

## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	SOU.02
Site Address	Land East of By-pass, Southam
Site Capacity	Approx. 240 dwellings

### Site Description

Large agricultural field located to the east of the Southam By-pass. Public footpath runs NW-SE through the southern part of the field. Mature trees/hedgerow/vegetation to western site boundary running parallel to the by-pass. The site has a housing estate to the north, Galanos House Nursing Home to the south, open countryside to the east and the outskirts of Southam to the west, beyond the by-pass. The Conservation Area is located over 200 metres away and there are no listed buildings within 230 metres.



**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. There is no Scheduled Monument or Registered Park and Garden in the vicinity of the settlement. The designated Conservation Area is over 200 metres from the site and the closest Listed Buildings are located some 230 metres north west and northwest of the site, with no inter-visibility or connectivity between the listed building and the site. There is no Ridge and Furrow present on site and the HER does not record any Ridge and Furrow having ever existed. There are no records of archaeological monuments or events associated with the site through the HER.
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.  <b>Conclusion on harm to heritage asset: No harm.</b>

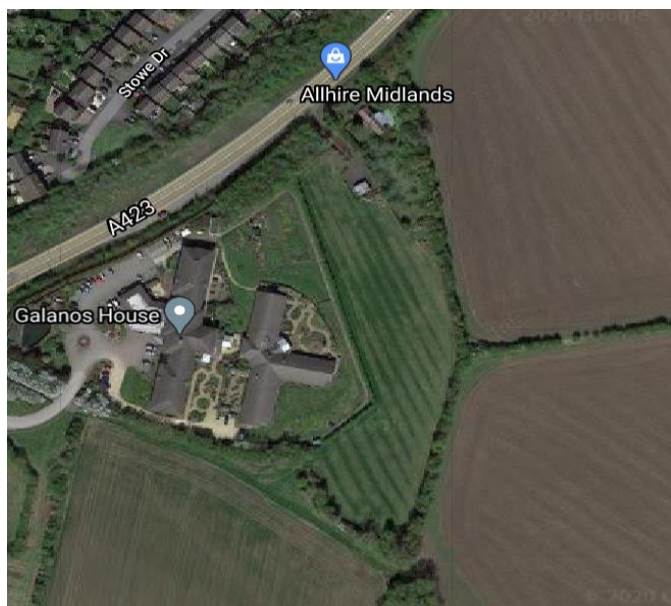
## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	SOU.03
Site Address	Land East of Galanos House, Southam
Site Capacity	Approx. 21 dwellings

### Site Description

This site is private property and officers were unable to gain access to the site for assessment purposes. There were no clear views of the site from public footpaths and no views into the site from the adjacent by-pass. The site benefits from mature vegetation to all boundaries. The site is accessed from the by-pass. The settlement Conservation Area is 240 metres northwest of the site and the closest listed building is 260 metres northwest of the site. There are no Scheduled Monuments close to the settlement.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Area of surviving Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Non-Designated Heritage Asset.</li> <li>• No listed status.</li> </ul>
Contributing elements to significance of the heritage asset	The land parcel is not identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records. Unfortunately, officers were not able to gain entry to the site due to the land being locked and in private ownership. The site visit was inconclusive due to lack of clear views into the site from public vantage points due to mature vegetation to site boundaries. However, aerial images appear to indicate potential ridge and furrow across the site, which may be a remnant of a wider historic agricultural landscape. The aerial images appear to show 'ghost images' of similar 'lines' on the same alignment, in adjacent fields that do not have any above-ground earthworks surviving due to modern agricultural farming methods. If ridge and furrow is surviving on this site, the quality is unsubstantiated. However, given the small, irregular size of the site and the lack of ridge and furrow on the eastern edge of the settlement due to recent agricultural farming methods and modern housing developments, any remaining ridge and furrow on this site would be a remnant of the 'wider' heritage asset. The significance of this particular non-designated asset has been diminished due to it being a small remnant.
Assessment of impact of development on significance of the asset	Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains. It is currently unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site could lead to the loss of a non-designated heritage asset, should above earthworks still exist.
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. 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.</p>

Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of a 'pocket' of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the size of the site, it is concluded the loss of ridge and furrow on this site would result in less than substantial harm.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></p>
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**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 non-designated heritage asset when taking into account the site specific issues, although it is acknowledged that mitigation measures would not be possible in order to attempt to reduce the potential harmful impact development in this location would cause, seeing as the ridge and furrow earthworks could be lost to any development process.

## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	SOU.04
Site Address	Land East of Banbury Road, Southam
Site Capacity	Approx. 240 dwellings

### Site Description

The site consists of four different sized agricultural fields on the southern edge of the settlement, immediately adjacent to a site recently developed for housing. Public views limited to the Banbury Road to the western boundary and a public footpath to the north. The individual fields all benefit from mature boundaries of hedgerows and trees. The land south of Southam to the east of Banbury Road is reasonably level. The three larger fields had crops growing. The smallest field was overgrown with long grass. There are no designated heritage assets within half a kilometre of the site.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Possible area of surviving Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Non-Designated Heritage Asset.</li> <li>• No listed status.</li> </ul>
Contributing elements to significance of the heritage asset	The land parcel is not identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records, but a small square field is part of a GiS layer 'Ridge and Furrow Region'. Unfortunately, officers were not able to gain entry to this field to confirm whether or not ridge and furrow still existed within this land parcel. Aerial images appear to indicate potential ridge and furrow across the site, which may be a remnant of a wider historic agricultural landscape. However, if ridge and furrow does survive in this one field, the quality is unsubstantiated and the aerial images are inconclusive. However, given the small scale of this land parcel and the lack of ridge and furrow within surrounding fields due to modern agricultural farming methods, any remaining ridge and furrow on this site would be a remnant of the 'wider' heritage asset. The significance of this particular non-designated asset has been diminished due to it being a small remnant.
Assessment of impact of development on significance of the asset	Development of this land could potentially lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains. It is currently unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site could lead to the loss of a non-designated heritage asset, should above earthworks still exist.
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. 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.</p>
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of a 'pocket' of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application

	for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the size of the site, it is concluded the loss of ridge and furrow on this site would result in less than substantial harm.
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	<b>Conclusion on harm to heritage asset: Less than substantial harm.</b>
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**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 non-designated heritage asset when taking into account the site specific issues, although it is acknowledged that mitigation measures would not be possible in order to attempt to reduce the potential harmful impact development in this location would cause, seeing as the ridge and furrow earthworks could be lost to any development process.



## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	SOU.12A
Site Address	'Green Acres', West of Coventry Road, Southam
Site Capacity	Approx. 15 dwellings

### Site Description

This site is private property and officers were unable to gain access to the site for assessment purposes. There were no clear views of the site from public footpaths and no views into the site from the highway. The site benefits from mature vegetation to all boundaries. The site is accessed via a long private driveway and sits behind a recently completed housing development. The Conservation Area and nearest listed building are half a kilometre south of the site. Land in this location is relatively level.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Area of surviving Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Non-Designated Heritage Asset.</li> <li>• No listed status.</li> </ul>
Contributing elements to significance of the heritage asset	<p>The land parcel is not identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records, but located within a potential 'region' of ridge and furrow to the northwest corner of the settlement. Unfortunately, officers were not able to gain entry to the site due to the land being locked and in private ownership. The site visit was inconclusive due to lack of clear views into the site from public vantage points due to mature vegetation to site boundaries. However, aerial images appear to indicate potential ridge and furrow across the site, which may be a remnant of a wider historic agricultural landscape. The aerial images appear to show faint lines running east-west which could indicate surviving above-ground earthworks. If ridge and furrow is surviving on this site, the quality is unsubstantiated. However, given the small scale of the site and the lack of ridge and furrow in surrounding fields due to modern agricultural farming methods and modern housing developments, any remaining ridge and furrow on this site would be a remnant of the 'wider' heritage asset. The significance of this particular non-designated asset has been diminished due to it being a small remnant.</p>
Assessment of impact of development on significance of the asset	<p>Development of this land could lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains. It is currently unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site could lead to the loss of a non-designated heritage asset, should above earthworks still exist.</p>
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. 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.</p>

<p>Conclusion of harm on the heritage asset</p>	<p>Development of this site could lead to the loss of a ‘pocket’ of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the size of the site, it is concluded the loss of ridge and furrow on this site would result in less than substantial harm.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></p>
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### Heritage Asset 2:

<p>Name of Heritage Asset affected by allocated site</p>	<p>Possible site of Civil War skirmish in 1642 (WCC HER Ref: 774)</p>
<p>Type of heritage asset/Listed Grade/Significance Value</p>	<ul style="list-style-type: none"> <li>• Non-designated Heritage Asset</li> <li>• Site not registered as an official Battlefield</li> </ul>
<p>Contributing elements to significance of the heritage asset</p>	<p>Site SOU.12A is part of a wider area to the north of Southam suggested as the possible site of a skirmish in the Civil War which took place during 1642. The site cannot be defined with confidence due to a relative lack of historical sources and limited archaeological evidence. The suggested location is to “the northwest of Southam”. The Battlefields Trust proposes that the skirmish took place to the northwest of the town, based on landscape analysis considered against the documentary sources. Given the topography around Southam, the routes available to the Royalists, accounts of the battle taking place next to a river, in "Southam field" and some limited finds data, the possible site of the skirmish is placed somewhere on the northern side of the town between the modern A423 and the River Itchen. As such, there is potential for below ground archaeological remains relating to this historic event.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Development could lead to loss of archaeological remains of indeterminate significance.</p>
<p>Potential mitigation measures for identified harm</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>

	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	<p>Development of this site could potentially 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><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></p>

**Overall Conclusion of harm:**

Based on the assessment of the non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the non-designated heritage assets when taking into account the site specific issues, although it is acknowledged that mitigation measures would not be possible in order to attempt to reduce the potential harmful impact development in this location would cause on surviving ridge and furrow, seeing as any earthworks could be lost to any development process.

## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	SOU.14
Site Address	Land North of Daventry Road, Southam
Site Capacity	Approx. 210 dwellings

### Site Description

The site includes the farmhouse and agricultural buildings plus two fields, associated with Glebe Farm to the east of Southam, off the Daventry Road. The land in question is on the lower slopes of rising ground as you leave Southam in a northerly direction. Due to land levels changes and mature planting, there are no public views from the west (by-pass). There are long-range views into the site from the east on Daventry Road, when approaching the settlement. Field boundary hedges divide the land parcels. The Conservation Area is 180 metres west of the site and the nearest listed building is 215 metres west, both on the opposite side of the by-pass with no inter-visibility with the site in question.



**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Potential area of surviving Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Non-Designated Heritage Asset.</li> <li>• No listed status.</li> </ul>
Contributing elements to significance of the heritage asset	The land parcel is not identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records, but one field is part of a GiS layer 'Ridge and Furrow Region'. Unfortunately, officers were not able to gain entry to this site to confirm whether or not ridge and furrow still existed within this land parcel. Aerial images appear to indicate that ridge and furrow remains within this particular field, together with the adjacent field to the northeast, which lies just outside the hatched area denoting the extent of site SOU.14. These fields would be remnants of a wider historic agricultural landscape, which is shown up as 'ghost images' in adjacent fields now ploughed by modern farming methods. If ridge and furrow does survive in these fields, the quality is unsubstantiated. The significance of this particular non-designated asset has been diminished due to it being a remnant of the wider historic landscape.
Assessment of impact of development on significance of the asset	Development of this land could potentially lead to the loss of ridge and furrow earthworks of unidentified quality and result in the potential loss of archaeological remains. It is currently unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site could lead to the loss of a non-designated heritage asset, should above earthworks still exist.
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. 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.</p> <p>The existence of a second field of potential ridge and furrow adjacent to site SOU.14 could provide opportunity to protect this particular non-designated heritage asset as part of any future</p>

	development of the adjacent site.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of a field of ridge and furrow of unknown quality, which is a remnant of a wider medieval field structure in this general location. Further archaeological evaluation work would need to be carried out associated with a planning application for development of the site in order to determine the existence, extent and quality of the remaining non-designated asset. Due to the unknown nature of the asset and the size of the site, it is concluded the loss of ridge and furrow on this site would result in less than substantial harm.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></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 non-designated heritage asset when taking into account the site specific issues, although it is acknowledged that mitigation measures would not be possible in order to attempt to reduce the potential harmful impact development in this location would cause, seeing as the ridge and furrow earthworks could be lost to any development process.

## **Stratford-on-Avon District Council – Site Allocations Plan**

### **Heritage Impact Assessment**

SHLAA Reference	SOU.15
Site Address	Land West of Banbury Road, Southam
Site Capacity	Approx. 75 dwellings

### **Site Description**

Site is laid out as football/playing pitches. Land level throughout. Mature vegetation to eastern site boundary adjacent to Banbury Road. Public footpath running along western boundary, affording public views of the site. Attenuation pond associated with recent housing development to the west, housing site to the north, open countryside to the south (including alignment for HS2). The Conservation Area and nearest listed buildings are 0.7 kilometres north of this site. There is no Scheduled Monument in the vicinity.





**Assessment criteria:****Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Possible Iron Age/Romano-British Roundhouse and Ditch (WCC HER Ref: MWA19300)
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Non-designated Heritage Asset</li> <li>• No listing grade applicable</li> </ul>
Contributing elements to significance of the heritage asset	The HER lists a possible round house and length of ditch of probable Iron Age or Romano-British date was recorded during magnetic survey carried out to the south of Southam. GiS has this plotted at the northeast corner of this site. As such, there is potential for below ground archaeological remains to enhance the understanding of historic origins of the settlement.
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><b>Conclusion on harm to heritage asset: Less than substantial harm.</b></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 non-designated heritage asset and archaeological evaluation work would be possible in order to further understand the historic environment prior to any future development.