

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STR.11
Site Address	East of Banbury Road, Stratford-upon-Avon
Site Capacity	Approx. 240 dwellings

Site Description

The site is formed of two large grassed arable fields, intersected by hedgerow running north to south across the middle of the site. The site is bordered by the A422 Banbury Road to the south, and by modern housing development to the west. Further crop fields are present to the north and east of the site. In terms of topography, the site rises from south to north and from east to west. Large mature hedgerow borders the site to the south. The site is not located near to any designated heritage assets.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA1009 - Cropmarks on aerial photographs showing linear features, irregular and sub-rectangular enclosures
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	Cropmarks on aerial photographs showing linear features, irregular and sub-rectangular enclosures, suggests that this is the site of an undated settlement. It is situated 250m south east of Waterloo Rise, Alveston.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of unknown significance. Only a small part of the site, to the north-west, is within this monument layer.
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> <p>Development could also be situated away from the area identified as part of this monument layer, as it is situated in only a small part of the site to the north-west.</p>
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of unknown significance.</p> <p>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>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	EWA9849 - evaluation - area of the site has archaeological potential, in that there is good evidence for prehistoric/Romano-British settlement, and it is possible that similar features like the complex cropmarks found in MWA 1009, survive elsewhere on the site.
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	Development could lead to loss of archaeological remains of unknown significance.
Assessment of impact of development on significance of the asset	<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>
Potential mitigation measures for identified harm	<p>Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).</p> <p>These additional assessments would need to be undertaken as part of any planning application for the development of the site.</p>
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of unknown significance.</p> <p>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 of Overall Level 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 identified non-designated heritage assets on the site. No harm would be caused to any designated heritage assets, as the site is not located within the vicinity of any designated assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STR.12
Site Address	West of Banbury Road, Stratford-upon-Avon
Site Capacity	Approx. 330 dwellings

Site Description

The site consists of a large ploughed agricultural field to the south of Stratford-upon-Avon. It is bordered by hedgerows to the south and east, and further ploughed fields to the north and west. The site does not contain any non-designated heritage assets, and is not within the near vicinity of any designated heritage assets.



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 are no nearby Scheduled Monuments or Listed Buildings, and the Stratford-on-Avon Conservation Area is approximately 800 metres to the north-west of the site. A site visit confirmed there is no Ridge and Furrow present on site and the County Council's Historic Environment Record (HER) does not record any Ridge and Furrow having ever existed on the site in question. 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. Conclusion on harm to heritage assets: No harm.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STR.14
Site Address	East of Shipston Road, Stratford-upon-Avon
Site Capacity	Approx. 180 dwellings

Site Description

The site consists of a rectangular shaped area of farmland to the south of Stratford-upon-Avon. The site is flat in topography. The site is surrounded by hedgerows to its south-west, south-east and north-eastern boundaries, whilst to the north-west lies further ploughed field that sits adjacent to the A3400, Shipston Road. The site contains no non-designated heritage assets and the nearest designated heritage asset is the Grade II Springfield Bridge, 150 metres to the south-west of the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Springfield Bridge, Shipston Road, Stratford-upon-Avon
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated heritage asset • Grade II listed
Contributing elements to significance of the heritage asset	<p>Designated April 1994. The listing description states:</p> <p>“Accommodation bridge to Springfield House (not included) over the Stratford and Moreton Tramway. 1825-6. By John Rastrick. Brick with ashlar dressings. Round arch with ashlar impostes and key with cornice; brick platt band and ashlar-coped parapet. Worn stone plaque in parapet to north. The tramway was an early example of a public railway, intended as part of a line to London, but confined to using horse-drawn waggons; the line was closed c1905.”</p>
Assessment of impact of development on significance of the asset	<p>The Grade II listed Springfield Bridge is located approximately 150 metres to the southwest of the site in question. Due to the low hedgerows alongside the A3400, there would be possible glimpsed views of the site from the highway when passing the bridge. However, views of the site would not be possible when using the bridge due to large trees that lie either side of the bridge blocking visibility of the site. There would be no views of the bridge from the site. Given the separation distance, and lack of inter-visibility, the development of the site would not have a harmful impact on the setting of the listed structure.</p>
Potential mitigation measures for identified harm	<p>No mitigation measures would be necessary, as development of the site would not have a harmful impact on the significance of the heritage asset.</p>
Conclusion of harm on the heritage asset	<p>Due to the large (150m) distance between the site and the minimal inter-visibility between the site and the heritage asset, it is considered that no harm to the asset would be caused by development of the site.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STR.16
Site Address	North of Evesham Road, Stratford-upon-Avon
Site Capacity	Approx. 75 dwellings

Site Description

The site consists of a rectangular crop field, located to the north of Evesham Road to the south west of Stratford-on-Avon. The site is undulating in topography. It is bordered by grassed fields to the north, west and east, as well as a restaurant to the south east of the site. It is approximately 140m south of the Stratford-on-Avon Conservation Area, however, the Conservation Area is not visible due to a significant amount of mature trees and vegetation both at the northern boundary of the site and in the intervening distance between the site and the Conservation Area.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	MWA30065 - A Romano-British settlement which may have originated in the Late Iron Age
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	<p>A Romano-British settlement which may have originated in the Late Iron Age is was identified during investigations to the north of Evesham Road in 2015. The evidence from the investigations also supports the findings of an earlier geophysical survey.</p> <p>The features were mainly located to the east of the evaluation area and comprised a high density of ditches, gullies, pits and a possible hearth. A few of the features contained Late Iron Age pottery suggesting that the site may have originated in this period and continued in use through the Roman period.</p> <p>To the southeast of the site was a possible trackway comprising of a silty loam with 30% cobbles and containing 2nd century pottery, animal bones and a worked stone. Further north was a series of at least four inter-cutting ditches one of which contained an iron latch lifter. Just to the east of these ditches was a curvilinear gully 1.5m wide and 0.55m deep.</p> <p>Two pits were identified in one of the trenches, one of which was 1.5m wide and had evidence of burning on its clay lining. As such this pit was interpreted as a hearth.</p>
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of unsubstantiated 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 unsubstantiated significance.</p> <p>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>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	MWA7257 - The site of a rifle butts, used by the Stratford Volunteer Rifle Corps for target practice during the Imperial period
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	<p>This 'monument' is situated to the north of the site. In 1859 the Stratford Volunteer Rifle Corps was formed, by 1860 a target range was constructed against the side of Borden Hill. The range is shown on the OS map of 1886 and appears to follow the line of a track from Shottery to Hansell Farm. In 1886 it is shown as 1000 yards long with the butts or target area at the south west end of a strip, partly embanked, on which firing positions were marked every hundred yards.</p> <p>Lidar imagery shows the Butts at the west end of the range, where the targets were, still exist as an earthwork. This appears to be beyond the boundaries of the site, although evaluation work would be needed to confirm this.</p>
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of unknown significance. The identified earthworks associated with the archaeological monument would be unlikely to be affected, as based on the HER Monument Records, they appear to be beyond the boundaries of the site.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019).

	These additional assessments would need to be undertaken as part of any planning application for the development of the site.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of unknown significance.</p> <p>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>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	EWA10518 – Archaeological evaluation of land to the north of Evesham Road, Shottery
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 eastern part of the site contained a high density of archaeological cut features with most of the excavated features containing Romano-British pottery (1st -4th century AD). Correlation with the geophysical survey was strong, although there were more archaeological features than geophysical anomalies. Settlement activity is likely as opposed to a purely agricultural land use. Some of the circular features may relate to roundhouses. The few small fragments of slag recovered hint at small scale industrial activity. The Site most likely contains the significant well-preserved below ground remains of a Romano-British settlement.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of unsubstantiated 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 unsubstantiated significance.</p> <p>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>
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Heritage Asset 4:

Name of Heritage Asset affected by allocated site	EWA10580 - Geophysical Survey Report
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	A geophysical survey was carried out on land to the north of Evesham Road, Shotton in February 2015. The survey comprised a detailed gradiometer survey over 7.2 hectares. The survey identified an area of settlement thought to be of either a prehistoric or Roman date, as well as evidence for ridge and furrow cultivation.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of some significance. The survey uncovered evidence for ridge and furrow cultivation; however, no above ground evidence of this was evident on site although this could have been obscured by the tall grass on site. Any remaining above ground evidence of ridge and furrow is likely to be of poor quality.
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 some significance.</p> <p>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>

	Conclusion on harm to heritage asset: Less than substantial harm.
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Overall Conclusion of Level 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 assets. There are no designated heritage assets within or within the vicinity of the site that would be impacted.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	STR.18
Site Address	Land South of Alcester Road (east), Stratford-upon-Avon
Site Capacity	Approx. 70 dwellings

Site Description

The site is a rectangular area of land, part of a larger land parcel which is currently being used as a paddock for exercising horses. The general topography of the area is flat, but the entire site includes ridge and furrow earthworks running in a north/south direction. To the north of the site is Alcester Road, which has dense vegetation preventing public views. Other site boundaries are a mixture of hedgerow, scrub and trees. To the east of the site is the Saltway Centre and residential development. To the west, open land and a lodge associated with the former Shottery Hall. The original driveway to Shottery Hall runs along the western boundary.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	Church of St. Andrew, Church Lane, Shottery
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: "Church. 1870. By Joseph Lattimore (or Lattimer). Brick with some blue brick diapering and ashlar dressings; slate roof. Single-vessel nave and chancel with apse; vestry projects east from north transept; south porch. C13 style details. Blue-brick-coped plinth and cornices; coped gables with kneelers.</p> <p>EXTERIOR: apse has canted end with corbelled gablet over 2-light plate tracery window with banded arch and sexfoil, and flanking windows of 2 trefoil-headed lights; some diapering and flush sill band. 4-bay nave has offset buttresses flanking windows of 3 single-chamfered trefoil-headed lights. Bellcote to east end has splayed base to diagonally-set open stage with slate fleche and large finial; roof has triangular louvred dormers. North side has gabled organ loft with shouldered lintel to entrance and additional bay to end, with plate tracery window, linked to vestry, which has north window as nave and straight-headed window to south. South side of nave has basement area and date stone to right of gabled porch with 2 small ?altered lights and left return entrance with shaped lintel and plank door. West end has 4-light plate tracery window with banded Florentine arch; iron finial.</p> <p>INTERIOR: simple hammer-beam roof with king posts; Florentine chancel arch on corbelled black shafts with rich carving; small window to north of apse has sill between carved stops and gable with angel corbels, crockets and fleuron, adjacent arch to organ loft.</p> <p>FITTINGS: timber reredos and brass altar rail on scrolly supports, similar fronts to choir stalls enclosed by low screens with pierced quatrefoils, and cusped arches to doors; timber pulpit has canted front with Moorish style lattice work panels and vine-trail cornice; 1872 font has plain bowl on hexagonal base with 3 twined fish forming shaft.</p> <p>STAINED GLASS: some C19 glass to apse, including head of Christ, and figure of St Cecilia to north of apse; one C20 window to north side of nave".</p>

	It is unlikely there is any historical link between the church and the land in question. The existing landscape adds some contribution to the wider setting of the listed building and the significance of the heritage asset.
Assessment of impact of development on significance of the asset	Given the separation distance between the heritage asset and the site in question, whilst there would be the possibility of partial views of new dwellings on site STR.18 should it ever be built-out, development in this location would not begin to impinge on the landscape adjacent to the listed church which provides its immediate rural setting which in turn contributes to the significance of the asset.
Potential mitigation measures for identified harm	No mitigation measures would be necessary.
Conclusion of harm on the heritage asset	The heritage asset itself would not be affected. Development of the site would not result in any harmful impact to the significance of the heritage asset. It is not considered that mitigation measures would need to be introduced to protect the setting of the heritage asset. Conclusion on harm to heritage asset: No harm.

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	The Thatched House, 16 Tavern Lane, Shottery
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	Historic England Listing Description: "Three cottages, now one house. c1600 with later alterations. Timber-frame with plaster and brick infill on rubble plinth; thatched roof with brick stacks. Gable facing, front to left. Single storey and attics; catslide outshut with storey-height posts and middle rail; entrance with C20 door to right of large windows with leaded glazing; 2 small windows. 5-window range to rear, originally the front. 2 entrances, one to left end with half-glazed door, one to right end with pentice and plank door. Ground floor has windows with leaded casements; 3-light casement with adjoining segmental-headed window with 'fanlight' over 2-light casement, 2-light and 3-light and end 2-light casements; 3 gabled dormers with glazing over 2-light casements, and 2

	<p>raking dormers. Stack to front of ridge and end stack. Square framing. INTERIOR noted as having chamfered beams and some timber-framed cross-walls”.</p> <p>Closest listed building to the south of the site, with a separation distance of 220 metres. The listed building is surrounded on all sides by other dwellings and structures of varying eras. There is no inter-visibility between the heritage asset and the site in question.</p>
Assessment of impact of development on significance of the asset	Given the separation distance between the heritage asset and the site in question, development in this location would have no impact on the significance of this heritage asset.
Potential mitigation measures for identified harm	No mitigation measures would be necessary.
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site would not result in any harmful impact to the significance of the heritage asset. It is not considered that mitigation measures would need to be introduced to protect the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Shottery 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	Shottery Conservation Area (CA) was designated in 1969 and the most recent appraisal was published in 1992. The CA Appraisal identified the avenue and paddock to the west of the site as crucial to the rural setting of the CA. This area was subsequently included within a revised CA boundary. The CA abuts the study site on its western boundary. The rest of the Area lies to the west and south, encompassing both the historic core of Shottery and its setting. The CA is principally residential with two schools, a church and a public house.
Assessment of impact of	The site in question is located within the immediate setting of the CA. Consequently, it is

<p>development on significance of the asset</p>	<p>considered that development within the site in question would significantly alter the character and appearance of the site through the introduction of built form thus resulting in harm to the setting of and significance of the Shottery CA. Given the proximity of the site to the Conservation Area (including the sharing of a boundary), any development would impact on the setting of the Conservation Area in this location.</p> <p>Planning applications for 57 dwellings on this site have been previously submitted and refused (application ref's: 16/02178/FUL and 17/03028/FUL refer). Both applications were refused on the grounds of harm to the Conservation Area (as well as harm to the setting of The Lodge and loss of ridge and furrow). These proposals did not adequately consider or take into account the sensitive western boundary of the site and the impact of development on the CA and its setting.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Development proposals would need to consider how the design and layout would address the important relationship of the Conservation Area boundary to the western edge of the site. Whilst the site is not in the Conservation Area, given the sites close proximity to it and its rural setting, consideration would need to be given to reducing the density and or overall scale of development to retain some form of buffer to the site's western boundary, as a minimum.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Sensitive site layout and design could possibly help to minimise any unacceptable detrimental impact of development on the Conservation Area. However, there would remain an 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>Development in this location would harm the setting of the Conservation Area due to its proximity to the heritage asset. Mitigation measures may be adequate to address the issue of harm 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	The Lodge, Alcester Road, Stratford-upon-Avon
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listed status
Contributing elements to significance of the heritage asset	<p>The Lodge is a non-designated heritage asset located at the north-east corner of Shottery Conservation Area, on the south side of Alcester Road. It was constructed to serve Shottery Hall in its position at the north end of a tree-lined avenue. The Lodge is not contemporary with the former Shottery Hall and appears to be Georgian in style. It is constructed of coursed stone rubble walls with ashlar dressings, steeply pitched tiled roof with raised gable ends and a ridge-mounted stone chimneystack. The replaced metal windows have stone reveals. The Lodge has been recently extended to the west, with the new addition sympathetically and successfully replicating the Gothic Revival characteristics of the original building in both form and materials. Its significance is derived mainly from its historical association with the former Shottery Hall.</p>
Assessment of impact of development on significance of the asset	<p>Any proposed development of the site in question would change the wider setting of the non-designated heritage asset, although would not result in direct harm to the building or its associated tree-lined avenue that originally provided access to the now demolished and re-developed site of Shottery Hall. However, development of the adjacent land would result in the loss of open land that provides the building and the associated driveway with its original rural aspect.</p> <p>Several years ago and the site of the property has been redeveloped for residential purposes. The tree-lined avenue no longer serves as an access to Shottery Hall since the driveway is severed at the south end due to the new residential development. As such, The Lodge and the avenue no longer perform their original function.</p> <p>However, it is considered that development within the site in question would alter the character and appearance of the site through the introduction of built form thus resulting in harm to the setting of and significance of The Lodge and associated tree-lined driveway. Given the proximity of the site to the non-designated heritage asset (including the sharing of a boundary), any development would impact on the setting of The Lodge.</p>

	<p>Planning applications for 57 dwellings on this site have been previously submitted and refused (application ref's: 16/02178/FUL and 17/03028/FUL refer). Both applications were refused on the grounds of harm to the setting of The Lodge (as well as harm to the setting of the Conservation Area and loss of ridge and furrow). These proposals did not adequately consider or take into account the sensitive western boundary of the site and the impact of development on the CA and its setting.</p>
Potential mitigation measures for identified harm	<p>Development proposals would need to consider how the design and layout would address the setting of The Lodge. Given the sites close proximity to it and its historic rural setting, consideration would need to be given to reducing the density and or overall scale of development to retain some form of buffer to the site's western boundary, as a minimum.</p>
Conclusion of harm on the heritage asset	<p>Sensitive site layout and design could possibly help to minimise any unacceptable detrimental impact on the setting of The Lodge. However, development in this location would result in an impact on the setting of the non-designated heritage asset, due to a permanent change in the character of the site through the introduction of built form.</p> <p>Development in this location would harm the setting of The Lodge due to its proximity to the heritage asset. Mitigation measures may be adequate to address the issue of harm to the setting of the heritage asset.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Ridge and Furrow earthworks
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-designated Heritage Asset • No listed Status
Contributing elements to significance of the heritage asset	<p>The site in question contains earthwork remains of medieval ridge and furrow. It is one of a number of small fields in the locality showing remnants of landscape features of the open field system of differing quality. The earthworks are well preserved, but not particularly pronounced. The ridge and furrow in fields to the west of the site (within the Conservation Area) are of better quality than site</p>

	STR.18. The site is currently being used as a paddock for horses.
Assessment of impact of development on significance of the asset	<p>The study site contains earthwork remains of medieval ridge and furrow and as such any development of this site would lead to the permanent loss of the earthworks, although it is acknowledged that the loss of ridge and furrow in this field would not result in the total loss of examples of the medieval field system in the immediate locality, given the ridge and furrow in the fields to the west of the site, located within the Conservation Area.</p> <p>Planning applications for 57 dwellings on this site have been previously submitted and refused (application ref's: 16/02178/FUL and 17/03028/FUL refer). Both applications were refused on the grounds of loss of ridge and furrow (as well as harm to the setting of the Conservation Area and The Lodge). These proposals did not adequately consider or take into account the loss of the ridge and furrow feature within the site.</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, since it would be lost to any development of the site.</p>
Conclusion of harm on the heritage asset	<p>Development of this site would lead to the loss of ridge and furrow earthworks, which is itself part of a wider patchwork of fields of a wider medieval field structure in this general location. This would lead to the permanent loss of a non-designated heritage asset. 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>

Heritage Asset 6:

Name of Heritage Asset affected by allocated site	Former Shottery Hall – associated pleasure grounds, paddock, pool and kitchen garden
Type of heritage asset/Listed	<ul style="list-style-type: none"> • Non-designated Heritage Asset

Grade/Significance Value	<ul style="list-style-type: none"> No listed status
Contributing elements to significance of the heritage asset	The non-designated heritage asset relates to the gardens and wider land uses associated with the former Shottery Hall. Since the loss of Shottery Hall, the significance of the heritage asset has diminished, since the land is no longer the setting for the lost structure. There is little or no evidence now to suggest the land formed part of large private grounds to a large residence.
Assessment of impact of development on significance of the asset	Whilst there are no above ground remnants of the kitchen garden and wider grounds, there is always the possibility of below ground archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of archaeological remains of unknown significance. However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 7:

Name of Heritage Asset affected by allocated site	'The Greens', Alcester Road, Stratford-upon-Avon
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	WCC HER description: "Detailed magnetometer survey was undertaken by Archaeological Surveys Ltd, on behalf of Archaeology Warwickshire. The survey results show a response to ridge and furrow, and several short or fragmented weakly positive linear anomalies indicating ferrous objects within the topsoil".
Assessment of impact of development on significance of the asset	There is the possibility of below ground archaeological deposits of undetermined significance.

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

Overall Conclusion of harm:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm overall. Mitigation measures may be possible in order to attempt to reduce the potential harmful impact development in this location would cause.