered traceried window; bell turret has close-studded framing and saddleback roof; 3-light louvred bell openings and weather cock. Nave has short east return to north with wall monument to Mary Tomes, d.1751: worn slab with tapering pilasters, entablature with pulvinated frieze and pediment.</p> <p>INTERIOR: chancel has tie beam and collar roof with arch-braced queen posts and wind braces; segmental-headed piscina recess with remains of projecting bowl; rebated chancel arch with continuous chamfer. Nave has collar rafter roof with ashlaring; plastered timber-framed partition wall to west end has exposed close studding over 2 tall timber posts to centre, forming open space below bell turret which has battened panelling to returns with plank doors and high opening to south</p>

	<p>with turned balusters.</p> <p>FITTINGS: chancel has C19 altar rail and candelabra, plain stalls; nave has early C17 pulpit with enriched round-headed panels; plain C19 stalls with candelabra; circular font on traceried base; ex-situ stone altar slab on 4 tapering supports; porch has roof with wind braces and one arch-braced collar truss, plain rebated inner door and stone benches.</p> <p>MONUMENTS: chancel has 3 brass plates on north wall: Joan, Dorothea and Elizabeth Cooper, d.1658, 1650 and 1657, floor slab to Richard Day, d.1697, with scrolly frame and armorial bearing; porch has floor slab to Elizabeth Goodin, d.1732. Stained glass: chancel east window has medieval fragments, small C19 roundels to other chancel windows. An attractive church in good setting and an unusual timber-framed bell turret”.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	<p>The Church of St James is the closest listed building to the proposed site, lying approximately 80 metres from the south western corner of the proposed site. An un-listed building lies directly between the church and the proposed site. Both sites are also bounded by trees meaning inter-visibility between site LMAR.09 and the church is very limited. The Church of St James is set back within its own curtilage and hidden behind a large tree to the east. The church is accompanied by other listed monuments including chest tombs and headstones, but these are also shielded from the proposed site by trees and the church itself.</p> <p>Due to the arrangement of existing mature vegetation, the existing structure directly to the east of the church and the separation distance between the church and the proposed site, it is unlikely that development of the proposed site would detrimentally impact the significance of the church. The rural setting would be altered slightly by development on the land, but given the orientation and separation distance involved, the impact on the significance of the heritage asset would be insubstantial.</p>
Potential mitigation measures for identified harm	<p>Given the proximity of the site to the Church the design of any dwellings erected on the site should be considerate of the local vernacular and in keeping with the character, style and materials of</p>

	other houses nearby.
Conclusion of harm on the heritage asset	<p>Whilst the rural setting would be altered by any development on this site, the harm this would cause to this heritage asset would not be substantial.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Orchard Cottages, Dorsington Road, Long Marston
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II listed building • Designated heritage asset
Contributing elements to significance of the heritage asset	<p>Listing Description: "Pair of houses. C17 with later alterations and ex-situ C14 window. Timber-frame with plaster infill and brick addition to right end; coursed rubble wing; steeply pitched renewed tile roof with 2 brick stacks to front of ridge and end stacks. L-plan.</p> <p>EXTERIOR: single storey plus attic; 4-window range. Entrance to left of centre has C20 porch to studded plank door; entrance to right end has plank door in pegged frame. Ground floor has three 3-light casements, one C20, others with small panes and iron opening casements; 3 gabled dormers have 2-light casements with mostly leaded glazing, but one with small-paned light; lean-to rubble oven projection to right of centre. Wing breaking forward to left has coped gable with fleuron, 2-light single-chamfered mullioned window with iron opening casement, and 1st floor traceried 2-light C14 window. Left return has 1950s addition to left end; entrance to right of centre has timber lean-to porch and plank door; entrance to C20 left end. Window to each floor to left end with C20 casements, recessed chamfered-mullioned windows of 2 lights and 4 lights flank entrance, that of 2 lights being truncated by entrance; 2-light and 3-light casements with iron opening casements above, the 3-light casement with moulded timber lintel. Rear has C20 flat-roofed outshut with 2-light leaded casement to 1st floor window; projecting single-storey brick wing to left has segmental-headed windows to ground floor.</p>

	<p>INTERIOR: not inspected, but noted as having exposed 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>Assessment of impact of development on significance of the asset</p>	<p>Orchard Cottages are situated on the western side of the Long Marston road within their own curtilages and approximately 90 metres from the proposed site. The land in front of the properties is predominantly lawn, and as such views towards the proposed site are largely uninterrupted.</p> <p>The listed building does have a modest hedge at the end of the garden closest to the road, however this would not be sufficient in blocking any potential development on the other side of the road. Another such interruption to the view lies on the border of the proposed site in the form of large trees. These trees provide substantial screening onto the site and would help protect the listed buildings from development. However, it must be considered that the rural backdrop of these listed buildings would be effected were development to go ahead.</p> <p>At present the listed buildings benefit from a ‘rural’ setting which is achieved by well-spaced houses and open fields nearby. Whilst the view is blocked by trees on the edge of the proposed site, the proposed site exists as part of the rural backdrop, which in turn creates the setting of the listed buildings.</p> <p>Development on the proposed site would alter this rural backdrop and change the setting of the listed building. Currently the listed building is isolated and peaceful, with mainly other listed properties as neighbours. Development on the proposed land would also increase vehicular movement which may negatively affect the setting of the building. For these reasons, development of this site would have an impact upon the setting of the listed buildings and as such, their significance as a heritage asset.</p>
<p>Potential mitigation measures for identified harm</p>	<p>The main concern for the listed buildings is the harm to their rural setting, and the effect this may have on the significance of the heritage asset. Whilst the large and substantial hedge on the edge of the site would play a large part in shielding the listed property from any development further measures should still be taken. The scale, layout and design of any development should try to be in keeping with the local vernacular so as to prevent/ reduce any jarring contrast between new</p>

	development and the listed buildings. Further protection to the listed buildings may be possible through further enhancing the natural screen and utilising green infrastructure.
Conclusion of harm on the heritage asset	<p>Development in the proposed site would alter the setting of the listed building by changing its rural backdrop. However, it would be possible to reduce the harm to the heritage asset through careful planning and design, although it would not be possible to eliminate the harm altogether.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 3: The Grange

Name of Heritage Asset affected by allocated site	The Grange, Welford Road, Long Marston
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II Listed Building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing Description: "House. C17 with main block of early C19. Main part: brick faced with roughcast; slate roof with roughcast end stacks. Wing: dressed stone and rubble with ashlar dressings; stone slate roof with brick rear lateral stacks. L-plan.</p> <p>EXTERIOR: main part of 3 storeys; symmetrical 3-window range. Top modillioned brick cornice. Windows have sills and 8/8 sashes. Gabled roof. 2-storey earlier wing projects to right, with entrance with C20 glazed door to left end, and a gabled brick dormer above; coped gable end has 1st floor 3-light recessed chamfered-mullioned window with labelmould. Left return has C20 window to each floor; 2-storey rear wing has top modillioned brick cornice and round-headed entrance with doorcase with reeded pilasters and simple consoles to open pediment, 6-panelled door with 4 glazed panels. Rear has former rubble gable end in larger brick gable end; windows with 3-light and 2-light leaded casements with iron opening casements; behind wing a projecting lateral stack with offsets and some exposed stone to left; to left of wing the rear of earlier range has small chamfered light to left of former chamfered-mullioned window with labelmould, now with inserted leaded casement; 3-light recessed chamfered-mullioned window above has part leaded glazing. Right return has 3 segmental-headed windows with 5-light and 3-light wooden C20 glazing, one 2-light pegged casement; gable end to right has coping and brick end stack; small light and 2-light single-</p>

	<p>chamfered mullioned window to 1st floor and ashlar blind bull's eye with rusticated surround and cornice. INTERIOR: not inspected, but noted as having early C19 staircase with turned newel”.</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>Assessment of impact of development on significance of the asset</p>	<p>The grange lies approximately 90 metres north west of the proposed site and sits on the west side of the Long Marston Road. It is set back within its own curtilage and shielded from mainstream view by its own garden which is bordered by trees (many of which have Tree Preservation Orders) and hedgerow. Whilst set back from the main road, the building still benefits from the rural backdrop that the proposed site currently forms part of. Were development to go ahead on this site the setting of the listed building would be affected. At present the listed building faces open fields, and whilst the view is blocked by trees within the curtilage of the property, this open expanse still creates the setting of the property. Development on the proposed site would alter this rural backdrop and change the setting of the listed building. Currently the listed building is isolated and peaceful, and feels absorbed within the rural landscape. Development on the proposed land would also increase vehicular movement which would negatively affect the setting of the building. New vehicular access would need to be created to service the site and this would alter the current setting of the property.</p>
<p>Potential mitigation measures for identified harm</p>	<p>The main issue relates to the harm to the wider rural setting of the heritage asset. In order to mitigate the harm that development would cause to this ‘rural backdrop’, scale, layout and the implementation of green infrastructure should be carefully considered. Given the proximity to the listed building it would be important to consider the style of the buildings and any development would need to be in keeping with the character and style of the area so as not to impose or create a jarring contrast to the listed properties that lie on the western side of the Long Marston road.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Development in the proposed site would alter the setting of the listed building through the introduction of built form within its wider historic rural setting. It would be possible to reduce the harm through careful planning and design, however, it would not be possible to eliminate the harm altogether.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Ridge and Furrow • Non-designated heritage asset
Contributing elements to significance of the heritage asset	The presence of ridge and furrow is alluded to through GIS data provided by Warwickshire County Council. The GIS data suggests that the ridge and furrow covers the majority of the site. However, upon visiting the site there was no obvious evidence of ridge and furrow. Large areas of the site are covered in trees and it is likely that the root systems will have destroyed any ridge and furrow that was present on the site. It should also be considered that the development of the dwelling may also have damaged any ridge and furrow. This damage would not only have occurred directly under the dwelling, but also in the area surrounding the dwelling. Heavy machinery involved in building the property would have damaged the ridge and furrow by flattening it, and if not destroying it all together, its prominence would have been significantly reduced.
Assessment of impact of development on significance of the asset	It is likely that any ridge and furrow present on the site has already undergone significant levels of harm. Further development would undoubtedly cause more harm to the heritage asset, but given there was no prominent evidence of ridge and furrow on the day of the visit, it is likely that the heritage asset has already been largely destroyed. In this instance, further development would cause no further harm as there is not heritage asset to destroy. If remnants of ridge and furrow are present on the site further development would eliminate these altogether, However, given the size of the land and the development that has previously taken place it is unlikely that any remnants of ridge and furrow are of a standard that is worth protecting.
Potential mitigation measures for identified harm	If ridge and furrow is present on site any further development would significantly harm the heritage asset, and no mitigation measures would be able to protect the asset. However, given the previous development that has taken place and the lack of visible ridge and furrow on the site it is unlikely that the heritage asset is worth protecting. As such, Mitigation measures would not be necessary.
Conclusion of harm on the heritage asset	If traces of ridge and furrow are present on the site, future development would cause substantial harm. However, it is likely that previous activity on the site has already caused a significant level of harm and as such the scale of future development would be less than substantial to this heritage asset which has already been damaged.

	Conclusion on harm to heritage asset: Less than substantial.
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Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Medieval Shrunken Village
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Earthworks – Archaeological Monuments • Non-designated heritage asset
Contributing elements to significance of the heritage asset	<p>MWA6450 - The site of the Medieval shrunken village of Long Marston. Earthworks, which are visible on aerial photographs, suggest that Long Marston village was once larger.</p> <p>MWA6459 - Ridge and furrow cultivation and field boundaries are visible as earthworks on aerial photographs. These features are believed to mark the extent of the Medieval settlement of Long Marston.</p> <p>The extent of the earthworks extends into the proposed site, meaning there may be traces of archaeological activity that may provide insight into life in Long Marston between 1066 AD to 1539 AD.</p>
Assessment of impact of development on significance of the asset	<p>The archaeological monuments extend into the proposed site, meaning the proposed site is likely to have been on the peripheries of the medieval settlement. It is possible that some archaeological artefacts may remain within the site. Development on the site would affect any remains that are currently situated on the site, however, the presence of these would not be known until excavation took place. Given that there is already a dwelling on the site it is likely that any remains would have been disturbed when this was built.</p> <p>Further development may well disturb any remains that remain.</p>
Potential mitigation measures for identified harm	Given that the site lies on the peripheries of the medieval settlement it is possible that archaeological remains may be found. Suitable archaeological evaluation should take place prior to development, to determine the importance of the area in relation to the rest of the settlement.

Conclusion of harm on the heritage asset	Given the location of the site on the peripheries of the medieval settlement and that some disruption has already occurred, further development is not likely to cause substantial harm. Conclusion on harm to heritage asset: Less than substantial.
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Conclusion:

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 listed buildings and the suspected medieval settlement activity. 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	LMAR.17
Site Address	North of Barley Fields, off Welford Road, Long Marston
Site Capacity	Approx. 10 dwellings

Site Description:

Site LMAR.17 is situated on the north western edge of the settlement adjacent to the new Barley Fields development. The site currently contains a balancing pool and overgrown grasses. Also contained within the boundaries of the proposed site is a small children's playground. The site overlooks green fields currently serves as an opening to these for the development.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated heritage asset • Ridge and furrow
Contributing elements to significance of the heritage asset	Ridge and furrow has been identified on the site through geophysical survey information provided by Warwickshire County Council. However, upon visiting the site no ridge and furrow appeared to be present. Whilst large portions of the site are covered with overgrown grasses which makes identifying ridge and furrow difficult google imaging shows the site to have been used during the construction of the Barley Fields development as a site compound. Such use would have damaged any ridge and furrow present, by flattening and disturbing the land and any features contained within it.
Assessment of impact of development on significance of the asset	Due to the previous treatment of the site it is unlikely that any ridge and furrow remains, and therefore development on the site would cause no harm. In the unlikely case that ridge and furrow does remain it must be considered that its condition is likely to be very poor.
Potential mitigation measures for identified harm	Any ridge and furrow that had been previously present on this site has now been lost to modern housing development and associated works.
Conclusion of harm on the heritage asset	<p>Since ridge and furrow no longer exists within the site, it is concluded that development of the site could not possibly harm the non-designated heritage asset further.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Conclusion:

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