

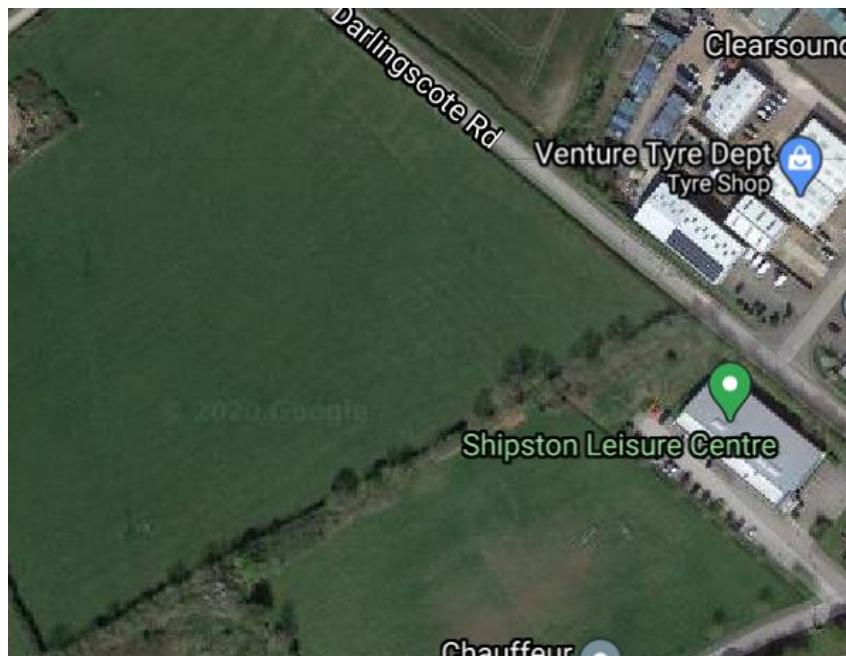
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	SHIP.01
Site Address	South of Darlingscote Road, Shipston on Stour
Site Capacity	Approx. 45 dwellings

Site Information

The site is part of a field located to the south of Darlingscote Road, on the western edge of the settlement. It is surrounded by mature hedgerows and trees. Shipston Leisure Centre is adjacent to the site to the south and Tilemans Lane Industrial Estate is located opposite to the east. The nearest listed building is located over 200m away and the Conservation Area over 500m away.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA19813 Surviving ridge and furrow
Type of heritage asset/ Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Surviving ridge and furrow
Contributing elements to significance of the heritage asset	<p>According to The Historic Environment Record (HER) held by Warwickshire County Council there are two fields of surviving ridge and furrow associated with Whaddon Farm on the edge of the settlement. The site in question is part of the northern of these two fields, adjacent to Darlingscote Road.</p> <p>Aerial images indicate signs of ridge and furrow still being present within both fields, although coverage appears patchy, particularly in the northern field. The site visit did show undulations within the field, but they were not particularly pronounced and did not appear to cover the entire field. This indicates that subsequent farm uses have eroded the earthworks to the extent that they are now of poor overall quality.</p>
Assessment of impact of development on significance of the asset	Development of this land would lead to the loss of a section of ridge and furrow earthworks of poor quality and result in the loss of part of an archaeological remnant of a non-designated heritage asset. This would have an impact on the significance of the asset.
Potential mitigation measures for identified harm	Should development ever take place on this site, an element of ridge and furrow would be permanently lost and it would not be possible to mitigate against this. A desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).
Conclusion of harm on the heritage asset	<p>Development of this site would lead to the loss of an element of ridge and furrow of poor quality. More recent uses of the field have radically reduced the earthworks in large parts of the site. Due to the quality and quantity of the heritage 'feature' having been compromised, any loss due to development on this site would be classed as 'less than substantial'.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of harm:

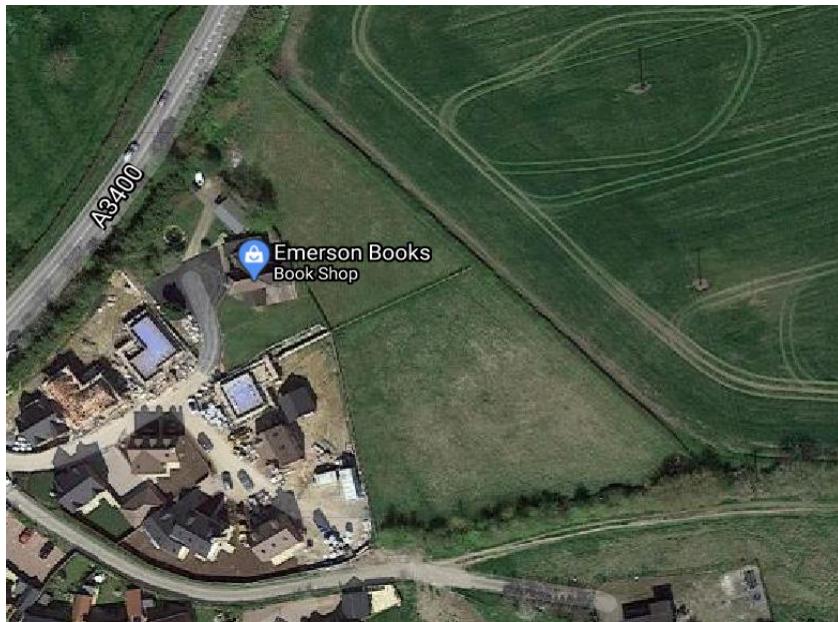
Based on the assessment of the non-designated heritage asset affecting this particular site, it is concluded that development would cause less than substantial harm to the potential loss of ridge and furrow. Therefore, it is concluded that development in this location would result in less than substantial harm to non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	SHIP.07A
Site Address	East of Stratford Road (south), Shipston-on-Stour
Site Capacity	Approx. 12 dwellings

The site is roughly triangular in shape and located on the north eastern tip of the settlement. The site is grassed and has the look of a paddock. To the west is a recently completed residential development, to the east is agricultural land, to the north is the A3400 and to the south is a small sewage treatment works with the River Stour and open countryside, beyond. The northern and southern site boundaries are mature hedgerows. Land levels rise through the site, with the low ground to the south and high ground to the north.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/ Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Medieval ridge and furrow
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 has the appearance of a paddock and the site visit did not indicate the existence of any ridge and furrow still being present. It is likely that recent uses of the land has led to the complete loss of any ridge and furrow that historically may have existed within the site. However, if any remnant features do remain in parts of the site, they are likely to be of poor/patchy quality and equate to a very small remnant of the non-designated heritage asset.
Potential mitigation measures for identified harm	Should development ever take place on this site, a very small remnant of ridge and furrow could be permanently lost and it would not be possible to mitigate against this. A desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). However, the site visit indicated the likelihood of the asset no longer existing.
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of an element of ridge and furrow of poor quality, should any remain within the site. More recent uses of the field appear to have radically reduced any earthworks that may have been previously known. Due to the quality and quantity of the heritage 'feature' having been compromised, any loss due to development on this site would be classed as 'less than substantial'.
Conclusion on harm to heritage asset: Less than substantial harm.	

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 the potential loss of ridge and furrow. Therefore, it is concluded that development in this location would result in less than substantial harm to the non-designated heritage asset.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	SHIP.08B
Site Address	South of Oldbutt Road, Shipston-on-Stour
Site Capacity	Approx. 54 dwellings

Site Information

The site can be viewed from a public footpath to the south of the site. It is a large field of overgrown grass, currently. The site is relatively level, but land does climb to the west beyond the site. The site is on the edge of the residential area with dwellings to the north and east. Open countryside lies to the south and west. The site lies over 500m away from the Conservation Area and the nearest listed building is also over 500m away.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Medieval Ridge & Furrow
Type of heritage asset/ Listed Grade	<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 has extant ridge and furrow earthworks. Aerial images clearly indicate the field in question has been ploughed by modern farming methods and has been used to plant crops. The site visit proved this to be the case. A walk down the public footpath to the south of the site indicated 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 has been lost, the heritage asset has no remaining significance. 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	<p>Development of this site would cause no further detrimental harm to this asset, since it has already been lost.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	SHIP.11
Site Address	West of Shoulderway Lane, Shipston-on-Stour
Site Capacity	Approx. 90 dwellings

Site information

The site is predominantly grassland bounded by trees and hedging and is approx. 6.5ha in size. There is a cemetery and allotments to the north east of the site, existing residential development to the north and east and open countryside to the south and west. The site lies over 500m away from the Conservation Area and the nearest listed building is over 100m away.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/ Listed Grade	<ul style="list-style-type: none"> • Non-Designated Heritage Asset • Medieval ridge and furrow
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	<p>The HER indicates that the site is within a ridge and furrow region without specifying an exact location. Aerial images indicate that ridge and furrow could be present on site; however these images pre-date the site visit which was undertaken in 2020.</p> <p>The site visit concluded that ridge and furrow was not visible (at least on areas viewable for public vantage points). This suggests that some previously recorded earthworks have been lost to more recent land uses and that any surviving ridge and furrow may well be patchy and not of particularly good quality due to damage from modern farming practices.</p> <p>Development of this land could potentially lead to the loss of ridge and furrow earthworks of unidentified quality (since the entire site was not viewed on the site visit) and result in the potential loss of archaeological remains of unknown significance. Clearly any development of the site could therefore lead to the destruction of an element of a non-designated heritage asset, should it still exist.</p>
Potential mitigation measures for identified harm	<p>Should development has taken place on this site, ridge and furrow could potentially be lost and it would not be possible to mitigate against this.</p> <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. Clearly, due to the type of non-designated asset (i.e. above ground earthworks) there are no mitigation measures that could be introduced to reduce or remove the harm to the asset, since it would be lost to any development of the site.</p>
Conclusion of harm on the heritage asset	<p>From public vantage points to the site, ridge and furrow was not clearly visible, however records indicate that ridge and furrow is present on the site. Further assessments to assess the existence and extent of the heritage asset should be undertaken prior to development on the site to establish the possible harm. However, it is concluded that development of this site would not result in the loss of all ridge and furrow in this general location and as such the harm would be less than substantial in nature.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Pair of Cemetery Chapels, A3400 (London Road), Shipston-on-Stour
Type of heritage asset/ Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Assets • Grade II Listed
Contributing elements to significance of the heritage asset	<p>Listing description: "Pair of cemetery chapels. Late C19. Squared, coursed limestone with plinth, quoins, buttresses and shaped eaves cornice. Fish scale tile roof with fleur-de-lys flashings. Stone cross finials. Z-shaped plan. Decorated style. Each chapel of 3 bays. Chapel to right has 2-light east and west window with cusped tracery, hood mould and carved label stops. To north a large gabled porch with moulded, pointed arch, hood mould and carved label stops. 3-light cusped window to each side. Plank door in pointed arch within. To north and south walls of chapel, further single and paired lights with Decorated-style tracery. Chapel to left has 2-light east window with cusped tracery; with single light cusped window to west. Both windows have hood moulds and carved label stops. To south a moulded arch doorway with hood mould and carved label stops flanked by pairs of cusped windows. Further paired, cusped windows to north. Chapels are linked by an archway with moulded, pointed arch to either side with hood mould and carved label stops. Within, a pointed doorway leads to right chapel. Cusped windows on either</p>

	<p>side of archway. Tower above archway of 2 stages, with octagonal broach spire with gargoyle and finial. To first stage of tower a cusped window to east and west with hood mould and carved label stops. To second stage east and west a 2-light cusped window with central shaft and moulded capital. Window part-blocked and pierced with round holes. Above, a ball-flower eaves cornice. Interior: scissor-braced roofs. Chapel to right has pews".</p> <p>The chapels are situated approx. 135 metres away from the proposed development site and are set back behind allotments which sit between the southern half of site SHIP.11 and the cemetery.</p>
Assessment of impact of development on significance of the asset	<p>In 2015 a planning application (ref: 15/01478/FUL) in respect of the erection of 106 dwellings was refused by the Local Planning Authority. One of the refusal reasons related to the adverse impact development in this location would have both visually and on the setting of the listed chapels, resulting in a reduction in the overall tranquillity of the setting of the designated heritage assets. It was concluded that any development in this location would adversely impact on the significance of the listed buildings due to the harm to the peaceful and isolated location of the cemetery.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how design and layout of any scheme would address the key views from the site to the chapels to ensure that the setting of the chapels is not compromised. The refusal reason referred to above in relation to the impact on the listed chapel buildings would need to be satisfactorily addressed.</p> <p>Consideration could be given to landscaping or planting to screen any new development from the chapels. The nature and extent of any planting scheme would need to be detailed in any planning application for the site to ensure it would be appropriate and effective.</p>
Conclusion of harm on the heritage asset	<p>It is concluded that development in this location is likely to cause 'less than substantial harm' to the significance of these listed buildings, based on the assessment of the 2015 planning application. Potential mitigation solutions would need to be carefully considered.</p> <p>Conclusion on harm to heritage assets: 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 both the designated and non-designated heritage assets, as set out above.