

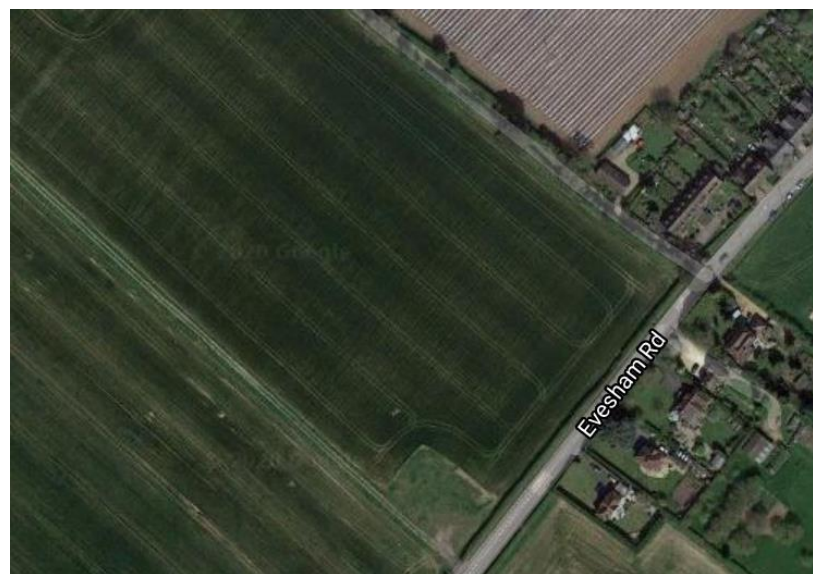
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	SALF.08
Site Address	West of Evesham Road (south), Salford Priors
Site Capacity	Approx. 16 dwellings

Site Description

Site SALF.08 lies on the southwestern corner of the settlement just outside the Conservation Area and north of the Evesham Road. The site is currently used as farmland, and is relatively flat. There is a footpath that runs up the north eastern edge of the site towards Orchard Farm which has occasional views into the proposed site through gaps in the large hedge. There is development south and east of the site, with a new build development being advertised directly east of the proposed site on the other side of the Evesham Road.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Salford Priors Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Conservation Area
Contributing elements to significance of the heritage asset	<p>The proposed site lies outside of the conservation area yet borders the North Western edge of the designation.</p> <p>On the Northern side of the Evesham Road, the edge of the conservation area marks the end of the settlement, and there are no dwellings beyond the designation. However, on the southern side of the Evesham road there are 5 dwellings that extend beyond the conservation area, thus extending the settlement beyond the conservation zone.</p> <p>There is a footpath that runs along the edge of the conservation area running North, with an established hedgerow/trees on the Western side, shielding the view of the proposed site. Whilst the topography is flat, the height of the trees and hedgerow would mask the development from individuals within the conservation area.</p> <p>Within the conservation area and on the southern side of the Evesham road there is a new development of 14 dwellings, indicating that the principle of development is acceptable in this general location.</p>
Assessment of impact of development on significance of the asset	<p>The site lies on the south western edge of the village with the edge of existing built form also being the alignment of the village Conservation Area. Dwellings directly opposite the site are located adjacent to, but outside the Conservation Area boundary. Development on this site would mirror this arrangement. Whilst development of this site would cause some harm to the setting of the Conservation Area, it is considered that mitigation measures would be possible within the site to 'soften' the edge and reduce harm to the extent that harm would be classed as less than substantial.</p>

Potential mitigation measures for identified harm	Reducing the net-developable area of the site and incorporating a suitable landscape buffer would protect the rural edge of the Conservation Area. It might also be possible to further enhance the hedgerow and to create a thicker buffer between the edge of the conservation area and any proposed development.
Conclusion of harm on the heritage asset	<p>Whilst the proposed reserve site would share a border with the Conservation Area the site would not create any unacceptable direct harm to the heritage asset, subject to appropriate mitigation measures.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	The Orchards Farmhouse, Station Road, Salford Priors
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing description: “Farmhouse. c.1830 with mid/late C19 alterations and additions. Red brick with 3 gauged brick relieving arches to ground floor. Shallow hipped slate roof with broad eaves and brick lateral chimneys. Central staircase plan. 2- storeys, 3-window range. Central half-glazed door and fanlight with decorative glazing in moulded architrave. 16-pane sashes. Additions and alterations to rear. Interior: Simple straight flight staircase. C18 style chimney pieces, brought from elsewhere”.</p> <p>The farmhouse, associated historic barns and modern agricultural sheds are a cluster of buildings located to the west of the southern part of the village of Salford Priors, surrounded by associated agricultural land.</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building</p>

	(including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located including the agricultural land associated with its historic status and use.
Assessment of impact of development on significance of the asset	The listed farmhouse lies approximately 300 metres to the northwest of the site in question. An established hedgerow and mature trees border the residential curtilage associated with the farmhouse. Despite the separation distance, development in this location would be constructed upon agricultural land historically associated with the farm and the listed farmhouse, which would therefore have an impact upon the significance of the heritage asset through the erosion of part of its wider historic landscape.
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 historic agricultural landscape and how it may potentially impinge upon the historic setting of the Grade II listed farmhouse.</p> <p>Consideration would need to be given to the provision of suitable landscaping buffer to help mitigate and reduce any potential impact of development on the setting of this asset. Given the size of site SALF.8, there would be sufficient land to achieve suitable mitigation measures, should they be deemed necessary.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected, but development of the site is likely to result in some harm impact to the significance of the heritage asset by virtue of the loss of part of its historic setting. 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.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	The Orchards Barn, Station Road, Salford Priors
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing description: “Barn. Dated 1793 on tie beam. Timber frame and weatherboarding, with some old weatherboarding surviving; tile roof. 3 bays. Queen-strut roof. Additions at each end. Included as a dated example of a late timber-framed barn”.</p> <p>The barn, associated farmhouse and modern agricultural sheds are a cluster of buildings located to the west of the southern part of the village of Salford Priors, surrounded by associated agricultural land.</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 barn lies approximately 335 metres to the northwest of the site in question. An established hedgerow and mature trees border the residential curtilage associated with the farmhouse. These are located between the barn and site SALF.08. Despite the separation distance, development in this location would be constructed upon agricultural land historically associated with the farm and the listed barn, which would therefore have an impact upon the significance of the heritage asset through the erosion of part of its wider historic landscape.</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 historic agricultural landscape and how it may potentially impinge upon the historic setting of the Grade II listed barn.</p>

	Consideration would need to be given to the provision of suitable landscaping buffer to help mitigate and reduce any potential impact of development on the setting of this asset. Given the size of site SALF.8, there would be 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, but development of the site is likely to result in some harm impact to the significance of the heritage asset by virtue of the loss of part of its historic setting. 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.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Conclusion:

Based on the assessment of the heritage asset affecting this particular site, it is concluded that development would cause less than substantial harm to the Conservation Area and its setting and nearby listed buildings and their settings. It is considered that mitigation measures (such as the introduction of a landscaping buffer) would be possible in order to attempt to reduce the potential harmful impact development would cause on the significance of these heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	SALF.11
Site Address	South of School Road (east), Salford Priors
Site Capacity	Approx. 40 dwellings

Site Description:

SALF.11 lies south west of School Road and on the day of the visit looked to be largely unkempt and scrubby. There is a footpath south west that allowed good visibility into the site. North of the site there is a small development taking place implying that development is acceptable in this location. The land appeared flat underneath the scrub and there were no obvious ditches or mounds.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Godiva Cottage, Evesham Road, Salford Priors
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>Godiva Cottage is the only listed property that directly looks out onto the proposed site. Whilst there are others nearby these are shielded by other properties or hedgerows. For this reason Godiva cottage is being assessed with the understanding that no other listed buildings will be harmed more so than this one.</p> <p>Listing description: “Row of cottages, now one. C16 or earlier with C17 additions, and C19 and C20 alterations and additions. On left timber framed with plastered infill and hipped thatched roof; on right part timber framed, part rendered, probably over rebuilding in brick, with tile roof. C20 addition breaks back but continues roof line. Brick internal stack to left, external stack to right. Probably originally 2-unit plan with single storey added on left, and much extended on right. One storey and attic, 3-window range: one swept and 2 full dormers. Entrance in right end with C20 door. Mostly C20 casements. Exposed framing to left end and rear. Interior: Thatched range opened up into single room open almost to apex of roof. Former end wall on left has open fireplace and crucks. Massively framed wall and roof truss with infill removed”.</p>
Assessment of impact of development on significance of the asset	<p>The listed building sits comfortably within the street scene and is situated near other dwellings within the conservation area, both listed and otherwise. The rear of the property faces North west and as such looks out onto the proposed reserve site. There are no trees or other barriers between this building and it currently looks out onto the rural scrubland. Whilst there is a distance (120m) between the listed building and the proposed site, the flat topography means any development would be visible from public vantage points in proximity of the site. However the listed property does benefit from a large garden rear of the property which serves as a small rural buffer between the proposed site and the listed building. With such distance and suitable mitigation measures the harm to the setting of the listed building should not be a problem for development.</p>

Potential mitigation measures for identified harm	Given the visibility between the listed property and the proposed site, any development proposals should be considerate of the listed properties that lie nearby. Dwellings should be designed in keeping with the local style and character so as not to negatively affect the listed building. It may also be possible to include a small rural buffer within the proposed site to further distance development from the listed building.
Conclusion of harm on the heritage asset	No direct harm would come to the Grade II listed property. This being said there is the potential for a moderate detrimental impact on the setting of the heritage asset. Developments would need to take this impact into consideration when weighing up any potential harm against the public benefits of the development of this site to the whole community. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	The Orchards Farmhouse, Station Road, Salford Priors
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing description: "Farmhouse. c.1830 with mid/late C19 alterations and additions. Red brick with 3 gauged brick relieving arches to ground floor. Shallow hipped slate roof with broad eaves and brick lateral chimneys. Central staircase plan. 2- storeys, 3-window range. Central half-glazed door and fanlight with decorative glazing in moulded architrave. 16-pane sashes. Additions and alterations to rear. Interior: Simple straight flight staircase. C18 style chimney pieces, brought from elsewhere".</p> <p>The farmhouse, associated historic barns and modern agricultural sheds are a cluster of buildings located to the west of the southern part of the village of Salford Priors, surrounded by associated</p>

	<p>agricultural land.</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 including the agricultural land associated with its historic status and use.</p>
Assessment of impact of development on significance of the asset	<p>The listed farmhouse lies approximately 250 metres to the west of the site in question. An established hedgerow and mature trees border the residential curtilage associated with the farmhouse. Despite the separation distance, development in this location would be constructed upon agricultural land historically associated with the farm and the listed farmhouse, which would therefore have an impact upon the significance of the heritage asset through the erosion of part of its wider historic landscape.</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 historic agricultural landscape and how it may potentially impinge upon the historic setting of the Grade II listed farmhouse.</p> <p>Consideration would need to be given to the provision of suitable landscaping buffer to help mitigate and reduce any potential impact of development on the setting of this asset. Given the size of site SALF.11, there would be sufficient land to achieve suitable mitigation measures, should they be deemed necessary.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected, but development of the site is likely to result in some harm impact to the significance of the heritage asset by virtue of the loss of part of its historic setting. 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.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	The Orchards Barn, Station Road, Salford Priors
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing description: “Barn. Dated 1793 on tie beam. Timber frame and weatherboarding, with some old weatherboarding surviving; tile roof. 3 bays. Queen-strut roof. Additions at each end. Included as a dated example of a late timber-framed barn”.</p> <p>The barn, associated farmhouse and modern agricultural sheds are a cluster of buildings located to the west of the southern part of the village of Salford Priors, surrounded by associated agricultural land.</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 barn lies approximately 250 metres to the northwest of the site in question. An established hedgerow and mature trees border the residential curtilage associated with the farmhouse. These are located between the barn and site SALF.11. Despite the separation distance, development in this location would be constructed upon agricultural land historically associated with the farm and the listed barn, which would therefore have an impact upon the significance of the heritage asset through the erosion of part of its wider historic landscape.</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 historic agricultural landscape and how it may potentially impinge upon the historic setting of the Grade II listed barn.</p>

	Consideration would need to be given to the provision of suitable landscaping buffer to help mitigate and reduce any potential impact of development on the setting of this asset. Given the size of site SALF.11, there would be 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, but development of the site is likely to result in some harm impact to the significance of the heritage asset by virtue of the loss of part of its historic setting. 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.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Salford Priors 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	The site lies approximately 80 metres outside the northern edge of the Conservation area. The flat topography of the area would make any developments visible to those where there is no other obstruction. Whilst the site is not located within or immediately adjacent to the Conservation Area, the open aspect of the land in question does provide an important element in the setting of the Conservation Area.
Assessment of impact of development on significance of the asset	Development on this site would affect the setting of the conservation area for those dwellings on the peripheries of the heritage asset. However in overall terms, development would not cause unacceptable detrimental harm to the Heritage asset itself.
Potential mitigation measures for identified harm	It may be possible to mitigate the impact on the setting of the conservation area by considering the design, layout and any green infrastructure. Any development should be in keeping with the local style and character of the local area to ensure that development blends in with the surrounding setting. Additional to this green infrastructure could also be implemented to either create a rural buffer for the conservation area, or with the implementation of trees and hedgerow to create a screen which would shield new development from the conservation area.

Conclusion of harm on the heritage asset	<p>Sensitive site layout and design could minimise any detrimental impact on the heritage asset, although there would remain a moderate 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.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>
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Heritage Asset 5:

Name of Heritage Asset affected by allocated site	MWA6291 - A cropmark complex 300m west of Salford Priors
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listed status
Contributing elements to significance of the heritage asset	The site has a complex of curvilinear cropmarks, circular enclosures and pits, visible as cropmarks on aerial photographs. This suggests evidence of a settlement and possible field system, dating back to a point between the Neolithic and Romano-British era (4000BC - 409 AD).
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of indeterminate 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 indeterminate 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>

Conclusion

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of nearby listed buildings, the Conservation Area and possible archaeological 'monuments'. It is deemed that mitigation measures (such introducing landscaping buffers and considering the design and layout of development) would be possible in order to attempt to reduce the potential harmful impact development in this location would cause.

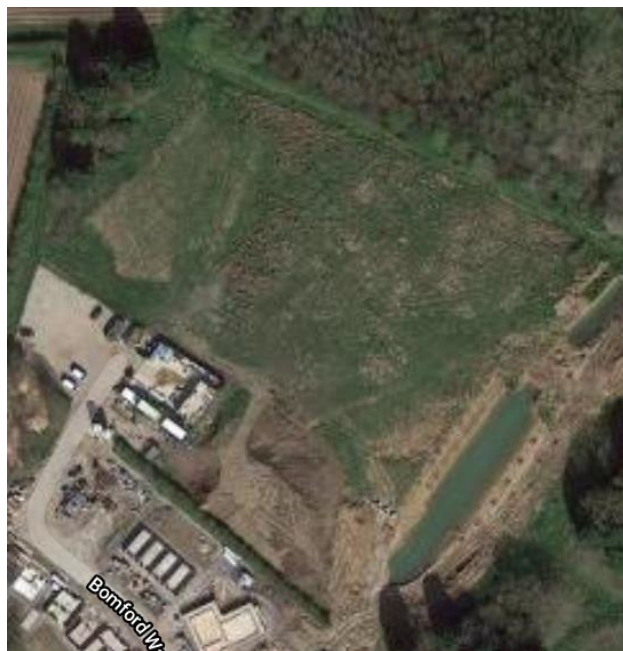
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	SALF.17
Site Address	North of Bomford Way, Salford Priors
Site Capacity	Approx. 16 dwellings

Site Description:

Site SALF.17 is located in the north eastern part of the settlement next to the recently developed Bomford Way housing estate. The site is not located close to any heritage assets. The site is an area of scrubland with agricultural land to the west, an area of plantation and further scrubland to the north and a commercial site to the east.



Assessment criteria:**Heritage Asset 1:**

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. Whilst there is a Scheduled Monument 500m to the north of the site, there are no details available on Historic England's list of heritage assets as to what this monument is. The asset title is "Enclosures 3/4 mile (1200m) N of Salford Priors". Aerial imaging shows the land in question to be a ploughed field. The separation distance between the SM and the site confirms that development in this location would not harm the SM. The village Conservation Area is over 100 metres away and there is extensive development in between that prevent any inter-visibility or connectivity between the site and the Conservation Area. The closest listed building is nearly 200 metres away and again, existing development prevents any inter-visibility. Archaeological evaluation has taken place over the site by English Heritage and Warwickshire Museum and no archaeological monuments were recorded as part of this process.
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. Conclusion on scale of impact: No Harm