

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	TRED.04
Site Address	South of Blackwell Road, Tredington
Site Capacity	Approx. 15 dwellings

Site information

The site is a field approx. 0.8ha in size situated along Blackwell Road bounded by hedgerow. There is open countryside to the south of the site and existing residential development to the north including the local primary school. A recreation ground lies adjacent to the site. The site is not within the Conservation Area; however it does lie within close proximity, approx. 60 m away.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Tredington Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Conservation Area
Contributing elements to significance of the heritage asset	The Conservation Area was designated on 18 June 1997. The development site is located approx. 60m outside of the Conservation Area. There is a primary school opposite the development site and there are existing dwellings to the north. There is a small new development of dwellings 60 metres away from the site which is situated within the Conservation Area. There is a recreation ground and children's play area adjacent to the site which abuts the Conservation Area and acts as a 'soft edge' to the Conservation Area in this edge of settlement location.
Assessment of impact of development on significance of the asset	The parcel of land that provides the setting for the Conservation Area is the adjacent playground that sits between the Conservation Area boundary and site TRED.04. The remainder of the western boundary to the settlement Conservation Area already has built form abutting its outer edge. Given this separation distance and the existence of development on the alignment of the Conservation Area elsewhere around the village, it is considered development of site TRED.04 would have an impact on the setting of the Conservation Area due to the introduction of built form where currently there is open countryside. However, the overall impact on the significance of the asset would be minimal.
Potential mitigation measures for identified harm	Development proposals could consider how the design and layout would address the relationship between the site and the Conservation Area and the site and the adjacent play area, which forms the 'buffer' to the Conservation Area. Consideration would need to be given to enhancing the existing landscaping surrounding the site in order to maintain key views and protect the setting of the Conservation Area. The site is large enough to allow for appropriate planting or open space in order to protect the 'rural' setting for the Conservation Area.
Conclusion of harm on the heritage asset	Sensitive site layout and design and additional landscaping to the public facing site boundaries would help to minimise any potential detrimental impact of development on the setting of the Conservation Area.

	Conclusion on harm to heritage asset: Less than substantial harm.
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Medieval ridge and furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non-Designated Asset • Non listed Asset
Contributing elements to significance of the heritage asset	Warwickshire County Council’s Historic Environment Record (HER) indicates that ridge and furrow exists on this site, based on historic RAF photos. However, there is no specific Historic Record of this site held by Warwickshire County Council.
Assessment of impact of development on significance of the asset	The site visit proved that any ridge and furrow that had previously existed in this field has been lost due to modern ploughing methods.
Potential mitigation measures for identified harm	No mitigation required, since the site visit confirmed that ridge and furrow is no longer present.
Conclusion of harm on the heritage asset	<p>Since ridge and furrow no longer exists within this site, the heritage asset has been lost and no mitigation can reverse this fact.</p> <p>Conclusion on harm to heritage asset: No 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 setting of the Conservation Area and no harm to the ridge and furrow, since it no longer exists. Mitigation measures (such as the introduction of appropriate landscaping) would be possible in order to attempt 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 and non-designated heritage assets.