

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	NAP.03
Site Address	East of Butt Hill (south), Napton-on-the-Hill
Site Capacity	Approx. 6 dwellings

Site Description

The site consists of the south western corner of a much larger agricultural field in an elevated position on the north-east edge of the village, accessed off Butt Hill. The field was planted with a crop at time of site visit. The site is relatively level, but at the northeast edge of the site, the land falls away significantly towards Shuckburgh Road. Mature hedgerow boundary along Butt Hill. A public footpath runs through the site. Modern agricultural barns associated with Manor Farm to the south of the site, with Grade II farmhouse, beyond. The village does not have a Conservation Area. Two Grade II listed dwellings located 215 metres to the NW – no inter-visibility, no functional relationship with the site and as such, not assessed as part of this work.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Manor Farmhouse, Butt Hill, Napton-on-the-Hill
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II Listed building
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "Farmhouse. Late C18. Regular coursed limestone with brick dentil cornice. C20 tile roof; brick end stacks. L-plan, with wing on left to rear. 2 storeys; 3-window range. Central moulded half-glazed 4-panelled door. Late C19 open porch has stone side walls and turned balusters, and tile roof with shaped bargeboards, pendant and finial. C19 three-light casements with glazing bars. Painted wood lintels. Interior not inspected".</p> <p>The listed farmhouse is located on the eastern edge of the village and has open aspect to the northeast, east and southeast to the agricultural land historically associated with this small holding. There are a number of large, modern agricultural sheds to the north of the farmhouse, located between the listed building and site NAP.03. It is acknowledged there is an historical link between the field in which site NAP.03 is located and Manor Farmhouse. This wider rural landscape therefore helps contribute to the significance of the asset.</p>
Assessment of impact of development on significance of the asset	<p>Given the separation distance of approx. 100 metres between the heritage asset and the site in question, the existence of the large agricultural sheds between the farmhouse and the site and the oblique relationship, whilst there may be the possibility of partial views of new dwellings to the south east corner of the site should it ever be built-out, development in this location would not greatly impinge on the wider historic rural landscape adjacent to the listed dwelling which provides its setting which in turn contributes to the significance of the asset.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and potentially impinge upon the historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the provision of suitable boundary treatments to reduce any potential impact of development on the setting of this asset. Given the size of site NAP.03,</p>

	there is sufficient land to achieve suitable mitigation measures.
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site would likely result in some harm to 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. As such, any harm would be deemed 'less than substantial' overall.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Ridge and Furrow region (layer from WCC HER on GiS)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated Heritage Asset • Medieval Ridge and Furrow
Contributing elements to significance of the heritage asset	WCC HER suggests the entire field, of which site NAP.03 is part, has extant ridge and furrow earthworks. Aerial images clearly indicated the field in question was being ploughed by modern farming methods and was being used to plant crops. The site visit proved this to be the case. A walk down the public footpath (through the centre of the site) and investigation amongst the crop proved that any ridge and furrow that had existed in this location had been ploughed away and had been destroyed. Since all trace of the medieval ridge and furrow was lost, the heritage asset had no significance remaining. As such, the lines indicating ridge and furrow on aerial imaging is merely a 'ghost image' of the previous earthworks.
Assessment of impact of development on significance of the asset	Development would cause no further detrimental harm to this asset, since it has already been lost.
Potential mitigation measures for identified harm	No mitigation required.
Conclusion of harm on the heritage asset	Development of this site would cause no further detrimental harm to this asset, since it has already been lost.

	Conclusion on harm to heritage asset: No harm.
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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 the nearby listed building and suitable mitigation measures would be possible in order 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	NAP.07
Site Address	North of Dog Lane (west), Napton-on-the-Hill
Site Capacity	Approx. 15 dwellings

Site Description

The site is located on the lower slopes of the hill on the eastern edge of the village. The land comprises a paddock area with an old stable block/storage barn and yard to the western boundary. The site benefits from mature hedgerow boundaries except for vehicular access to southern corner. There are mounds and hollows across the central portion of the site, but no evidence of ridge and furrow. The village does not have a Conservation Area. The nearest listed building is over 150 metres to the west of the site, with no inter-visibility. A development of a dozen new dwellings between the listed building and the site in question was completed last year. Therefore, there would be no harm to designated heritage assets – the listed building has not been formally assessed.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Possible extent of medieval settlement of Napton-on-the-Hill (WCC HER Ref: MWA9060)
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listing grade
Contributing elements to significance of the heritage asset	The site forms part of possible remains of shrunken village dating back to the Medieval period. There are earthworks and mounds and hollows visible on the ground throughout the site, as confirmed on the HER and through the site visit. There is potential for below ground archaeological remains to enhance the understanding of local historic development of the medieval village.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some significance.
Potential mitigation measures for identified harm	<p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).</p> <p>These additional assessments would need to be undertaken as part of any planning application for the development of the site.</p>
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of some significance.</p> <p>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 asset affecting this particular site, it is concluded that development would cause less than substantial harm to heritage assets and archaeological evaluation work would be possible in order to further understand the historic environment prior to development.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	NAP.13
Site Address	North of Folly Lane (middle), Napton-on-the-Hill
Site Capacity	Approx. 6 dwellings

Site Description

The site is part of the agricultural land associated with the property 'The Weir', which wraps around three sides of the property. The land is approximately 1.5 metres higher than the level of the adjacent road and has numerous mounds and hollows throughout. The land forms part of the immediate rural setting for 2 no. listed farmhouses. There are a number of public footpaths on rising ground to the north, affording clear views of the site. There is no village Conservation Area and no nearby Scheduled Monuments.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	'The Weir', New Street, Napton-on-the-Hill
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, probably formerly 3 cottages. Early C18; altered mid/late C18. Coursed limestone rubble. Concrete tile roof; brick end stacks. L-plan, with wing on right to rear. 2-storeys; 2-window range. Central late C20 door. Mid/late C20 three-light casements. Wood lintels throughout. Left return side has C20 casements to wing. Rear irregular. Interior: ogee stop-chamfered ceiling beams. Room to right has open fireplace with ogee stop-chamfered bressumer; room to left has open fireplace with simply-moulded wood frame and C20 grate; built-in cupboard with panelled doors and H-hinges to left and winder stairs with plank door to right. Room to rear has open fireplace with ogee stop-chamfered bressumer".</p> <p>The building is located on the south west periphery of the village and is surrounded by agricultural land, some of which show indeterminate earthworks. When constructed, the building would have been more isolated than it is now, within a wider rural landscape.</p> <p>The historic agricultural setting of the building is an important contributing element to the significance of this heritage asset. The rural landscape in this locality is important in helping understand its origins and relationship with the village.</p> <p>Key Views – Public footpaths in the vicinity of the listed building provide public views from the south and north, all which contribute substantially to its significance.</p>
Assessment of impact of development on significance of the asset	<p>Development of this site would severely impact on the immediate setting of the listed building and the wider rural setting of the building and change the character of the site by adding built-form to a pastoral landscape due to its very close proximity to the asset (approximately 20 metre separation).</p> <p>The proposed site is the field immediately to the south west of the listed building. Development on</p>

	<p>this field would cause a significant detrimental effect on the rural setting of the listed building by changing the general character of the setting, through urbanisation.</p>
Potential mitigation measures for identified harm	<p>In order to be acceptable, development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the Grade II listed farmhouse.</p> <p>Consideration would need to be given to the reduction of the net-developable area to provide a suitable buffer/separation and reduce the impact of development on the setting of the asset and take account of the existing 'set-back' building line. Due to the small scale nature of the site, any potential mitigation to overcome these issues would be very difficult to achieve and still allow any part of the site to be developed.</p>
Conclusion of harm on the heritage asset	<p>Any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures would need to be provided and justified.</p> <p>The heritage asset itself would not be affected, however development of the site is likely to result in harmful impact to, and on the significance of, the setting of the listed building. It is unlikely that mitigation measures could be implemented sufficient to address the harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Holroyd Farmhouse and attached wall, New Street, Napton-on-the-Hill
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building

<p>Contributing elements to significance of the heritage asset</p>	<p>Historic England listing description: “Farmhouse and attached wall. Early C18, with mid and late C19 alterations and additions. Regular coursed ironstone; additions of Flemish bond red brick with buff headers. Tile roof has coped gable parapets with moulded kneelers; additions have slate roofs; brick end stacks. 2-unit plan, extended to complex L-plan with wing at angle on right to rear. 2-storeys arid attic; 4-window range. Early C18 range has moulded plinth. 2-window range of 2-light casements with many glazing bars and painted wood lintels. Mid C19 range to right has splayed plinth. Moulded 4-panelled door in left corner. Elaborate trellis porch with round arch and flight of 4 steps. 16-pane sashes, 12-pane above porch, have painted shouldered and chamfered stone lintels. Irregular range to right has lower part of course ironstone, and upper part of brick. Left part has 16-pane sash with painted wood lintel. Flat roof with parapet. Right gabled part has C20 casement. Left return side has blocked 3-light and attic 2-light ovolo-moulded stone mullioned windows with hood-moulds. Late C19 wing has segmental-arched one-light first floor windows to road. To rear: blocked 3-light window. Interior not inspected. Wall attached to rear wing. Early C18. Coursed squared ironstone. Stone slate coped top”.</p> <p>The building is located on the south west periphery of the village and is surrounded by agricultural land. When constructed, the building would have been more isolated than it is now, within a wider rural landscape. It lies to the south of (and directly opposite) site NAP.13 at only 10 metres separation.</p> <p>The historic agricultural setting of the building (including site NAP.13) is an important contributing element to the significance of this heritage asset. The rural landscape in this locality is important in helping understand its origins and relationship with the village.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development of this site would severely impact on the immediate setting of the listed building and the wider rural setting of the farmhouse and change the character of the site by adding built-form to a pastoral landscape due to its very close proximity to the asset (approximately 10 metres separation).</p> <p>The proposed site is the field immediately to the north of the listed building. Whilst it is on the opposite side of the road to the listed farmhouse, development on this field would still cause a significant detrimental effect on the rural setting of the listed building by changing the general character of the setting, through urbanisation.</p>

Potential mitigation measures for identified harm	<p>In order to be acceptable, development proposals would need to consider how the design and layout of any scheme would address the impact of built form on the rural landscape and impinge upon the historic setting of the Grade II listed farmhouse.</p> <p>Consideration would need to be given to the reduction of the net-developable area to provide a suitable buffer/separation and reduce the impact of development on the setting of the asset and take account of the existing 'set-back' building line. Due to the small scale nature of the site, any potential mitigation to overcome these issues would be very difficult to achieve and still allow any part of the site to be developed.</p>
Conclusion of harm on the heritage asset	<p>Any harm to the heritage asset identified in this assessment would require clear and convincing justification as outlined by the requirements of the NPPF and detailed mitigation measures would need to be provided and justified.</p> <p>The heritage asset itself would not be affected, however development of the site is likely to result in harmful impact to, and on the significance of, the setting of the listed building. It is unlikely that mitigation measures could be implemented sufficient to address the harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Pillory Green Farmhouse, New Street, Napton-on-the-Hill
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>Historic England Listing Description: "Farmhouse. Mid C18, with some mid/late C19 alterations. Regular coursed ironstone; right return side has imitation ashlar render. Tile roof; left end stack, partly of old bricks, and ridge stack, have tops re-built in late C20 brick. 4-unit plan. 2-storeys; 5-window range. Central moulded 6-panelled door under segmental arch. C19 open-fronted limestone porch has basket arch. Coped gable parapet with kneelers. 3-light casements, mostly</p>

	<p>with glazing bars, are smaller on first floor. Single light above porch. Windows to left have painted wood lintels. To right ground floor windows have stone segmental arches. Rear irregular. Interior: room to right has open fireplace with moulded cornice, and inside a mid C19 moulded wood fireplace with corner roundels. C20 fireplace. Kitchen has exposed ceiling beams. Room to left has open fireplace with cupboards and C20 fireplace inserted, and bacon cupboard with grille door to left. Straight flight staircase with winders between walls”.</p> <p>The edge of village/rural setting of the farmhouse is also a contributing factor to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	The heritage asset is located approximately 170 metres to the east of the site NAP.13. There is no obvious historical connection between the two given the separation distance, orientation, and being located on opposite sides of New Street. For these reasons, it is considered that development on this field/paddock would cause no detrimental harm to the significance of this particular heritage asset.
Potential mitigation measures for identified harm	No harm identified. As such, no specific mitigation would be required in this instance.
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site is unlikely to result in harmful impact to the significance 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	Rose Cottage, Howcombe Lane, Napton-on-the-Hill
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	Historic England listing description: “Cottage. C17 with C19 alterations. Ironstone rubble; front and right return side have colour washed imitation ashlar render; left return side has gable rebuilt in C19 brick. Concrete tile roof; C19/C20 brick left end stack and old brick ridge stack. 2-unit through

	<p>passage plan. 2 storeys; 3-window range. Left corner has large buttress. Part-glazed 6-panelled door has wood lintel. Late C19 painted wood open porch with chamfered posts and brackets, and scalloped bargeboards and cross bar. Ground floor has 3-light casements with horizontal glazing bar and painted wood lintels. Similar single light to left. First floor has old 2-light windows with glazing bars. Large painted stone sills throughout. Interior noted as having some chamfered beams”.</p> <p>The edge of village/rural setting of the cottage is also a contributing factor to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	The heritage asset is located approximately 170 metres to the northeast of the site NAP.13. There is no obvious historical connection between the two. Given the separation distance and lack of inter visibility, it is considered that development on this field/paddock would cause no detrimental harm to the significance of this particular heritage asset.
Potential mitigation measures for identified harm	No harm identified. As such, no specific mitigation would be required in this instance.
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site is unlikely to result in harmful impact to the significance of the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Possible extent of medieval settlement (WCC HER Ref: MWA9060)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listing grade
Contributing elements to significance of the heritage asset	The site forms part of possible remains of shrunken village dating back to the Medieval period. There are earthworks and mounds and hollows visible on the ground throughout the site, as confirmed on the HER and through the site visit. There is potential for below ground archaeological remains to enhance the understanding of local historic development of the medieval village.

Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some significance.
Potential mitigation measures for identified harm	<p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).</p> <p>These additional assessments would need to be undertaken as part of any planning application for the development of the site.</p>
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of some significance.</p> <p>However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of adjacent listed buildings, cumulatively. This is due to the fact that the permanent loss of any land associated with the historic curtilage connected with the listed farmhouse would be irreversible.

It is concluded that development in this location would result in substantial harm (overall) to designated and non-designated heritage assets when considering the individual and cumulative impacts on each asset.