

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

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| SHLAA Reference | PM.01 |
| Site Address | East of Shuckburgh Road, Priors Marston |
| Site Capacity | Approx. 24 dwellings |

Site Description

The site consists of a roughly rectangular shaped area of a much larger field, situated on the northern edge of Priors Marston, just beyond the current edge of the built form of the village. The southern site boundary is coterminous with the village Conservation Area. The site is reasonably level and cultivated for crops, currently. There are no listed buildings in the vicinity of the site – the closest are approx. 150 metres to the south. A public footpath runs along the eastern boundary of the site in a north-south direction affording close-up public views of the site. Mature hedgerow and trees mark the southern and western site boundaries.



Assessment criteria:**Heritage Asset 1:**

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| Name of Heritage Asset affected by allocated site | Keys House, Keys Lane, Priors Marston |
| Type of heritage asset/Listed Grade | <ul style="list-style-type: none"> • Designated heritage asset • Grade II listing |
| Contributing elements to significance of the heritage asset | <p>Historic England listing description: “House. 1660, with large late C20 wing. Coursed squared ironstone. Diagonally-set cement slate roof has coped gable parapets with moulded kneelers; stone ridge stack with brick shaft. 2-unit plan extended to L-plan. 2 storeys and attic; one-window range, with 2-window C20 wing to right. Gable to road. 4-light, 3-light and 2-light attic double-chamfered mullioned windows. Left return side is 2-window range. 3-light mullioned windows, on ground floor with mullions removed and leaded casements inserted. Right return side has slight projection. Single-light above. Large late C20 dormer. Entrance in C20 wing has ribbed door in chamfered Tudor arch. Interior not inspected.”</p> <p>The building is located on the eastern edge of the village and has open aspect to the north to open countryside. There are two fields separating the listed building and site PM.01. It is unlikely there is any historical link between the two sites. This wider rural landscape also contributes to the significance of the asset.</p> |
| Assessment of impact of development on significance of the asset | <p>Given the separation distance between the heritage asset and the site in question, whilst there may be the possibility of partial views of new dwellings on site PM.01 should it ever be built-out, development in this location would not begin to impinge on the general 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 PM.01, there</p> |

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| | is sufficient land to achieve suitable mitigation measures, should they be deemed necessary. |
| 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. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p> |

Heritage Asset 2:

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| Name of Heritage Asset affected by allocated site | Westfield Farmhouse, Keys Lane, Priors Marston |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Designated heritage asset • Grade II listing |
| Contributing elements to significance of the heritage asset | <p>Historic England listing description: "Shown on Ordnance Survey map as Court Leet Manor. Farmhouse, now house. 1663; altered 1955. Squared coursed ironstone. Concrete tile roof; stone ridge stacks. T-plan, with cross-wing on right, and single-storey outbuilding, now partly incorporated, projecting forward on left. 2 storeys and attic; 3-window range. Mid C20 plank door with wood lintel in angle. Stone mullioned windows, mostly mid C20, throughout. 3-light window to left. Small C17 ground and first floors have small single light in angle. First floor has two C17 two-light windows. Wing has 3-light first floor and 2-light attic windows with hood moulds. Gable has date stone 1663. Left return side has 3-light window. Outbuilding has 3-light window. Hipped roof. Rear irregular. Some old mullioned windows. Interior: open fireplace with ogee stop-chamfered beam".</p> <p>The building is located toward the northern edge of the village and is surrounded on all sides by other dwellings and structures of varying eras. There is no inter-visibility between the heritage asset and the site in question.</p> |
| Assessment of impact of development on significance | Given the separation distance between the heritage asset and the site in question, development of site PM.01 would have no impact on the significance of this heritage asset. |

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| of the 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:

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| Name of Heritage Asset affected by allocated site | Priors Marston Conservation Area. |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area. |
| Contributing elements to significance of the heritage asset | <p>The site in question lies on the northern edge of the Conservation Area, with the southern boundary of the site in question being coterminous with the Conservation Area boundary, which is also the edge of the built-form of the village.</p> <p>The site would not be readily visible from within the Conservation Area due to the existence of domestic structures and associated mature boundary treatments along the length of the section of Conservation Area abutting site PM.01. Partial and glimpsed views into the site would be possible from the gate leading to the field at the southeast corner. The northern part of the Conservation Area includes a number of dwellings of varying eras and styles, a number of which back on to site PM.01. It is acknowledged that this site, and the wider agricultural landscape to the north of the village contributes to the significance of the Conservation Area and in particular, it's setting due to it forming part of the 'rural edge' to the village at this juncture.</p> |
| Assessment of impact of development on significance of the asset | Development in this location would clearly alter the character and appearance of the site through the introduction of built form, given its current undeveloped state. However, dwellings and their lawful curtilages already abut the Conservation Area in this location and the significance of the |

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| | Conservation Area as a heritage asset has already been compromised through the erection of dwellings [circa 1970's] to the east of site PM.01 which 'puncture' the Conservation Area boundary. Given the fact that this part of the village has had some development, whilst it is acknowledged that further development in this location would impact on the significance of the heritage asset, it is considered development in this location would have a less than substantial impact on the significance of the asset. |
| Potential mitigation measures for identified harm | Development proposals would need to consider how the design and layout would address the relationship between the site and the Conservation Area. Consideration could be given to introducing suitable landscaping along the proposed southern site boundary, or maintain a wide 'buffer' between the Conservation Area and any new buildings to maintain the existing 'rural edge of village' feel to the Conservation Area boundary. |
| Conclusion of harm on the heritage asset | Sensitive site layout and design and additional landscaping/separation buffer to appropriate site boundaries would help reduce any potential detrimental impact of development on the setting of the Conservation Area. It is acknowledged that development of this site would cause some impact on the setting of the Conservation Area due to a permanent change in the character of the site through the introduction of built form, but it is considered the harm would be less than substantial in nature. Conclusion on harm to heritage asset: Less than substantial harm. |

Heritage Asset 4:

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| Name of Heritage Asset affected by allocated site | Possible shrunken medieval settlement of Priors Marston. |
| 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 | <p>WCC HER details: "4.2 ha field containing a complex of earthworks. Known as Bury Yard. The field is close to Priory Farm and the name of the farm and field may indicate that this is the site of the Prior of Coventry's manor house. The earthworks spill over into adjacent fields, but are nowhere as clear as in Bury Yard".</p> <p>Priory Farm is located to the north east of the site in question. Whilst it is unclear from the HER</p> |

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| | <p>which field is Bury Yard, it is acknowledged that the juxtaposition of the farm and the existing village edge suggests the site in question is at least one of the 'adjacent fields' in the description. As such, there is a distinct possibility the site forms part of possible remains of shrunken village dating back to the Medieval period.</p> <p>There were no earthworks of mounds and hollows visible on the ground during the site visit and the field is clearly still used for planting crops utilising modern farming methods. However, there remains the potential for below ground archaeological deposits which would enhance the understanding of local historic development of the medieval village.</p> |
| Assessment of impact of development on significance of the asset | Development could potentially lead to loss of archaeological remains of unknown 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 unknown 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 assets listed overall and mitigation measures (such as the introduction of a landscaping buffer on the southern site boundary) would be possible in order to attempt to reduce the potential harmful impact development in this location would cause. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

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| SHLAA Reference | PM.07 |
| Site Address | South of Byfield Road, Priors Marston |
| Site Capacity | Approx. 12 dwellings |

Site Description

The site consists of part of a larger field, roughly in the shape of a number ‘1’. The land is located on the southern edge of Priors Marston, just beyond the current edge of the built form of the village. The site lies approximately 75 metres from the village Conservation Area. The site slopes from the ‘high ground’ (roadside to the northeast) down to the southwest corner of the field. The field boundaries comprise mature hedgerows and post and rail fencing. At the time of the site visit, the site was covered in long grass. There are two listed buildings in the vicinity of the site. No public footpaths exist in close proximity to the site.



Assessment criteria:**Heritage Asset 1:**

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| Name of Heritage Asset affected by allocated site | Forge Cottage, Hardwick Road, Priors Marston. |
| 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: "Cottage, possibly formerly 2. Late C18; not of one build. Coursed squared ironstone; left return side of whitewashed brick. Straw thatched roof; stone ridge stack. 5-unit plan. One storey and attic; 5-window range. Plank door between first two bays has thatched hood. 2 and 3-light casements with glazing bars and painted wood lintels. Swept dormers. Late C20 additions to left and right."</p> <p>The building is located on the southern edge of the village and has open aspect to the south to open countryside. There are orchard and paddock areas separating the listed building and the southern half of site PM.07. It is unlikely there is any historical link between the two sites. This wider rural landscape also helps contribute to the significance of the asset.</p> |
| Assessment of impact of development on significance of the asset | Given the separation distance between the heritage asset and the site in question, whilst there may be the possibility of partial views of new dwellings on site PM.07 should it ever be built-out (although existing mature vegetation associated with other intervening land parcels would likely remain), development in this location would not begin to impinge on the general rural landscape adjacent to the listed dwelling which provides its setting which in turn contributes to the significance of the asset. |
| 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 how it may 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 PM.07, there is sufficient land to achieve suitable mitigation measures, should they be deemed necessary.</p> |

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| 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 or its setting. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p> |
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Heritage Asset 2:

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| Name of Heritage Asset affected by allocated site | Chestnut House, Byfield Road, Priors Marston. |
| 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. 1659; extensively remodelled early C19; C19 additions; some late C19 alterations. Regular coursed ironstone; left return side has some rendering. Slate hipped roofs; brick ridge stacks. Irregular L-plan, with wing on right to rear. Two storeys and attic; three-window range. Entrance in single storey projecting range attached on right has C20 half-glazed door and overlight with glazing bars”.</p> <p>The building is located to the north of the site in question and the main façade faces southwest. Due to the oblique angle the heritage asset and site PM.07 sit to one another, together with the separation distance and the fact that site PM.07 is located around a bend in the road, there is no inter-visibility between the heritage asset and the site in question.</p> |
| Assessment of impact of development on significance of the asset | Given the separation distance between the heritage asset and the lack of physical ‘relationship’ to the site in question, development of site PM.07 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 | 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 |

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| | measures would need to be introduced to protect the setting of the heritage asset. Conclusion on harm to heritage asset: No harm. |
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Heritage Asset 3:

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| Name of Heritage Asset affected by allocated site | Priors Marston Conservation Area. |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Designated Heritage Asset. • Conservation Area. |
| Contributing elements to significance of the heritage asset | <p>The site in question lies beyond the southern edge of the Conservation Area of the village, with intervening buildings and land uses between the Conservation Area and site PM.07.</p> <p>The site would not be readily visible from within the Conservation Area due to the limited public vantage points, the juxtaposition of the site to the public domain and the existence of domestic structures and associated mature boundary treatments along the length of the section of Conservation Area. It is acknowledged that the wider agricultural landscape to the south of the village contributes to the significance of the setting of the Conservation Area due to it forming part of the 'rural edge' to the village at this juncture.</p> |
| Assessment of impact of development on significance of the asset | Development in this location would clearly alter the character and appearance of the site through the introduction of built form, given its current undeveloped state. However, dwellings and their lawful curtilages already abut the Conservation Area in this location and the significance of the Conservation Area as a heritage asset has already been compromised through the erection of dwellings both sides of the Conservation Area boundary. Given the distance to the Conservation Area and the existence of dwellings between the Conservation Area and site PM.07, it is considered development in this location would have little, if no (additional) impact on the significance of the asset. |
| Potential mitigation measures for identified harm | None required. |

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| Conclusion of harm on the heritage asset | It is considered development of this site would cause no harm to the Conservation Area as a designated heritage asset. Conclusion on harm to heritage asset: No harm. |
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Heritage Asset 4:

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| Name of Heritage Asset affected by allocated site | Ridge and Furrow earthworks (WCC HER ref: MWA29691) |
| 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 | Fields of ridge and furrow earthworks showing on modern aerial photographs lying just south of Priors Marston and around Grange Farm (The Grange). The well preserved earthworks are in a number of discrete blocks along several different alignments. The ridges are in a classic S curve and have pronounced headlands. |
| Assessment of impact of development on significance of the asset | Development could potentially lead to loss of archaeological remains of some significance. The site visit was inconclusive as to the existence and possible quality of any ridge and furrow due to the entire field being covered in long grass. Should ridge and furrow still exist, the development of the site would lead to the loss of a portion of the non-designated heritage asset in this location. This would have an impact on the significance of the asset. |
| 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 | Development of this site could lead to the loss of a portion of ridge and furrow earthworks and possible archaeological remains of indeterminate significance. Further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment. Due to the existence of many other fields of ridge and furrow on the periphery of this village and the wider local landscape and given the small scale of this particular site, the resultant loss of an element of ridge and furrow would be classed as less |

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| | than substantial harm. Conclusion on harm to heritage asset: Less than substantial 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 overall and mitigation measures (such as the introduction of an appropriate landscaping scheme) 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

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| SHLAA Reference | PM.08 |
| Site Address | Land South of Hardwick Road, Priors Marston |
| Site Capacity | Approx. 24 dwellings |

Site Description

The site is a grass field located on the southern edge of Priors Marston and is used for grazing animals. The land lies just beyond the current edge of the built form of the village, with dwellings close to the NW and NE boundaries. The NW site boundary is also the SE edge of the village Conservation Area. The site slopes from the 'high ground' to the north down to the southern edge of the field, with a pronounced ridge running through the site. A pond is located in the western corner. The field boundaries comprise mature hedgerows, trees and post and rail fencing associated with the dwellings. There is one listed building close proximity to the site. A public footpath runs through the site in a north/south direction.



Assessment criteria:

Heritage Asset 1:

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| Name of Heritage Asset affected by allocated site | Forge Cottage, Hardwick Road, Priors Marston. |
| 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: "Cottage, possibly formerly two. Late C18; not of one build. Coursed squared ironstone; left return side of whitewashed brick. Straw thatched roof; stone ridge stack. 5-unit plan. One storey and attic; 5-window range. Plank door between first two bays has thatched hood. 2 and 3-light casements with glazing bars and painted wood lintels. Swept dormers. Late C20 additions to left and right."</p> <p>The building is located on the southern edge of the village and has open aspect to the south to open countryside, including the site the subject of this assessment. It is unclear whether there is any historical link between the listed building and the adjacent field. However, the wider rural landscape helps contribute to the significance of the setting of the heritage asset.</p> |
| Assessment of impact of development on significance of the asset | Given that the heritage asset and the northern element of the field in question are adjacent to one another, development in this location would begin to impinge on the general rural landscape adjacent to the listed dwelling which has historically provided its rural setting which in turn contributes to the significance of the asset. |
| 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 how it may potentially impinge upon the historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the retention of some form of rural setting and separation from new structures in order to reduce any potential impact of development on the setting of this asset. Given the size of site PM.08, there is sufficient land to achieve suitable mitigation measures, should they be deemed necessary.</p> |

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| Conclusion of harm on the heritage asset | <p>The heritage asset itself would not be affected. However, development of the site is likely to result in some level of impact to the setting of the heritage asset, depending upon the number and location of new structures, separation distances, boundary treatments and retention of rural views. It is possible that mitigation measures could be implemented sufficient to address any potential harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p> |
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Heritage Asset 2:

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| Name of Heritage Asset affected by allocated site | Chestnut House, Byfield Road, Priors Marston. |
| 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. 1659; extensively remodelled early C19; C19 additions; some late C19 alterations. Regular coursed ironstone; left return side has some rendering. Slate hipped roofs; brick ridge stacks. Irregular L-plan, with wing on right to rear. Two storeys and attic; three-window range. Entrance in single storey projecting range attached on right has C20 half-glazed door and overlight with glazing bars”.</p> <p>The building is located to the north of the site in question and the main façade faces southwest. Due to the separation distance between the site and the heritage asset and intervening structure, there is no inter-visibility between the heritage asset and the site in question.</p> |
| Assessment of impact of development on significance of the asset | Given the separation distance between the heritage asset and the lack of physical ‘relationship’ to the site in question, development of site PM.07 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 | 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 |

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| | measures would need to be introduced to protect the setting of the heritage asset. |
| | Conclusion on harm to heritage asset: No harm |

Heritage Asset 3:

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| Name of Heritage Asset affected by allocated site | Priors Marston Conservation Area. |
| Type of heritage asset/Listed Grade/Significance Value | <ul style="list-style-type: none"> • Designated Heritage Asset • Conservation Area |
| Contributing elements to significance of the heritage asset | <p>The site in question lies on the southeast edge of the Conservation Area, with the northwest boundary of the site in question being coterminous with the Conservation Area boundary, which is also the edge of the built-form of the village. fields dominate the immediate setting of the village and run up to the backs of gardens of existing dwellings along the edge of the Conservation Area. The site lies within this context and makes a positive contribution to the rural backdrop of the village.</p> <p>The site would not be readily visible from the public domain within the Conservation Area due to the existence of domestic structures and associated mature boundary treatments along the length of the section of Conservation Area abutting site PM.08. Views into the site are possible from the gate on Hardwick Road looking toward the pond to the south of the site and from the public footpath that runs between Forge Cottage and Grange Cottages at the point the footpath enters the field.</p> <p>The southern part of the Conservation Area includes a number of dwellings of varying eras and styles, a number of which back on to site PM.08. Whilst the site is not within the Conservation Area, it is clearly an important part of the overall setting of the Conservation Area due to its tranquil, undeveloped nature providing a rural backdrop to the Conservation Area. As such, the site is an important contributing element to the significance of the heritage asset.</p> |
| Assessment of impact of development on significance of the asset | <p>Development in this location would significantly alter the character and appearance of the site through the introduction of built form and would destroy the tranquil open aspect of the land which forms an important contributing element to the setting of the Conservation Area and the overall significance of the heritage asset.</p> <p>Development of this site would interrupt the appreciation of the Conservation Area and its</p> |

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| | relationship with the surrounding countryside by imposing modern development. Development would also inhibit important public views across the agricultural hinterland to the edge of the village. As such, development would have a permanent and significant impact on the significance on the setting of the Conservation Area, for the reasons expressed in this assessment. |
| Potential mitigation measures for identified harm | Development proposals would need to consider the important relationship between the site and the Conservation Area to the north. Due to its prominence with short and longer range views into and out of the Conservation Area from different public vantage points, any development in this location would lead to a significant degree of harm and would not be easily mitigated. |
| Conclusion of harm on the heritage asset | <p>Development in this location would significantly impact on the setting of the Conservation Area, due to a permanent change in character of the site through the introduction of built form. It is considered there would be little opportunity to introduce any adequate mitigation to offset the significance of any impact development would cause.</p> <p>The setting of the heritage asset would be adversely affected, due to the proximity of the site and the sensitive and important contribution the site provides to the Conservation Area in this location.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p> |

Heritage Asset 4:

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| Name of Heritage Asset affected by allocated site | Possible extent of Medieval Settlement of Priors Marston |
| 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 | <p>GiS mapping suggests that the north eastern and north western extremities of the site may lie within the extent of the possible medieval settlement of Priors Marston.</p> <p>There were no obvious earthworks or mounds and hollows visible toward the extremities of the site during the site visit. However, there remains the potential for below ground archaeological deposits which would enhance the understanding of local historic development of the medieval village, should they exist.</p> |

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

Heritage Asset 5:

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| Name of Heritage Asset affected by allocated site | Fishponds 200 metres south east of Manor House Farm, Priors Marston |
| 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 | <p>Fishponds, used for the breeding and storage of fish, which date to the Medieval/Post Medieval period. They remain partly visible as earthworks and are situated 200 metres southeast of the Manor House at Priors Marston. Originally a fishpond complex of two rectangular fish tanks with a long lake, now shrunken to the Ox Pool.</p> <p>There is a pond to the western corner of the site, with a lower tier of land running south east from the pond which may make up part of the former fishponds site. Clearly, there remains the potential for below ground archaeological deposits which would enhance the understanding of the original fishponds and the links to the Manor House of the medieval period, should they exist within the site.</p> |
| Assessment of impact of development on significance of the asset | Development could potentially lead to loss of archaeological remains of unknown significance. |

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

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling numbers or the introduction of landscaping buffers) to attempt to reduce the impact of harm development in this location would cause, would be very difficult to implement successfully. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets when considering the cumulative impacts on each asset.