

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STOC.08
Site Address	East of Jubilee Fields, Stockton
Site Capacity	Approx. 24 dwellings

Site Description

The site equates to the southern two-thirds of an agricultural field located at the southern tip of the village. The land is level and was planted with a crop at the time of the site visit. Mature hedgerow to three boundaries with a recent housing estate adjacent to the western boundary. A cemetery is located to the north of the site, with the listed St. Michael's church 190 metres from the site. Agricultural land abuts the site to the east and south. There is no Conservation Area within the village.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	St. Michael's Church, Church Street, Stockton.
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: "Grade II* listed Church. C14 chancel and C15 tower. Nave and aisles rebuilt, and chancel part-rebuilt C19. Squared coursed lias banded with some sandstone to chancel and nave, with sandstone ashlar tower. Plain-tile and lead roofs. Chancel, aisled nave and west tower.</p> <p>Chancel of two bays with chamfered plinth, offset diagonal buttresses and coped gable to east with cross at apex. Restored C14 east window of three cusped lights with geometric tracery within double chamfered surround. Datestone of restoration above window: 1809. Pointed-arched doorway with C19 plank door to south with window of two cusped lights to right and C15 square-headed two-light window to left. C19 gabled vestry to north with early C14 style two-light window to east and square-headed window of two cusped lights to north.</p> <p>Nave of four bays with chamfered plinth, offset buttresses and hollow-chamfered eaves cornice to aisles. Coped gable to east. North aisle has three and south aisle has four C14-style windows, each of two cusped lights with quatrefoil tracery and hood mould. Further two-light window to east aisle wall, with single cusped lights to east walls of both aisles. C19 sandstone gabled porch with round pointed arched doorway with moulded surround. Pointed-arched doorway with double hollow-chamfered doorway within C19 plank door. Stone benches to east and west. C19 clerestory with four cusped round lights to north and south.</p> <p>Early C15 west tower of three stages with chamfered plinth, offset buttresses, chamfered storey bands and hollow moulded eaves cornice decorated with carved heads. Parapetted eaves cornice with heraldic arms carved on merlons and pinnacles to each corner. Restored window to west of two cusped lights with mouchette tracery. Hollow-moulded surround. Loop-lights to south wall. Bell</p>

	<p>chamber openings of two cusped lights with transom within four-centred heads.</p> <p>Interior: chancel windows have C19 rere-arches. Vestry archway of two pointed orders, the inner order supported by polygonal moulded corbels. Decorative tile floors. C15 chancel arch of two chamfered orders with polygonal moulded capitals supporting the inner order. Nave aisle and clerestory windows have chamfered rere-arches. C19 nave arcade of four bays with hexagonal piers with moulded bases and capitals supporting double-chamfered arches. Decorative tile and stone flag floors. Small C14 piscina re-used in south aisle wall with ogee-headed surround and mouchette-tracery panel within. Tower arch of two chamfered orders to east and three to west. C19 hammer-beam chancel roof with C19 arch-braced collar-truss nave roof”.</p> <p>The significance of the heritage asset is in the church itself, the interior fitments and the setting of the associated graveyard.</p>
Assessment of impact of development on significance of the asset	<p>The church is located 190 metres north of site STOC.08. There are a number of dwellings, cemetery, boundary treatments and mature trees between the church and STOC.08 resulting in no inter-visibility between the church and the site. There appears to be no specific historic connection between the two sites, either. As such, any development of STOC.08 would have no impact on the significance of this heritage asset, or its setting.</p>
Potential mitigation measures for identified harm	<p>The site earmarked for development is the southern two-thirds of the field, retaining a separation buffer between the church and the development site. However, since it has been determined there would be no harm to the significance of this heritage asset, no specific mitigation measures would be necessary.</p>
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.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Manor Farmhouse, Stockton
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. Probably C17, with early C18 alterations and additions. Sandstone ashlar to front with plinth, storey bands and moulded eaves cornice. Brick in Flemish bond with stone storey band and quoins. Plain-tile and C20-tile roofs with brick end stacks. T-shaped plan. 2-storey, 3-window range of 16-pane sashes with stone flat arches. 4-panelled door to centre with stone flat arch, pilasters and shallow stone hood supported on consoles. Lias and brick 2-storey range to rear with one- and 2-light paired casements. In angle between main range and range to rear a brick staircase projection with long leaded-light window. C18 brick dairy adjoins. Interior: winder staircase with large tapering balusters and moulded rail rises to attics. Chamfered spine beams and large open fireplaces, refaced. C18 panelled cupboards flank fireplaces. Stone-flagged floor in range to rear”.</p> <p>The significance of the heritage asset is in the age and fabric of the farmhouse, the interior fittings and the agricultural origins/setting of the farmhouse.</p>
Assessment of impact of development on significance of the asset	<p>The farmhouse is located 220 metres north of site STOC.08, close to the church. There are a number of dwellings, cemetery, boundary treatments and mature trees between the farmhouse and STOC.08 resulting in no inter-visibility between the farmhouse and the site. There appears to be no specific historic connection between the two sites. Indeed, any connectivity has been lost due to intervening development. As such, any development of STOC.08 would have no impact on the significance of this heritage asset, or its setting.</p>
Potential mitigation measures for identified harm	<p>The site earmarked for development is the southern two-thirds of the field, retaining an additional separation buffer between the farmhouse and STOC.08, should it ever be developed. However, since it has been determined there would be no harm to the significance of this heritage asset, no specific mitigation measures would be necessary.</p>
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.</p>

	Conclusion on harm to heritage asset: No harm.
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Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Possible enclosure/cropmarks (WCC HER Ref: MWA7253)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listing grade applicable
Contributing elements to significance of the heritage asset	An enclosure and a linear feature are visible as cropmarks on aerial photographs. Neither their function nor the period they date to is known although this may be a banjo enclosure dating to the later prehistoric period (probably Iron Age). 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>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 no harm to the designated heritage assets and 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.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STOC.10
Site Address	West of Jubilee Fields, Stockton
Site Capacity	Approx. 15 dwellings

Site Description

The site is currently a small playing field with a structure (changing rooms?) adjacent to the eastern boundary, with an area of hardstanding for car parking to the northeast corner. Housing developments border the site to the north and east. A further play area is to the west, beyond a mature hedgerow, with agricultural land to the south. The site is level throughout. There are no adjacent footpaths to the site. The village does not have a Conservation Area.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	St. Michael's Church, Church Street, Stockton.
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: "Grade II* listed Church. C14 chancel and C15 tower. Nave and aisles rebuilt, and chancel part-rebuilt C19. Squared coursed lias banded with some sandstone to chancel and nave, with sandstone ashlar tower. Plain-tile and lead roofs. Chancel, aisled nave and west tower.</p> <p>Chancel of two bays with chamfered plinth, offset diagonal buttresses and coped gable to east with cross at apex. Restored C14 east window of three cusped lights with geometric tracery within double chamfered surround. Datestone of restoration above window: 1809. Pointed-arched doorway with C19 plank door to south with window of two cusped lights to right and C15 square-headed two-light window to left. C19 gabled vestry to north with early C14 style two-light window to east and square-headed window of two cusped lights to north.</p> <p>Nave of four bays with chamfered plinth, offset buttresses and hollow-chamfered eaves cornice to aisles. Coped gable to east. North aisle has three and south aisle has four C14-style windows, each of two cusped lights with quatrefoil tracery and hood mould. Further two-light window to east aisle wall, with single cusped lights to east walls of both aisles. C19 sandstone gabled porch with round pointed arched doorway with moulded surround. Pointed-arched doorway with double hollow-chamfered doorway within C19 plank door. Stone benches to east and west. C19 clerestory with four cusped round lights to north and south.</p> <p>Early C15 west tower of three stages with chamfered plinth, offset buttresses, chamfered storey bands and hollow moulded eaves cornice decorated with carved heads. Parapetted eaves cornice with heraldic arms carved on merlons and pinnacles to each corner. Restored window to west of two cusped lights with mouchette tracery. Hollow-moulded surround. Loop-lights to south wall. Bell</p>

	<p>chamber openings of two cusped lights with transom within four-centred heads.</p> <p>Interior: chancel windows have C19 rere-arches. Vestry archway of two pointed orders, the inner order supported by polygonal moulded corbels. Decorative tile floors. C15 chancel arch of two chamfered orders with polygonal moulded capitals supporting the inner order. Nave aisle and clerestory windows have chamfered rere-arches. C19 nave arcade of four bays with hexagonal piers with moulded bases and capitals supporting double-chamfered arches. Decorative tile and stone flag floors. Small C14 piscina re-used in south aisle wall with ogee-headed surround and mouchette-tracery panel within. Tower arch of two chamfered orders to east and three to west. C19 hammer-beam chancel roof with C19 arch-braced collar-truss nave roof”.</p> <p>The significance of the heritage asset is in the church itself, the interior fitments and the setting of the associated graveyard.</p>
Assessment of impact of development on significance of the asset	<p>The church is located 200 metres northeast of site STOC.10. There are a large number of dwellings, boundary treatments and mature trees between the church and STOC.10 resulting in no inter-visibility between the two. There appears to be no specific historic connection between the two sites, either. As such, any development of STOC.10 would have no impact on the significance of this heritage asset, or its setting.</p>
Potential mitigation measures for identified harm	<p>The site is already bounded on two sides by development (those boundaries closest to the heritage asset). Since it has been determined there would be no harm to the significance of this heritage asset, no mitigation measures would be necessary.</p>
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.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Area of surviving Ridge and Furrow (according to WCC HER)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Heritage Asset. • No listed status.
Contributing elements to significance of the heritage asset	The land parcel is identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records. Elements that contribute to the significance of ridge and furrow are the characteristic regimented earthworks in rows across a field. The site visit showed that years of use as a playing field had flattened the earthworks to such an extent that they were almost imperceptible. As such, the significance of this particular non-designated asset has been significantly diminished due to it being used as a playing field. Given the small size of the site and the lack of ridge and furrow in other fields in close proximity to the site due to the use of modern agricultural farming methods, this remaining site of poor quality ridge and furrow is in any case now a small remnant of the non-designated heritage asset.
Assessment of impact of development on significance of the asset	Development of this land would lead to the loss of a small area of very poor quality ridge and furrow earthworks. However, the significance of this non-designated heritage asset has already been significantly compromised and ultimately for all intents and purposes, lost, due to intervening uses of the land.
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 any perceived harm to the asset.</p>
Conclusion of harm on the heritage asset	<p>Development of this site would lead to the loss of a 'pocket' of poor quality ridge and furrow. Archaeological evaluation work would need to be carried out to record the non-designated asset. Due to the poor quality 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>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 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 poor quality ridge and furrow earthworks would be lost to any development process.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STOC.12
Site Address	West of Sycamore Close, Stockton
Site Capacity	Approx. 60 dwellings

Site Description

The land forms the northern section of a much larger agricultural field on the south western edge of the village of Stockton, cultivated by modern farming methods. Houses back on to the northern and eastern boundaries, with mature hedgerows to the east, north and west boundaries of the site. The land slopes from the high ground to the north, gently to the lower ground to the south. There are public footpaths to the north and east of the site, but public views are limited due to separation distances and intervening boundary treatments. The village does not have a Conservation Area. There are no nearby listed buildings.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Possible Roman ditch with pottery remains (WCC HER Ref: MWA30326)
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listing grade applicable.
Contributing elements to significance of the heritage asset	A pair of ditches, one of which contained Roman pottery were identified on land off Sycamore Close, Stockton during investigations in 2013. The two ditches were of a similar size and are thought to be contemporary and may suggest a field system on the edge of a settlement. 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>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 non-designated heritage asset and archaeological evaluation work would be possible in order to further understand the historic environment prior to any future development.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STOC.16
Site Address	South of Napton Road (east), Stockton
Site Capacity	Approx. 18 dwellings

Site Description

The site is a small field which would have formed part of the wider historic agricultural ‘curtilage’ associated with Grange Farmhouse. The site is level and grass covered. The land is to the east of the driveway to Grange Farmhouse and located on the eastern periphery of the village. The site benefits from mature hedgerow boundaries, with agricultural land and paddock areas to the east and south. The nearest public footpath is 150 metres to the south east with limited views. There is no Conservation Area in the village.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Grange Farmhouse, Stockton
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: "Farmhouse. Late C18. Brick in Flemish bond with storey band and nogged eaves cornice. Plain-tile roof with brick end stacks. T-shaped plan. 2-storey, 2-window range of 3-light paired casements with transoms and segmental brick arches. 6-panelled door with decorative overlight to centre. Brick kitchen/outbuilding range to left. 2-storey brick range to rear. Interior not inspected but likely to be of interest".</p> <p>The significance of the heritage asset is in the age and fabric of the farmhouse and the agricultural origins/setting of the farmhouse. The listed farmhouse is located on the eastern edge of the village and has countryside to the east and south which would have been agricultural land historically associated with this small holding. The setting of the farmhouse has been compromised by recent development to the north and west of the building. There is an historical link between site STOC.16 and Grange Farmhouse. This small field therefore helps contribute to the significance of the asset.</p>
Assessment of impact of development on significance of the asset	Given the separation distance of only 40 metres and direct views from the heritage asset to the site in question, development of the southern half of STOC.16 would certainly impinge upon what remains of the immediate historic rural 'curtilage' associated with the listed farmhouse, 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 historic setting of the listed farmhouse.</p> <p>Consideration would need to be given to reducing the net developable area of site STOC.16 by removing the southern third of the site from the allocation, thus retaining countryside views from the farmhouse and reducing any potential impact of development on the setting of this asset. Given the size of site STOC.16, there is sufficient land to achieve suitable mitigation measures.</p>

Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. However, development of the site would likely result in some harm to the setting of the heritage asset. 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. As such, any harm would be deemed 'less than substantial' overall.</p> <p>Conclusion on harm to heritage asset: Less than Substantial harm.</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Manor Farmhouse, Stockton
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. Probably C17, with early C18 alterations and additions. Sandstone ashlar to front with plinth, storey bands and moulded eaves cornice. Brick in Flemish bond with stone storey band and quoins. Plain-tile and C20-tile roofs with brick end stacks. T-shaped plan. 2-storey, 3-window range of 16-pane sashes with stone flat arches. 4-panelled door to centre with stone flat arch, pilasters and shallow stone hood supported on consoles. Lias and brick 2-storey range to rear with one- and 2-light paired casements. In angle between main range and range to rear a brick staircase projection with long leaded-light window. C18 brick dairy adjoins. Interior: winder staircase with large tapering balusters and moulded rail rises to attics. Chamfered spine beams and large open fireplaces, refaced. C18 panelled cupboards flank fireplaces. Stone-flagged floor in range to rear".</p> <p>The significance of the heritage asset is in the age and fabric of the farmhouse, the interior fittings and the agricultural origins/setting of the farmhouse.</p>
Assessment of impact of development on significance of the asset	<p>Manor Farmhouse is located 160 metres southwest of site STOC.16. There is a field separating the two sites (with mature boundary treatments) resulting in limited inter-visibility between the farmhouse and the site, although development of the southern part of STOC.16 would result in built-form visible from Manor Farmhouse. The close proximity of the two farmhouses and the agricultural land on the eastern edge of the village would afford some historic connection between</p>

	the two sites. As such, any development of the southern half of site STOC.16 would potentially lead to some impact on the significance of the setting of this heritage asset.
Potential mitigation measures for identified harm	The whole of the site is currently earmarked for development. However, removal of the southern part of site STOC.16 would ensure no further built form intruded upon the setting of the listed farmhouse, should it ever be developed.
Conclusion of harm on the heritage asset	The heritage asset itself would not be affected. However, development of the site would likely result in some harm to the setting of the heritage asset. 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. As such, any harm would be deemed 'less than substantial' overall. Conclusion on harm to heritage asset: Less than Substantial harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	St. Michael's Church, Church Street, Stockton.
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: "Grade II* listed Church. C14 chancel and C15 tower. Nave and aisles rebuilt, and chancel part-rebuilt C19. Squared coursed lias banded with some sandstone to chancel and nave, with sandstone ashlar tower. Plain-tile and lead roofs. Chancel, aisled nave and west tower.</p> <p>Chancel of two bays with chamfered plinth, offset diagonal buttresses and coped gable to east with cross at apex. Restored C14 east window of three cusped lights with geometric tracery within double chamfered surround. Datestone of restoration above window: 1809. Pointed-arched doorway with C19 plank door to south with window of two cusped lights to right and C15 square-headed two-light window to left. C19 gabled vestry to north with early C14 style two-light window to east and square-headed window of two cusped lights to north.</p> <p>Nave of four bays with chamfered plinth, offset buttresses and hollow-chamfered eaves cornice to</p>

	<p>aisles. Coped gable to east. North aisle has three and south aisle has four C14-style windows, each of two cusped lights with quatrefoil tracery and hood mould. Further two-light window to east aisle wall, with single cusped lights to east walls of both aisles. C19 sandstone gabled porch with round pointed arched doorway with moulded surround. Pointed-arched doorway with double hollow-chamfered doorway within C19 plank door. Stone benches to east and west. C19 clerestory with four cusped round lights to north and south.</p> <p>Early C15 west tower of three stages with chamfered plinth, offset buttresses, chamfered storey bands and hollow moulded eaves cornice decorated with carved heads. Parapetted eaves cornice with heraldic arms carved on merlons and pinnacles to each corner. Restored window to west of two cusped lights with mouchette tracery. Hollow-moulded surround. Loop-lights to south wall. Bell chamber openings of two cusped lights with transom within four-centred heads.</p> <p>Interior: chancel windows have C19 rere-arches. Vestry archway of two pointed orders, the inner order supported by polygonal moulded corbels. Decorative tile floors. C15 chancel arch of two chamfered orders with polygonal moulded capitals supporting the inner order. Nave aisle and clerestory windows have chamfered rere-arches. C19 nave arcade of four bays with hexagonal piers with moulded bases and capitals supporting double-chamfered arches. Decorative tile and stone flag floors. Small C14 piscina re-used in south aisle wall with ogee-headed surround and mouchette-tracery panel within. Tower arch of two chamfered orders to east and three to west. C19 hammer-beam chancel roof with C19 arch-braced collar-truss nave roof”.</p> <p>The significance of the heritage asset is in the church itself, the interior fitments and the setting of the associated graveyard.</p>
Assessment of impact of development on significance of the asset	The church is located 230 metres southwest of site STOC.16. There are a couple of dwellings and the Grade II listed Manor Farmhouse between the church and STOC.016 resulting in no inter-visibility between the church and the site. There appears to be no specific historic connection between the two sites, either. As such, any development of STOC.16 would have no impact on the significance of this heritage asset, or its setting.
Potential mitigation measures for identified harm	Since it has been determined there would be no harm to the significance of this heritage asset, no specific mitigation measures would be necessary to protect the significance of this particular heritage asset.

Conclusion of harm on the heritage asset	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. Conclusion on harm to heritage asset: No harm.
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Overall Conclusion of harm:

Based on the assessment of the designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of the nearby listed buildings and suitable mitigation measures would be possible in order 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 heritage assets.