

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	NEWB.01
Site Address	East of Stratford Road, Newbold-on-Stour
Site Capacity	Approx. 9 dwellings

Site Information

The site is approx. 0.5ha in size and situated to the east of the Stratford Road which is the main road running through Newbold on Stour. The site is overgrown with weeds and there is a redundant building surrounded by scrap metal and waste. There is a large dwelling opposite the proposed development site and a large property next to Talton Edge which is currently screened by existing trees. A listed building (South Lodge) is within close proximity to the development site with views from the rear looking towards open countryside.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	The Lodge, Stratford Road, Newbold-on-Stour
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>The Lodge is a grade II listed building built in the mid-19th Century by J.F.Pritchard and is situated approx. 70m from the development site. The Lodge was formerly the lodge to Ettington Hall. The Lodge is currently surrounded by open countryside with views to the fields beyond.</p> <p>Listing description: “Lodge. Mid C19, by J.F. Pritchard. Squared, coursed limestone rubble with ironstone banding and ironstone ashlar dressings. Plinth and coped parapet. Slate roof with large stone ridge stack with 4 polygonal flues. Decorated ridge piece. 2 storeys; 2-window range. T-shaped plan. In angle a C20 door in a glazed C20 porch. Moulded panel above with armorial carving. To left gable end a 3-light square-headed window with hood mould and label stops. Above, to first floor, a single, square-headed casement with hood mould and label stops. To right gable end a canted bay. Single square-headed casement above, with hood mould and label stops. All windows have decorative, diamond twist glazing bars. Interior not inspected. Formerly a lodge to Ettington Hall, also by J.F. Pritchard”.</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	It is likely that development on this site would have a degree of harm on the setting of the Listed Building, given the proximity of the site and the direct views of the site from the Lodge. As such, the introduction of built form on this site would have an impact upon the significance of the asset through harm to its wider landscape setting.
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 rural landscape and impinge upon the historic setting of the Grade II listed dwelling.

	<p>The site in question already benefits from a number of mature trees on its northern boundary, closest to the heritage asset, which already help screen the existing buildings/uses from the heritage asset. Consideration should be given to additional landscaping or planting to help screen any new development from the listed building. The nature and extent of any planting scheme should be detailed in any planning applications for the site to ensure it is appropriate and effective.</p>
Conclusion of harm on the heritage asset	<p>In order for the development of this site to be considered acceptable in terms of harm to the heritage asset, detailed mitigation measures would need to be provided to help screen any development from the listed building and protect the setting of the asset. The heritage asset itself would not be affected; however the setting of the asset would be negatively impacted through the introduction of development in this location.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Parkview Farmhouse, Chapel Lane, Newbold-on-Stour
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>Parkview Farmhouse is a Grade II listed building dated 1714. It is situated approx. 100m away from the development site.</p> <p>Listing description: "Farmhouse. Dated 1714. Squared, coursed limestone with ashlar quoins, storey band and coped gables. C20 tile roof with brick end stacks on stone bases. 2 storeys; 3-window range. 3-unit plan. To ground and first floor left and right a 3-light mullioned and transomed window. To ground and first floor centre a 2-light mullioned and transomed window. Most windows have C19 casements with 'diamond' glazing bars. To first floor centre left a datestone inscribed 'WR/1714'. Further light mullioned and transomed window on left gable end has old leaded-lights and hood moulds with label stops. To right gable end a C18 twenty-four</p>

	<p>pane sash with moulded architrave and hood. 2-light mullioned and transomed window below. Sundial in gable with moulded hood. To rear a long, stone range of one storey plus attic with 4-panelled door and overlight, dormers and garage doors at end. This range is probably an original outbuilding, converted C19. Gable end has one 3-light ovolo-moulded mullioned window, now blocked. Interior not inspected but likely to be of interest.”</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	It is not envisaged that development of this site would have a detrimental impact on the setting of this listed building or the listed building itself. Given the separation distance between the heritage asset and the site in question, development of site NEWB.01 would have no impact on the significance of this 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 3:

Name of Heritage Asset affected by allocated site	Ettington Park, Newbold-on-Stour
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Deerpark
Contributing elements to significance of the heritage asset	Ettington Park was a deer park dating from the Post Medieval period to the Imperial period. It appears on a number of historic maps.

	<p>In a lease of 1653 a deer park is mentioned in Ettington and it is also marked on a map of 1738. It was restocked with deer in 1762 and the present park contains 436 acres and 200 deer. The present park is much reduced and the parklands are being used as the grounds of a hotel. The former parkland outside of the area is now arable and deer are no longer kept.</p> <p>In the 1970s the village was moved and the church partly demolished. The present grounds are largely 19th Century in character, though the old park survives to the south-east. Features include tunnels, shrubbery, parterre, walled garden, pleasure grounds with ha-ha/terrace walk, icehouse, loggia, ruins of church, kitchen garden, lakes, boathouse, lodges, drives, bridge. It has been recommended for inclusion on the Parks and Gardens Register.</p> <p>Ettington Park preserves significant remains of 17th and 19th Century deer parks and early to mid 19th Century pleasure grounds. The village of Lower Ettington stood south of the manor house site, and was not fully cleared away until after the enclosures of 1795. There was already a deer park (Old Park), south east of the house, by 653, but it was limited in size: a 1738 estate survey records it as 28 acres. Features show on the 1738 survey include a walled garden, canal and pond features, a dovecote and water mill. The new park was created in the 19th Century and also covered an area north-east of the house, including the uplands of Greenhill Wood. Pleasure grounds south and west of the house were developed from 1795 onwards and there is a good documentary evidence of planting schemes in the early 19th Century. A further estate plan of 1842 gives details of the layout at this time, which included an avenue, ha-ha, walks and shrubberies. A small formal garden was developed in the 1860s to go with the recased house including 17th Century loggia brought in from Coleshill Park.</p>
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined 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 the 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 undetermined 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>
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Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Newbold on Stour Medieval Settlement
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	The possible extent of the medieval settlement based on the OS map of 1886. The 1886 map shows a compact village with lanes at right angles off the main street of the eastern side running down towards the Stour.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined 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 the 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 undetermined 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 affecting this particular site, it is concluded that development would cause less than substantial harm to the listed buildings. Appropriate mitigation measures including landscaping would be possible in order to minimise any impact on the setting of The Lodge. Taking into account the cumulative impact, 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	NEWB.06
Site Address	North of Moss Lane (east), Newbold-on-Stour
Site Capacity	Approx. 24 dwellings

Site information

The site is approx. 1.4 ha in total, however the developable area is 0.8 ha. The site is located to the rear of the village bowling green and village hall. There is a substation adjacent to the site and several existing dwellings to the rear and in the surrounding area. The site is currently being used as a paddock with horses grazing. There are several grade II listed buildings within close proximity to the site, The Church of St David, Cob Outbuilding and Cotswold House.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Church of St David, Stratford Road, Newbold on Stour
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II listed building
Contributing elements to significance of the heritage asset	<p>The Church of St David was built in the late 19th Century and is situated approx. 100m away from the development site.</p> <p>Listing description: “Church. Mid C19. Squared, coursed limestone rubble with ashlar plinth, string course, moulded eaves cornice, buttresses, quoins and coped gables. Tile roofs. Chancel, nave with vestry and north tower. Lancet style. Chancel of 2 bays with angle buttresses. To east a 3-lancet window with hood mould and carved label stops. To north and south 2 single lancets with hood moulds and carved label stops. Nave of 5 bays with cement rendered buttresses. To north 4, and to south 5, single lancets with hood moulds and carved label stops. Also to south a gabled porch with plank door. To north a vestry with east 4-centred,-arched doorway with hood mould and carved label stops. 2-light cusped window to north. West window of nave has 3 separate lancets linked by a -continuous hood mould with label stops. North tower of 2 stages with cement rendered angle buttresses, string courses and coped parapet. To east a pointed arch with plank door and hood mould with label stops. Clock above has moulded stone surround. To west a further single lancet. Above, a round window with moulded stone surround. To bell stage a 2-light window with plate tracery and hood mould with label stops. Interior: Early-English style chancel arch with shafts, capitals and many-moulded arch. Queen-post style roof with cusped struts.”</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	The listed building is well screened from the development site as there are several existing dwellings including the local primary school in the immediate vicinity. The church is situated and accessed along the A3400 road, which runs through Newbold-on-Stour.

	It is unlikely that development of this site would have a detrimental impact on the setting of the listed building due to the distance and orientation of the listed building in relation to the development site. It would not substantially change the character of the area due to existing built form in this area.
Potential mitigation measures for identified harm	No mitigation would be necessary.
Conclusion of harm on the heritage asset	It is concluded that due to the separation distance between the church and the proposed development site and the existence of intervening development, it is unlikely that development would cause any unacceptable harm to the setting of the listed building or the significance of the asset. Conclusion on harm to heritage asset: No harm

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Cotswold House, Stratford Road, Newbold-on-Stour
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>This dwelling is a grade II listed building built in the late 19th Century and is approx. 85m away from the development site.</p> <p>Listing description: "House. Early C19. Brick, in Flemish bond, with some pale headers. Limestone ashlar dressings to door surround and window architraves with stone plinth, quoins, storey band and coped gables. Coursed limestone rubble to sides and to rear wing. Stone slate roof with brick stacks with ashlar bases. 2 storeys plus attic; 3-window range. Double-depth plan. To centre a 6-panelled door with overlight within moulded surround and Doric columns supporting a moulded cornice hood. To left and right a 12-pane sash with moulded stone surround. 3 similar</p>

	<p>first floor windows. Range to rear has round-headed doorway and tall, round-headed, staircase light. Further 12-pane sash. All openings have moulded stone surrounds. 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	<p>The listed building is well screened from the development site as there are several existing dwellings including the local primary school in the immediate vicinity.</p> <p>It is unlikely that development of this site would have a detrimental impact on the setting of the listed building due to the distance and orientation of the listed building in relation to the development site. It would not substantially change the character of the area due to existing built form in this area.</p>
Potential mitigation measures for identified harm	No mitigation would be necessary.
Conclusion of harm on the heritage asset	<p>It is concluded that due to the separation distance between the church and the proposed development site and the existence of intervening development, it is unlikely that development would cause any unacceptable harm to the setting of the listed building or the significance of the asset.</p> <p>Conclusion on harm to heritage asset: No harm</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Cob Outbuilding, Stratford Road, Newbold-on-Stour
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	The Cob Outbuilding was built in the late 18 th Century/early 19 th Century. It has a thatch hipped roof and large double plank doors. It is a small square building and the original roof timbers are visible below the thatch.
Assessment of impact of development on significance of the asset	The listed building is separated from the development site by the village bowling green and local village hall. It is unlikely that development of this site would have a detrimental impact on the setting of the listed building due to the distance and orientation of the listed building in relation to the development site. It would not substantially change the character of the area due to existing built form already being present in this area.
Potential mitigation measures for identified harm	No mitigation would be necessary.
Conclusion of harm on the heritage asset	It is concluded that due to the separation distance between the church and the proposed development site and the existence of intervening development, it is unlikely that development would cause any unacceptable harm to the setting of the listed building or the significance of the asset. Conclusion on harm to heritage asset: No harm

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Asset • Non Listed Asset
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record (HER) indicates that a 'region' of ridge and furrow exists on this site, based on historic RAF photos. However, there is no specific Historic Record of this held by Warwickshire County Council.

Assessment of impact of development on significance of the asset	The site is currently used as a paddock for horses and there was no visible sign of ridge and furrow being present. Therefore, it is likely that ridge and furrow has been destroyed through more recent uses of the land.
Potential mitigation measures for identified harm	Once development has taken place on this site, ridge and furrow is permanently removed and is lost forever, therefore it is not possible to mitigate against this. However, the site visit indicates that any ridge and furrow which did exist on the site has now been lost.
Conclusion of harm on the heritage asset	<p>The site visit indicated that there was no ridge and furrow remaining on site. However, should it transpire faint traces do remain, they would be of poor quality and represent a small remnant of the heritage asset. It is concluded that there would be less than substantial harm to the loss of ridge and furrow on the site.</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 cumulatively, any harm to heritage assets would be 'less than substantial'. Intervening land uses and existing structures ensure that there would be no harm to the setting of nearby listed buildings and development would result in the loss of a small area of poor quality ridge and furrow (should any remain).