

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

### Heritage Impact Assessment

SHLAA Reference	MM.03
Site Address	North of Brook Lane, Moreton Morrell
Site Capacity	Approx. 12 dwellings

### Site Description

The site constitutes an area of arable land, forming a portion of a wider arable field surrounded by mature hedgerows to its boundaries. It is flat in topography. It is situated to the east of the village, adjacent to a residential dwelling to the west, Brook Lane to the south and arable farmland to the north and east. The nearest designated heritage asset to the site is the Moreton Morrell Conservation Area, situated approximately 200m from the site.



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

Name of Heritage Asset affected by allocated site	Moreton Morrell Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset.</li> <li>• Conservation Area</li> </ul>
Contributing elements to significance of the heritage asset	<p>The extent of the Conservation Area runs along the majority of the length of Duffus Hill which runs through the centre of the village from north to south.</p> <p>Key Views – The Conservation Area is not visible from the site, as it is approximately 200m to the west of the sites boundaries, with intervening buildings, trees and hedgerows shielding the Conservation Area from view. There are no public views that would be affected by the development of the site.</p>
Assessment of impact of development on significance of the asset	Due to the large intervening distance between the site and the Conservation Area, as well as mature trees and vegetation bordering the site which prevent any inter-visibility, there would be no impact on the significance of the heritage asset as a result of the development of the site.
Potential mitigation measures for identified harm	No mitigation measures would be necessary, as it is assessed that there would be no impact on the Conservation Area as a result of the development of the site.
Conclusion of harm on the heritage asset	<p>The site is a significant distance from the Conservation Area, and would not be visible from the Conservation Area due to mature trees and hedgerows in the intervening distance. As such, it is assessed that there would be no impact on the Conservation Area.</p> <p><b>Conclusion on harm to heritage asset: No harm.</b></p>

**Overall Conclusion of Level of Harm**

it is concluded that development would cause no harm to the Moreton Morrell Conservation Area due to the distance between the site and the Conservation Area as well as the lack of visibility between the two sites. There would be no other designated or non-designated heritage assets affected by development of the site.

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

### **Heritage Impact Assessment**

SHLAA Reference	MM.04
Site Address	South of Brook Lane (east), Moreton Morrell
Site Capacity	Approx. 15 dwellings

### **Site Description**

The site constitutes an area of arable land, forming a portion of a wider arable field surrounded by mature hedgerows to its boundaries. It is flat in topography. It is situated to the east of the village, adjacent to residential dwellings to the west, Brook Lane to the north and arable farmland to the south and east. The nearest designated heritage asset to the site is the Moreton Morrell Conservation Area, situated approximately 225m west of the site.



**Assessment criteria:**

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 in the vicinity of the village and the Conservation Area is situated approximately 180m away with buildings between the site and the Conservation Area. The closest Listed Building is the Grade II Wilcox Farmhouse some 260 metres west 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 County Council's Historic Environment Record (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.  <b>Conclusion on harm to heritage assets: No harm.</b>

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

### Heritage Impact Assessment

SHLAA Reference	MM.10
Site Address	South of John Davis Drive, Moreton Morrell
Site Capacity	Approx. 24 dwellings

### Site Description

The site is a grassed field, situated to the north of the village of Moreton Morrell. The site is mostly flat with some slight undulations. It is surrounded by hedgerow to the south, west and east, and post and wire fencing to the north. Existing modern residential development borders the site to the east whilst a road leading to Moreton Morrell College is situated to the north.



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

Name of Heritage Asset affected by allocated site	Moreton Morrell Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset.</li> <li>• Conservation Area</li> </ul>
Contributing elements to significance of the heritage asset	<p>The extent of the Conservation Area runs along the majority of the length of Duffus Hill which runs through the centre of the village from north to south.</p> <p>Key Views – There is a public footpath running to the south of the site, approximately 120m north of the Conservation Area. There is also a public road to the north of the site, approximately 230m north of the Conservation Area. However, there is mature hedgerows and trees to the northern boundary to the site, as well as a number of tall, mature trees to the northern boundary of the Conservation Area. As such, there is no visibility into the Conservation Area from the site, and similarly, there is no visibility into the site from the Conservation Area.</p>
Assessment of impact of development on significance of the asset	Due to the large distance (approximately 120 metres) between the site and the Conservation Area as well as the significant amount of mature vegetation between the two, there would be no impact on the significance of the heritage asset as a result of the development of the site. Furthermore, views into the Conservation Area are obscured by the change in elevation from the site to the Conservation Area.
Potential mitigation measures for identified harm	No mitigation measures would be necessary, as it is assessed that there would be no impact on the Conservation Area as a result of the development of the site.
Conclusion of harm on the heritage asset	<p>The site is a significant distance from the Conservation Area, and would not be visible from the Conservation Area due to existing mature vegetation between the site and the Conservation Area. As such, it is assessed that there would be no impact on the Conservation Area.</p> <p><b>Conclusion on harm to heritage asset: No harm.</b></p>

**Overall Conclusion of Level of Harm**

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause no harm to the Moreton Morrell Conservation Area, or any other designated or non-designated heritage assets.