

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

### **Heritage Impact Assessment**

SHLAA Reference	TYS.12
Site Address	Land South of Oxhill Road, Tysoe
Site Capacity	Approx. 30 dwellings

### **Site Description**

The site is part of a larger field located on the western edge of Tysoe, to the south of Oxhill Road. Well preserved ridge and furrow is particularly prominent throughout the entire field, showing ploughing marks in two directions. There are no particular land levels changes in and around the site. This field and the field to the north, also with impressive surviving ridge and furrow throughout, help provide an historic rural edge to the village. The site benefits from a mature hedgerow boundary to the north. Modern housing development is located to the east. Agricultural land lies to the west, with the Grade II\* Tysoe Manor to the south of the site.



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

Name of Heritage Asset affected by allocated site	Tysoe Manor and attached wall, Shipston Road, Upper Tysoe
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II* listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "House. Late C14 hall range, altered, with C17 and C20 additions. Squared, coursed ironstone with stone slate roof and stone ridge and end stacks, the flues diagonally set. Hall range of 2 storeys plus attic; 2-window range. To right a wrought iron and glazed door within restored 4-centred arch with spandrels, hood mould and label stops. Semi-circular stone arch above. To left a restored 5-light stone mullioned window with hood mould and label stops, with a similar 4-light window above. To centre right of first floor a C14 two-light window, perhaps reset, with reticulated tracery within double chamfered surround and hood mould with label stop. To rear a stone projection which was possibly a lateral stack or stair turret. Quoins and stone coped gables that to right with ball finial on apex. Offset to left a 2-storey, one-window range with plank door and 2-light stone mullioned window above to left. A small room adjoining to left has lead rainwater head dated 1678. Adjoining hall range to right, a late C17 range of 2 storeys plus attic; 2-window range. To right of ground and first floor a 4-light mullioned window. To left a 2-light mullioned window with ovolo moulding. A 3-light mullioned window above. All windows have hood moulds and label stops. 2 gabled dormers have 2-light mullioned windows. Gables to right are coped. Rainwater head on gable end is dated 1710. Adjoining to right a 2-storey range. To centre a plank door within moulded wood surround with hood mould and damaged label stops. To right a 3-light stone mullioned window with hood mould. To centre of first floor a similar mullioned window with hood mould and label stops. C20 single light to left of first floor. Further wing extending forward from right. Large C20 range to rear. Extending forward approximately 10 metres from front a C18 ironstone wall with 3 courses of coping, and quoins to end. Interior: late C14 moulded arch-braced collar truss roof with curved wind braces. 4 bays. To first floor chamfered stone pointed-arch doorways, probably original. Some stone flagged floors and chamfered spine beams in C17 range".</p> <p>As well as the importance of the asset itself, perhaps more critical in this assessment is its setting.</p>

The significance of the setting of land which encompasses site TYS.12 was assessed by the Planning Inspectorate when determining an appeal against the District council's refusal of outline planning permission for a development of up to 80 dwellings (application number 13/02515/OUT refers). The appeal was dismissed. Elements of the Planning Inspector's consideration of heritage matters have been included in this assessment. Whilst 5 years have passed since the publication of this appeal decision, the Local Planning Authority are of the opinion that circumstances on the ground have not changed and the assessment of harm are as relevant to this proposal as the 2013 application.

The immediate setting of the Manor comprises the garden which was created in the early 20th century and includes modern features such as a tennis court. The boundaries of the Manor House contain mature vegetation which in places has been enhanced to form small areas of woodland. The trees obscure views of the listed building from site TYS.12.

In terms of the wider setting of the Manor, a feature of the local area is the survival of well-preserved ridge and furrow. This feature is particularly prominent within the field comprising site TYS.12. The Planning Inspector considered that the ridge and furrow in this field was part of the historic development of the landscape which included the Manor, since this form of strip farming was characteristic of the adjoining open field system.

Although an undesignated heritage asset itself, the Inspector considered that the ridge and furrow system in the field adjacent to the Manor was important to the significance of the Manor as a designated heritage asset. He felt it documented an agricultural practice that was contemporaneous with the Manor, giving it an historical association with the listed building and providing its setting with a historical context. He stated that Tysoe Manor displayed the typical characteristics of a medieval manor house standing next to a related settlement and agricultural landscape whose roots go back to the medieval period.

In his judgement, the setting, including the ridge and furrow, made a strong contribution to the significance of the heritage asset as an associative attribute.

<p>Assessment of impact of development on significance of the asset</p>	<p>Site TYS.12 is close to the northeast boundary of Tysoe Manor. He confirmed that whilst there was currently no inter-visibility between the listed building and the site in question, taking into account the possibility that the setting may change as a result of the removal of impermanent landscape features such as planting and taking ‘setting’ to embrace all of the surroundings from which the Manor can be experienced or that can be experienced from the Manor, he considered the setting to be inextricably linked to the tranquil nature of its location abutting open countryside. He concluded development in this location would change the nature of a large element of the setting of the Manor from that of an associated historical landscape, to a developed, sub-urban landscape, diluting the tranquil nature of the setting.</p>
<p>Potential mitigation measures for identified harm</p>	<p>The 2013 application included areas of landscaping on the boundaries adjacent to the Manor to help reduce the impact of the proposal on the setting of the listed building. However, the Inspector felt that the introduction of a substantial built development into the countryside, in a field next to a listed building, would noticeably alter the characteristics of the area and any proposed mitigation measures (such as landscaping belts) would not sufficiently ameliorate its impact.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>The Planning Inspector considered that the setting of the Manor would have a high sensitivity to change because of the historical relationship between it and its agricultural landscape, and the sense of tranquillity the agricultural landscape provides. In a physical and perceptive sense, the proposal would sever the Manor from its rural hinterland setting.</p> <p>Paying special regard to the desirability of preserving the setting of the listed building, the Inspector considered that the contribution the setting makes to the Manor’s significance would be harmfully reduced by the proposal but not to the point where it would be completely lost. Accordingly, the Inspector concluded that the proposal would result in less than substantial harm to the significance of the heritage asset as a development within its setting.</p> <p>Whilst it is acknowledged that site TYS.12 is smaller than the site proposed under the 2013 planning application, it still covers approximately half the land earmarked for development in the 2013 application. Site TYS.12 is therefore still an integral part of the historic setting of the Manor assessed by the Planning Inspector at appeal. It is clear that the Inspector has assessed the entire field of ridge and furrow (of which the appeal site was and site TYS.12 is) as part of the historic surroundings in which the heritage asset is experienced. The Inspector made it clear that, in his view, mitigation would not sufficiently ameliorate the impact of development in this location.</p>

	<p>It is considered that the same impacts would result from development on the reduced site TYS.12 as would have resulted from the 2013 proposal.</p> <p>It is concluded that the public benefits of developing this site would not overcome the harm that would arise from the adverse effects on the heritage asset's significance, resulting from the reduction in the quality of its setting due to the urbanising effect of the proposal and the loss of the ridge and furrow, which is a local historical, agricultural feature. As such, the public benefits of any development would not outweigh the less than substantial harm to the heritage asset.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm</b></p>
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### Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Upper Tysoe Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Conservation Area</li> </ul>
Contributing elements to significance of the heritage asset	The hatched area indicating the site in question is located approximately 90 metres beyond the north western corner of the Upper Tysoe Conservation Area. The site would not be publically visible from within the Conservation Area due to the fact that the closest part of the Conservation Area is private land associated with Tysoe Manor. Due to the juxtaposition of the site and the Conservation Area, dwellings on Poolgate (a relatively modern housing development) are located between the two. At the closest point between the Conservation Area and site TYS.12, the boundary is made up of mature trees and vegetation. The contributing elements to the significance of the Conservation Area are associated with the historic core of Upper Tysoe before post second world war development took place on its northern edge.
Assessment of impact of development on significance of the asset	Development in this location would clearly alter the character and appearance of the site through the introduction of built form, given its current undeveloped state. However, the site does not appear to contribute to the understanding or appreciation of the Conservation Area. Given the separation distance and the existence of housing development between the Conservation Area and the site in question, development would not harm the significance of this heritage asset.

Potential mitigation measures for identified harm	None required.
Conclusion of harm on the heritage asset	It is considered development of this site would cause no harm to the Conservation Area as a designated heritage asset.  <b>Conclusion on harm to heritage asset: No harm.</b>

### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Surviving Ridge and Furrow earthworks (WCC HER Ref: MWA19731)
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Non-designated Heritage Asset</li> <li>• No listed grade/status</li> </ul>
Contributing elements to significance of the heritage asset	<p>One of Forty-two fields of fields of extant ridge and furrow and three plough headlands mapped as part of the South-East Warwickshire and Cotswold Hills HLS National Mapping Programme.</p> <p>The ridge and furrow in the field of which site TYS.12 is part is in a well preserved condition, with the characteristic deep 'S' shaped furlongs produced by medieval ploughing methods. This feature is particularly prominent within site TYS.12.</p> <p>The appeal Inspector considered that the ridge and furrow in this field was important to the significance of the Manor as a designated heritage asset (giving it an historical association with the listed building and providing its setting with a historical context). It is also considered that this field of ridge and furrow, due to its pristine appearance and quality, is an important non-designated heritage asset in its own right.</p>
Assessment of impact of development on significance of the asset	Development of site TYS.12 would lead to the loss of well-preserved ridge and furrow, which also serves as an important feature in relation to providing the historical setting for the Grade II* listed Tysoe Manor and adding to the significance of the Manor as a designated heritage asset.
Potential mitigation measures for identified harm	The well-preserved ridge and furrow within site TYS.12 would be destroyed by development and no form of mitigation could overcome this loss and harm to the heritage asset.

<p>Conclusion of harm on the heritage asset</p>	<p>The well-preserved ridge and furrow earthworks within site TYS.12 would be destroyed and lost to development in this location. The ridge and furrow in the wider field within which site TYS.12 is located has been assessed by a Planning Inspector as an important feature in relation to providing the historical setting for the Grade II* listed Tysoe Manor and adding to the significance of the Manor as a designated heritage asset. The Local Planning Authority consider the findings of the appeal in 2015 are of equal relevance and significance in the assessment of the harm to the heritage asset in this case. It is concluded the loss of ridge and furrow would result in less than substantial harm, due to the fact that the significance would be reduced but not to the point where the entire non-designated asset would be lost to development.</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 designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity or landscaping schemes) would not be possible in order to attempt to reduce the impact of the harm development in this location would cause in particular to the setting of the listed building and the loss of well-preserved ridge and furrow earthworks. This is due to the fact that the permanent loss of any land associated with the historic curtilage associated with the listed building would be irreversible.

It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets individually, but when considering the cumulative impacts on the heritage assets the Local Planning Authority consider the overall harm would be substantial, when taking account of the issues set out in this HIA.

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

### **Heritage Impact Assessment**

SHLAA Reference	TYS.14
Site Address	West of Sandpits Lane, Tysoe
Site Capacity	Approx. 12 dwellings

### **Site Description**

The site is a small area of land to the rear (north) of 'Heritage Field' (a recent development of dwellings off Oxhill Road) and the cemetery. The land is accessed via a gravel driveway which itself serves a storage building associated with Home Farm. Site overgrown at time of site visit. Mature hedgerow boundary to northwest. Land reasonably level throughout. Parcel forms part of larger remnant of field which runs northeast, behind Manor Farm. There are listed buildings and the Middle Tysoe Conservation Area in close proximity of the site.





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

Name of Heritage Asset affected by allocated site	Home Farmhouse, Sandpits Road, Middle Tysoe
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II Listed Building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: “House. Mid C17, restored C19. Squared, coursed ironstone with quoins and coped gables with kneelers. Slate roof with stone ridge and end stacks. 3-unit plan. 2 storeys plus attic; 3-window range. To centre left a C20 plank door within a renewed 4-centred arch. Hood mould and label stops. To left, centre and right of both floors C19 four-light stone mullioned windows with hood mould and label stops. To centre and centre right of roof a C19 gabled dormer with leaded lights. Attached to right a one-storey outshut with mullioned windows and coped gables. Interior: kitchen range has stone flagged floors and brick ovens. Beams in main range said to be encased”.</p> <p>The building is located on Sandpits Road and its main façade faces southeast towards the public highway. The listed dwelling has a ‘T’ shaped un-listed building (converted barn) immediately to its rear with a small side garden. A neighbouring residential property to the south west and remnant field lies to the northeast of the listed building and its (now) very small domestic curtilage. Whilst historic maps indicate there was most likely an historical link between the listed farmhouse and land to the northwest (including site TYS.14), development over the past century or so has clearly significantly diminished, if not severed, any clear link between the two. The significance of the asset now lies in its ‘domesticated’ curtilage, rather than its wider origins.</p>
Assessment of impact of development on significance of the asset	<p>Whilst TYS.14 is located within the original rural setting of the farmhouse, given the compromised (and reduced) setting of the listed dwelling and the separation distance between the heritage asset and the site in question, whilst there may be the possibility of partial views of new dwellings on site TYS.14 should it ever be built-out, development in this location would not begin to impinge on the general rural landscape immediately to the rear of the listed dwelling which would retain its most critical ‘link’ to its rural setting. As such, any development in this location would have some impact upon the site specific elements which contribute to the significance of the asset.</p>

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 rural landscape and how it may potentially impinge upon the historic setting of the Grade II listed dwelling.</p> <p>Consideration would need to be given to the provision of suitable boundary treatments to the development site to reduce any potential impact of development on the setting of this asset. It is considered there would be opportunity to achieve suitable measures on site in order to mitigate any identified harm.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site has the potential to cause some harm to the significance of the heritage asset through development of part of its original historic setting. 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.</p> <p><b>Conclusion on harm to heritage asset: Less than Substantial harm.</b></p>

### Heritage Asset 2:

Name of Heritage Asset affected by allocated site	The Elms, Sandpits Road, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II Listed Building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "House. Datestone inscribed '1613, rebuilt 1856'. Squared, coursed ironstone with quoins and coped gables with kneelers. Concrete tile roof with stone end stacks with square flues. 2-unit plan and cross wing. 2 storeys. 3-window range. To centre a C20 plank door in dressed surround. Immediately to left a single leaded light. Immediately to right of door, in cross wing, a blocked doorway with dressed stone surround. Continuous hood mould over, with label stops. To left, and to cross wing gable end a 4-light stone mullioned window. Above, a 3-light mullioned window. Over door a 2-light stone mullioned window. All windows have leaded lights, and hood moulds with label stops. In top of cross wing gable end the date stone".</p> <p>The building is located to the northeast of the site in question, on the opposite side of Sandpits</p>

	Road. A number of dwellings on the west side of Sandpits Road are located between The Elms and site TYS.14. Due to the separation distance and existence of intervening buildings, there is no inter-visibility between the heritage asset and the site in question. The contributing elements to the significance of this heritage asset include its immediate curtilage and paddock area to the south of the property, which would not be affected by development on site TYS.14.
Assessment of impact of development on significance of the asset	Given the separation distance between the heritage asset and site TYS.14, together with the lack of physical 'relationship' to the site in question and no inter-visibility between the two sites, it is considered development of site TYS.14 would have no impact on the significance of this particular heritage 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.  <b>Conclusion on harm to heritage asset: No harm.</b>

### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Middle Tysoe Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Conservation Area</li> </ul>
Contributing elements to significance of the heritage asset	<p>The site in question lies on the south western edge of the Conservation Area, with the eastern tip of site TYS.14 being coterminous with the Conservation Area boundary.</p> <p>There would be glimpsed public views of the site from Sandpits Road, which is located within the Conservation Area. This location on the south western fringe of the Conservation Area has changed substantially in recent years with the construction of the large storage building and dwellings off Oxhill Road, which also back on to the Conservation Area. The Conservation Area</p>

	includes listed and non-listed buildings of differing eras and areas of open space on a residential street. This mix of land uses and dwellings characterises the area and contributes to the significance of this heritage asset.
Assessment of impact of development on significance of the asset	Development in this location would alter the character and appearance of the site through the introduction of built form, given its current undeveloped state. However, the significance of the Conservation Area as a heritage asset in this particular part of the village has changed through recent, adjacent development. Given the fact that this corner of the village has become more built-up over recent years, whilst it is acknowledged that further development in this location would impact on the significance of the heritage asset, it is considered development in this location would have a minimal impact on the significance of the asset.
Potential mitigation measures for identified harm	Development proposals would need to consider how the design and layout would address the relationship between the site and the Conservation Area. Consideration could be given to introducing suitable landscaping along the site boundaries to maintain a 'buffer zone' to ensure built form was kept away from the line of the Conservation Area.
Conclusion of harm on the heritage asset	Sensitive site layout and design, additional landscaping to site boundaries and the introduction of a suitable 'buffer zone' would minimise any potential detrimental impact of development on the setting of the Conservation Area. It is acknowledged that development of this site would cause some 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, but it is considered the harm would be less than substantial in nature.  <b>Conclusion on harm to heritage asset: Less than substantial harm.</b>

**Heritage Asset 4:**

Name of Heritage Asset affected by allocated site	Area of Surviving Ridge and Furrow.
Type of heritage asset/Listed Grade/Significance Value	<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 identified as an area of extant ridge and furrow earthworks on WCC's Historic Environment Records. A site visit was inconclusive due to the existence of long grass throughout the site. If ridge and furrow is surviving, the quality is unknown. Given the small size of the site and the clear distinction between the existence and quality of ridge and furrow in adjacent fields, any remaining ridge and furrow on this site would be a remnant of the medieval farming method which was carried out in this small field, rather than the 'wider' ridge and furrow assets surrounding this land. The significance of this particular non-designated asset has been diminished due to it being a small remnant and recent housing development to the southwest of the site.
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 of unknown significance. It is unknown what quality the ridge and furrow is, or if it survives at all. Clearly any development of the site would lead to the destruction of the non-designated heritage asset, should it 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>

**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 nearby listed buildings and the Conservation Area and mitigation measures (such as the introduction of a landscaping buffer on the southern site boundary) 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.

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

### Heritage Impact Assessment

SHLAA Reference	TYS.16
Site Address	North of Saddledon Street, Tysoe
Site Capacity	Approx. 12 dwellings

### Site Description

The site is a farmyard, including the Grade II listed farmhouse and shelter shed on the southeast periphery of the yard. The majority of the site is concrete hardstanding on various land levels, with a number of large steel frame agricultural sheds dotted throughout the yard. The site also includes the residential garden associated with the farmhouse. The remainder of the yard and agricultural buildings lie to the northwest. The listed school building and church are located to the east of the site. Residential properties bound the remainder of the site.



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

Name of Heritage Asset affected by allocated site	Kirkland's Farmhouse and Herbert's Farmhouse, Saddledon Street, Middle Tysoe
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "Farmhouse. Now 2 dwellings. Early/mid C17; restored C19. Squared, coursed ironstone with quoins to left and coped gables on kneelers. Reconstituted stone roof with stone end stacks with square flues linked by moulded cornice, those to left replaced. 2 storeys plus attic and one storey plus attic; 4-window range. Double-depth plan. To centre right a C19 plank door with dressed stone surround. Immediately to left a leaded light. Continuous hood mould over door and window with label stops. To left of ground floor a renewed 4-light stone mullioned window. To left of first floor a renewed three-light mullioned window. To centre, and to the 2 gabled dormers to right a renewed 2-light mullioned window. 2 further 2-light mullioned windows to gabled dormers to left and centre. All windows have leaded casements, and hood moulds with label stops. Extending to rear from right a C17 thatched one-storey range with 2 casement windows, that to right with a leaded light. Interior: oak staircase with turned balusters in 3 flights. Some beams in Herbert's Farmhouse".</p> <p>The farmhouse has a clear historic link to the agricultural use of the wider site. As such, beyond the elements in the listing description and the residential garden/curtilage associated with the dwellings, the adjacent farmyard is a contributing element to the significance of the heritage asset in terms of its setting.</p>
Assessment of impact of development on significance of the asset	<p>The re-development of the site would not harm the listed building itself, or affect the existing residential curtilage associated with the dwellings. However, any proposed re-development of the site for housing would have an impact on the setting of the heritage asset through the loss of the agricultural character of the site. However, this would need to be tempered against the potential benefit of removing the large, functional modern agricultural sheds currently located throughout the site. The site is unusual, in that whilst historically agricultural in use, it is located within the urban envelope of the village on a street with residential properties.</p>



	Therefore, it is considered it could be possible to re-develop the site through careful design to successfully incorporate the listed building into a layout of dwellings which could look to acknowledge the context and history of the site and the listed building itself, whilst responding to the site's urban edge location and also respond to the local vernacular. Whilst any form of change to this site would have an impact on the significance of the heritage asset, it is considered harm would be less than substantial.
Potential mitigation measures for identified harm	Any development would have to be designed and laid out to be extremely considerate of the setting of the listed building. This would be a challenge, but the urban-fringe context of the site would allow the possibility of innovative solutions to help mitigate harm, provide a new purpose for the site and in some way acknowledge the agricultural heritage of the structure.
Conclusion of harm on the heritage asset	The heritage asset itself would not be affected. Development of the site would likely result in some harm to the significance of the heritage asset through the change to the character and appearance of its setting. However, it is possible that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.  <b>Conclusion on harm to heritage asset: Less than Substantial harm.</b>

### Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Shelter Shed, south west of Herbert's Farmhouse, Herbert's Farm, Saddledon Street, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "Shelter shed. C18. Squared, coursed ironstone with later weatherboarded front. Thatch roof, half hipped to right. 5 bays. Double plank door to left and plank door to centre. To centre left a plank half door. To right a large opening. Pegged tie beam roof with collars. Included for group value".</p> <p>The building has a historic link to the agricultural use of the wider site and appears to have been included as a listed building on that basis. As such, the farmyard setting is a contributing element to the significance of the heritage asset.</p>

Assessment of impact of development on significance of the asset	<p>The re-development of the site would not harm the listed building, but would clearly substantially change the look and character of the farmyard through the loss of the agricultural sheds and as such, would have an impact on the historic context and setting of the listed building. However, the building lies on the southern boundary of the site, on a street with residential properties, in an urban context.</p> <p>Therefore, it could be possible to re-develop the site through careful design to successfully incorporate the listed building into a layout of dwellings which could look to acknowledge the context and history of the site and the listed building itself. Whilst any form of change to this site would have an impact on the significance of the heritage asset, it is considered harm would be less than substantial.</p>
Potential mitigation measures for identified harm	Any development would have to be designed and laid out to be extremely considerate of the setting of the listed building. This would be a challenge, but the urban-fringe context of the site would allow the possibility of innovative solutions to help mitigate harm, provide a new purpose for the site and in some way acknowledge the agricultural heritage of the structure.
Conclusion of harm on the heritage asset	<p>The heritage asset itself would not be affected. Development of the site would likely result in some harm to the significance of the heritage asset through the change to the character and appearance of its setting. However, it is possible that mitigation measures could be implemented sufficient to address any potential harm which could be perceived to the setting of the heritage asset.</p> <p><b>Conclusion on harm to heritage asset: Less than Substantial harm.</b></p>

### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Ivy Cottage, Back Lane, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	Historic England listing description: "House. C17, of 2 building periods. Squared, coursed ironstone with quoins. Thatch roof with brick ridge and end stacks. One storey plus attic; 2-window range. In C20 range attached to left a part-glazed door. To right a C20 two-light casement. On left gable end

	<p>a 3-light casement, with a 2-light casement above, both C20. Interior: noted as having 2 open fireplaces with chamfered brassuaers, one with ogee stops. Chamfered spine beam”.</p> <p>The thatched, stone dwelling is located at the terminus of Back Lane, with a vehicular entrance gate to the farmyard which makes up site TYS.16 located on the edge of its eastern site boundary. The dwelling is wholly within the Conservation Area, with the CA boundary running along its northern elevation and as such, contributes to the significance of the heritage asset. Given its proximity to the site, the farmyard is also a contributing element to the significance of the setting of the heritage asset (the eastern half of the farmyard is also located within the CA), whilst it does not appear there is an obvious historic link between site TYS.16 and Ivy Cottage.</p>
Assessment of impact of development on significance of the asset	<p>Given the close proximity of the heritage asset to site TYS.16 and in particular the vehicular access to the farmyard, any development of the farmyard would have an impact upon the appearance of the Conservation Area. It would also introduce development of a different scale, type, use, layout and materials to that currently experienced and vehicular movements to and from the site would change due to the new use of the site. The wider setting of the listed dwelling would alter dramatically, although the re-development of the farmyard would not impact upon the immediate setting/curtilage of the cottage. It is considered the impact of any development on site TYS.16 would cause less than substantial harm to the significance of the setting of the asset, whilst it would not harm the asset itself.</p>
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 a change of scale and type of built form on the site itself and its immediate surroundings. It would also need to consider how development may potentially impinge upon the historic setting of the Grade II listed dwelling. It is considered there is sufficient land within site TYS.16 to achieve suitable mitigation measures, should they be deemed necessary and appropriate.</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 unacceptable harmful impact to the significance of the heritage asset or its setting. 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.</p> <p><b>Conclusion on harm to heritage asset: Less than Substantial harm.</b></p>

**Heritage Asset 4:**

Name of Heritage Asset affected by allocated site	Chamfered End, Saddledon Street, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: “House. Mid C18. Ironstone ashlar with plinth, storey band, moulded eaves cornice and coped gables with kneelers. Old tile roof with brick end stacks. 2 storeys. 2-window range. Double-depth plan. To centre a C20 glazed door with lintel and keyblock. To left and right C20 casements, imitating sashes, with lintels and keyblocks. To left and right of first floor further C20 imitation sashes. To left and centre of roof a gabled dormer. Interior: some original beams. Open fireplace with chamfered bressumer, the jambs altered. Included for group value”.</p> <p>The building is located to the southeast of the site in question and the main façade of the dwelling faces north, not toward the site in question. Due to the oblique angle the heritage asset and site TYS.16 sit to one another, together with the separation distance and the fact that site TYS.16 is located around a bend in the road, there is very little inter-visibility between the heritage asset and the site in question. The listed building and site TYS.16 do not appear to have an historical link. The building itself and its very small curtilage are the contributing elements to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	Given the separation distance between the heritage asset and the lack of physical ‘relationship’ to the site in question, development of site TYS.16 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><b>Conclusion on harm to heritage asset: No harm.</b></p>

**Heritage Asset 5:**

Name of Heritage Asset affected by allocated site	St. Mary's Church, Main Street, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade I listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "Church. Late C11 origins, with late C12, C13, C14 and C15 alterations and additions. Restored 1854 by Gilbert Scott. Squared, coursed ironstone. Parapeted roofs. Chancel, nave with clerestory, north and south aisles and west tower. Chancel of 2 bays with offset buttresses, plinth and parapet. To east a 5-light cusped C15 window within hollow chamfered surround. 2 further 3-light cusped windows to south, and one to north, with hollow chamfered surrounds. To north a C19 vestry with 2 reticulated windows and plank door within pointed arch. Nave of 4 bays with pierced quatrefoil parapet to south, wavy line to north. Corbel table below of carved animal heads. Pinnacles with cusped panels and crockets. Aisles have plinth, coped parapet, offset diagonal buttresses and gargoyles to north. To centre of south aisle a plank door within late C12 round headed arch of 2 orders of shafts with rings, and water-leaf capitals with lozenge and nailhead mouldings in the arch. Above an Agnus Dei panel in bas relief with carved corbel to either side, that to right a beakhead. C15 porch with double chamfered arch and moulded imposts. Double plank doors. To left of door a C20 two-light window. To right a C14 three-light reticulated window with hood mould and label stops. To far right a C15 three-light square-headed window with cusped lights, hood mould and carved label stops. To north aisle a plank door within moulded, pointed arch with hood mould and label stops. To left and right of porch a C14 three-light reticulated window. To far left a three-light window of intersecting tracery. Windows have hood moulds and label stops. To west of north aisle a single round-headed light. Renewed 2-light reticulated window with hood mould and label stops to west of south aisle. Clerestory has eight C14 square-headed 2-light windows to north and south of differing cusped tracery. All have dropped hood moulds and label stops. To east gable end a C17 sanctus bell turret. West tower of 4 offset stages with plinth, buttresses and battlemented parapet with pinnacles. To south a blocked round-headed arch and round-headed light to west. To third stage a late C12 corbel table, with a small single light below to north and south. Fourth stage has 2-light cusped bell chamber openings with hood moulds and label stops. Cusped panels to each corner, and gargoyles below parapet. Interior: C15 many-moulded chancel arch. Nave arcade of 4 bays. To south C12 round piers with scalloped</p>

	<p>and round capitals on square abaci. Responds to east and west. 2 blocked C11 openings above. North arcade has C15 octagonal piers with double-chamfered arches and responds, that to east with small cusped piscina. Pointed doorway to north. C15 triple-chamfered tower arch, now blocked. Roofs mostly C15, partly restored. Nave and aisle roofs are supported on C15 carved corbel heads. In chancel a tomb to William Clarke, died 1618. In north aisle wall a C12 tomb in C14 cusped ogee recess, with finial. In east wall of south aisle a memorial tablet to Ralph Wilcox, died 1659. In north aisle wall a brass to Thomas Mastrupe, dated 1463. In east wall of north aisle brasses to the Browne family, dated 1598 and 1611. A tablet in porch, dated 1662. 2 further C17 tablets in external porch wall. In nave a late C14 octagonal stone font with reliefs of the Virgin and Child, the Baptism of Christ and various saints in crocketed ogee gables”.</p> <p>The elements that contribute to the significance of this heritage asset includes the physical structure itself, its associated graveyard, the setting provided by other nearby listed structures and non-listed buildings in the vicinity of the church and the pastoral landscape setting provided by open fields to the north of the church. It also includes views of the church from public vantage points around the village, both close-up and more distant.</p>
Assessment of impact of development on significance of the asset	<p>Due to the very narrow, angled footpath passing between site TYS.16 and the church and the existence of intervening buildings, there is no obvious connection between the farm and the church when experienced as a pedestrian walking through the local lanes. There is no real inter-connectivity or realisation that the farm exists when stood by the church. However the church tower can be viewed from Saddledon Street and more distantly through site TYS.16 from the public footpath running to the western boundary of the farmyard. Due to the separation distance, intervening structures and lack of historical connection between the two sites, it is considered that the main impact would relate to the potential loss of important views of the tower of the church from existing public vantage points around the village. One such view is from the public footpath running along the western boundary of the farmyard. Development of site TYS.16 would not impact the heritage asset itself, or its setting.</p>
Potential mitigation measures for identified harm	<p>Appropriate design and layout of any future re-development of the farmyard for housing could provide/allow views of the church tower through the site from important public vantage points, thus retaining this important relationship with the heritage asset.</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 unacceptable harmful impact to the significance of the heritage asset or its setting. It is likely that mitigation measures could be implemented sufficient to address any potential harm which could be perceived in relation to the loss of important public views of the church tower.</p> <p><b>Conclusion on harm to heritage asset: Less than Substantial harm.</b></p>
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### Heritage Asset 6:

Name of Heritage Asset affected by allocated site	Tysoe C of E Primary School, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "School. Mid C19, by Gilbert Scott, with late C19 and early C20 additions. Squared, coursed ironstone and ironstone ashlar with plinth, quoins and coped gables. C20 tile roof and stone ridge and valley stacks. One and 2 storeys. 5-window range. L-shaped plan with later additions. To left facade a wood door within pointed arch and C19 wood and tiled porch. 2 gable ends to front have 2-light, C13 style windows with mullions and transoms with pointed arch lintels. Single light to top of right gable, with Agnus Dei in niche below with the inscription "FEED MY LAMBS". Left facade has further one-, 2- and 3-light windows. Range to right has openings altered C20, and sanctus bell-turret to gable end. C20 stone wing attached to right of original school. Included for group value".</p> <p>The building is located to the east of the site in question. The school building faces the listed church, not site TYS.16. The heritage asset and site TYS.16 are separated by a mature boundary. Due to the existing boundary treatment, there is no inter-visibility between the heritage asset and the site in question. The listed building and site TYS.16 do not appear to have an historical link. The building itself and its associated playing field/playground are the contributing elements to the significance of the heritage asset.</p>
Assessment of impact of development on significance	Whilst the heritage asset is located adjacent to site TYS.16, given the relative positions of the sites in the local landscape, the existing mature boundary separating the sites and the lack of physical

of the asset	'relationship' between the two sites, development of site TYS.16 would have no impact on the significance of this heritage asset.
Potential mitigation measures for identified harm	No mitigation measures would be necessary, although the existing boundary between the two sites should remain.
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.  <b>Conclusion on harm to heritage asset: No harm.</b>

### Heritage Asset 7:

Name of Heritage Asset affected by allocated site	Middle Tysoe Conservation Area
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Conservation Area</li> </ul>
Contributing elements to significance of the heritage asset	<p>The eastern half of the site in question lies within the Conservation Area, with the Conservation Area boundary running through the site in a north-south alignment.</p> <p>The site would be readily visible from within the Conservation Area from public vantage points, including the public footpaths running along the southern and western site boundaries. Since the Conservation Area boundary runs through the site in question, a number of agricultural buildings are located within the Conservation Area and others remain outside, but adjacent to the Conservation Area. At this juncture of the village, the buildings are mainly domestic in nature, with the exception of the farmyard and associated 'sheds'. The Conservation Area at this point is surrounded by large, agricultural buildings and the site is dominated by concrete hardstanding. A number of listed buildings are located on the periphery of the Conservation Area boundary. The agricultural nature of the site and mixture of building types, materials and sizes all contribute to the significance of the Conservation Area and its setting.</p>
Assessment of impact of	Residential re-development would clearly alter the character and appearance of the site through the



development on significance of the asset	introduction of a much different type and scale of built form to that which currently exists, given its current agricultural use. The use of the site as a farmyard is clearly part of the historic fabric of the village, despite its unusual position right on the edge of the village. However, the existing agricultural sheds do not enhance the Conservation Area or its setting and opportunities could exist, through good design principles, to re-develop the site in a way that would conserve or enhance the Conservation Area and its setting, should the agricultural operation cease and become redundant for its current use.
Potential mitigation measures for identified harm	Development proposals would need to carefully consider how the design and layout of new dwellings would address the Conservation Area and its setting. Consideration would need to be given to preserving views of the listed church through the site from public vantage points on the edge of and within the Conservation Area. The layout would need to take account of the listed farmhouse and separation distances to other heritage assets in the vicinity of the site.
Conclusion of harm on the heritage asset	Sensitive site layout and design of any future residential development on the site would minimise any potential detrimental impact of development on the Conservation Area and its setting. It is acknowledged that re-development would cause a permanent change in the character of the site through the introduction of built form of a domestic scale, but it is considered the harm would be less than substantial in nature.  <b>Conclusion on harm to heritage asset: Less than substantial harm.</b>

### Heritage Asset 8:

Name of Heritage Asset affected by allocated site	Possible extent of Medieval settlement of Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Non-designated Heritage Asset</li> <li>• No listed grade/status</li> </ul>
Contributing elements to significance of the heritage asset	The HER lists the site as being part of the medieval settlement of Middle Tysoe. As such, there is the potential for below ground archaeological remains in the vicinity of the site, which could enhance the understanding of historic origins of the settlement. Indeed, there are mounds and hollows throughout the site which could signal in-situ below ground archaeology.
Assessment of impact of	Development could potentially lead to the loss of archaeological remains of indeterminate

development on significance of the asset	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 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 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 nearby listed buildings and the Conservation Area. It is considered that mitigation measures (such as the introduction of a high quality design/layout of appropriate scale and materials) 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 and non-designated heritage assets.

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

### **Heritage Impact Assessment**

SHLAA Reference	TYS.17
Site Address	West of Church Farm Court, Tysoe
Site Capacity	Approx. 24 dwellings

### **Site Description**

The site is part of a large field on the northern edge of Middle Tysoe. A public footpath runs through the site, which links Middle Tysoe and Lower Tysoe. The footpath ends at the southern tip of the site, on the northern edge of the graveyard associated with the Grade I listed St. Mary's Church. The field has extant ridge and furrow earthworks throughout. The site is relatively level with a southeast boundary made up of trees and vegetation.



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

Name of Heritage Asset affected by allocated site	Tysoe C of E Primary School, Middle Tysoe
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: “School. Mid C19, by Gilbert Scott, with late C19 and early C20 additions. Squared, coursed ironstone and ironstone ashlar with plinth, quoins and coped gables. C20 tile roof and stone ridge and valley stacks. One and 2 storeys. 5-window range. L-shaped plan with later additions. To left facade a wood door within pointed arch and C19 wood and tiled porch. 2 gable ends to front have 2-light, C13 style windows with mullions and transoms with pointed arch lintels. Single light to top of right gable, with Agnus Dei in niche below with the inscription "FEED MY LAMBS". Left facade has further one-, 2- and 3-light windows. Range to right has openings altered C20, and sanctus bell-turret to gable end. C20 stone wing attached to right of original school. Included for group value”.</p> <p>The building is located to the southwest of the site in question. The school building faces the listed church, not site TYS.17. The heritage asset and site TYS.16 are separated by a boundary made up of trees and vegetation. Due to the existing boundary treatment, there is no inter-visibility between the heritage asset and the site in question, although in winter there would be views between the two sites due to fallen leaves and vegetation die-back. The listed building and site TYS.17 do not appear to have an historical link. The building itself and its associated playing field/playground are the contributing elements to the significance of the heritage asset.</p>
Assessment of impact of development on significance of the asset	<p>Whilst there is no obvious historical link between the school site and site TYS.17, the school site is positioned on the northwest edge of the village, backing on to the tranquil, verdant pastoral landscape that has formed the backdrop for the village for millennia. This peaceful, quiet, undeveloped edge of the village clearly forms an important part of its setting. Therefore, any development of site TYS.17 would permanently alter the character and appearance of the currently open, tranquil site by introducing built form and additional noise. As such, development of site TYS.17 would have an impact on the significance of this heritage asset.</p>

Potential mitigation measures for identified harm	The introduction of development into the countryside, in a field next to a listed building, would noticeably alter the characteristics of the area and any proposed mitigation measures (such as further potential landscaping beyond what already exists on the boundary of the site) would not sufficiently ameliorate its impact.
Conclusion of harm on the heritage asset	The heritage asset itself would not be affected. However, development of the site would result in harm to the setting of the heritage asset and detrimentally affect the significance of the heritage asset. It is not considered that mitigation measures would be possible to protect the setting of the heritage asset.  <b>Conclusion on harm to heritage asset: Less than Substantial Harm.</b>

### Heritage Asset 2:

Name of Heritage Asset affected by allocated site	St. Mary's Church, Main Street, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade I listed building</li> </ul>
Contributing elements to significance of the heritage asset	Historic England listing description: "Church. Late C11 origins, with late C12, C13, C14 and C15 alterations and additions. Restored 1854 by Gilbert Scott. Squared, coursed ironstone. Parapeted roofs. Chancel, nave with clerestory, north and south aisles and west tower. Chancel of 2 bays with offset buttresses, plinth and parapet. To east a 5-light cusped C15 window within hollow chamfered surround. 2 further 3-light cusped windows to south, and one to north, with hollow chamfered surrounds. To north a C19 vestry with 2 reticulated windows and plank door within pointed arch. Nave of 4 bays with pierced quatrefoil parapet to south, wavy line to north. Corbel table below of carved animal heads. Pinnacles with cusped panels and crockets. Aisles have plinth, coped parapet, offset diagonal buttresses and gargoyles to north. To centre of south aisle a plank door within late C12 round headed arch of 2 orders of shafts with rings, and water-leaf capitals with lozenge and nailhead mouldings in the arch. Above an Agnus Dei panel in bas relief with carved corbel to either side, that to right a beakhead. C15 porch with double chamfered arch and moulded imposts. Double plank doors. To left of door a C20 two-light window. To right a C14 three-light reticulated window with hood mould and label stops. To far right a C15 three-light square-headed

window with cusped lights, hood mould and carved label stops. To north aisle a plank door within moulded, pointed arch with hood mould and label stops. To left and right of porch a C14 three-light reticulated window. To far left a three-light window of intersecting tracery. Windows have hood moulds and label stops. To west of north aisle a single round-headed light. Renewed 2-light reticulated window with hood mould and label stops to west of south aisle. Clerestory has eight C14 square-headed 2-light windows to north and south of differing cusped tracery. All have dropped hood moulds and label stops. To east gable end a C17 sanctus bell turret. West tower of 4 offset stages with plinth, buttresses and battlemented parapet with pinnacles. To south a blocked round-headed arch and round-headed light to west. To third stage a late C12 corbel table, with a small single light below to north and south. Fourth stage has 2-light cusped bell chamber openings with hood moulds and label stops. Cusped panels to each corner, and gargoyles below parapet. Interior: C15 many-moulded chancel arch. Nave arcade of 4 bays. To south C12 round piers with scalloped and round capitals on square abaci. Responds to east and west. 2 blocked C11 openings above. North arcade has C15 octagonal piers with double-chamfered arches and responds, that to east with small cusped piscina. Pointed doorway to north. C15 triple-chamfered tower arch, now blocked. Roofs mostly C15, partly restored. Nave and aisle roofs are supported on C15 carved corbel heads. In chancel a tomb to William Clarke, died 1618. In north aisle wall a C12 tomb in C14 cusped ogee recess, with finial. In east wall of south aisle a memorial tablet to Ralph Wilcox, died 1659. In north aisle wall a brass to Thomas Mastrupe, dated 1463. In east wall of north aisle brasses to the Browne family, dated 1598 and 1611. A tablet in porch, dated 1662. 2 further C17 tablets in external porch wall. In nave a late C14 octagonal stone font with reliefs of the Virgin and Child, the Baptism of Christ and various saints in crocketed ogee gables”.

The building is located to the south of the site in question. The church lies east-west, with the tower at the western end, with the northern elevation facing the site in question. The heritage asset and site TYS.16 are separated by a boundary made up of trees and vegetation at the southern tip of the field where the public footpath begins.

As well as the importance of the asset itself, perhaps more critical in this assessment is its setting. The immediate setting of the church comprises the associated graveyard. The boundary separating the church from the site in question contains mature vegetation and the trees obscure views of the listed building from site TYS.17. However, it is likely that during winter months, vegetation die-back

	<p>would allow views of the church more readily from the footpath as you approach Middle Tysoe. In any case, the top of the church tower is visible from the public footpath over the top of the trees even in full leaf.</p> <p>In terms of the wider setting of the church, this un-spoilt historic agricultural backdrop (itself including a feature of the local area through) the survival of well-preserved ridge and furrow) forms an extremely important part of the wider rural landscape within which the church has been set for over 1,000 years. As such, this unspoilt, verdant, pastoral landscape to the north of the church forms a strong contribution to the significance of the heritage asset as an associative attribute.</p>
Assessment of impact of development on significance of the asset	<p>Site TYS.17 is close to the northern boundary of St. Mary's church. Whilst it is recognised that for much of the year there is no inter-visibility between the listed building and the site in question, taking into account the possibility that the setting may change as a result of the removal of impermanent landscape features such as planting and taking 'setting' to embrace all of the surroundings from which the church can be experienced or that can be experienced from the church, it is considered that the setting of the church is inextricably linked to the tranquil nature of its location abutting open countryside which has been unchanged since the church was constructed. Development in this location would permanently change the nature of a large element of the setting of the church from that of an associated historical landscape, to a developed, sub-urban landscape, diluting the tranquil nature of the setting.</p>
Potential mitigation measures for identified harm	<p>The introduction of a substantial built development into the countryside, in an adjacent field which forms such an important part of the historical context and setting of a Grade I listed church would noticeably and permanently alter the characteristics of the area and any proposed mitigation measures (such as landscaping belts) would not sufficiently ameliorate its impact.</p>
Conclusion of harm on the heritage asset	<p>The heritage asset would have a high sensitivity to change because of the historical relationship between it and its agricultural landscape, and the sense of tranquillity the agricultural landscape provides. In a physical and perceptive sense, the proposal would sever the church from its rural hinterland setting.</p> <p>Paying special regard to the desirability of preserving the setting of the listed building, the contribution the setting makes to the church's significance would be harmfully reduced by the proposal. Whilst development would not lead to the total loss of the wider rural landscape to the north of the asset, it would lead to the loss of the rural landscape which forms the most immediate</p>

	<p>and most sensitive setting for the church, since it is the closest part of the open countryside to the asset itself. Accordingly, it is concluded that the proposal would result in substantial harm to the significance of the heritage asset as a development within its setting since mitigation would not sufficiently ameliorate the impact of development in this location.</p> <p>It is concluded that the public benefits of developing this site would not overcome the harm that would arise from the adverse effects on the heritage asset's significance, resulting from the reduction in the quality of its setting due to the urbanising effect of the proposal and the loss of the verdant, pastoral landscape which forms the important setting for the church. As such, the public benefits of any development would not outweigh the substantial harm to the heritage asset.</p> <p><b>Conclusion on harm to heritage asset: Substantial harm</b></p>
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### Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Church Farmhouse and attached outbuilding range, Main Street, Middle Tysoe
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Grade II listed building</li> </ul>
Contributing elements to significance of the heritage asset	<p>Historic England listing description: "Farmhouse. Dated 1617, altered and raised C19. Squared, coursed ironstone with old tile roof and stone ridge and end stacks. 4-unit plan. 2 storeys. 5-window range. To centre right a C20 part-glazed door within C20 wood porch. All 4 windows to ground floor are 3-light casements with wood lintels. To first floor are 4 smaller 3-light casements with wood lintels. To centre right, above door, a 2-light casement with wood lintel. Attached to right an outbuilding range of one storey plus attic. Interior: one chamfered spine beam. Included for group value".</p> <p>The building is located to the southeast of the site in question. The listed building is located on the street frontage with other buildings located between the heritage asset and site TYS.17. As such, there is no inter-visibility between the heritage asset and the site in question. It is unclear whether the listed building and site TYS.17 have an historical link. The building itself and its associated</p>



	courtyard are the contributing elements to the significance of the heritage asset.
Assessment of impact of development on significance of the asset	Whilst the heritage asset is located close to site TYS.17, given the relative positions of the site in the local landscape, the separation distance and existence of many other non-listed structures between the site and the asset, development of site TYS.17 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	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.  <b>Conclusion on harm to heritage asset: No harm.</b>

#### Heritage Asset 4:

Name of Heritage Asset affected by allocated site	Middle Tysoe Conservation Area.
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Conservation Area</li> </ul>
Contributing elements to significance of the heritage asset	The Conservation Area boundary runs along the southwest boundary of site TYS.17, with the listed school building and church being located within the Conservation Area and the field forming an important part of the setting of the Conservation Area as well as an important part of the setting of the listed heritage assets.
Assessment of impact of development on significance of the asset	Development in this location would clearly alter the character and appearance of site TYS.17 through the introduction of built form, given its current undeveloped state. Since the site does contribute to the understanding and appreciation of the Conservation Area, the introduction of housing development to this important rural edge of the village would harm the significance of this heritage asset.
Potential mitigation measures for identified harm	Given the historic link between the listed church (in particular) and site TYS.17 and the importance of the rural hinterland as part of the historic setting of the church, development would also impact

	<p>on the setting of the Conservation Area at this juncture. The introduction of a substantial built development into the countryside, in an adjacent field which forms such an important part of the historical context and setting of a Grade I listed church and the setting of the village Conservation Area would noticeably and permanently alter the characteristics of the area and any proposed mitigation measures (such as landscaping belts) would not sufficiently ameliorate its impact.</p>
Conclusion of harm on the heritage asset	<p>Development in this location would permanently harm the setting of the Conservation Area.</p> <p>It is concluded that mitigation measures would not overcome the harm that would arise from the adverse effects on the heritage asset's significance, resulting from the reduction in the quality of its setting due to the urbanising effect of the proposal and the loss of the verdant, pastoral landscape which forms the important setting for the church and setting for the Conservation Area. As such, the public benefits of any development would not outweigh the substantial harm to the heritage asset.</p> <p><b>Conclusion on harm to heritage asset: Substantial harm</b></p>

### Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Area of surviving ridge and furrow.
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Non-designated Heritage Asset</li> <li>• No listed grade/status</li> </ul>
Contributing elements to significance of the heritage asset	<p>One of Forty-two fields of fields of extant ridge and furrow and three plough headlands mapped as part of the South-East Warwickshire and Cotswold Hills HLS National Mapping Programme.</p> <p>The ridge and furrow in the field of which site TYS.17 is part is in a well preserved condition, with the characteristic 'S' shaped furlongs produced by medieval ploughing methods. This field of ridge and furrow, due to its appearance and quality, is an important non-designated heritage asset in its own right.</p>
Assessment of impact of	Development of site TYS.17 would lead to the loss of well-preserved ridge and furrow, which also

development on significance of the asset	serves as an important feature in relation to providing the historical rural setting for the Grade I listed church.
Potential mitigation measures for identified harm	The well-preserved ridge and furrow within site TYS.17 would be destroyed by development and no form of mitigation could overcome this loss and harm to the heritage asset.
Conclusion of harm on the heritage asset	<p>The ridge and furrow earthworks within site TYS.17 would be destroyed and lost to development in this location. The ridge and furrow in the wider field within which site TYS.17 is located is considered to be an important feature in relation to providing the historical setting for the Grade I listed St. Mary's church as part of its historic rural setting, thus adding to the significance of the church as a designated heritage asset. It is concluded the loss of ridge and furrow would result in less than substantial harm, due to the fact that the significance would be reduced but not to the point where the entire non-designated asset would be lost to development to the north of the village.</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 designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures (such as reduced dwelling capacity) would not be possible in order to attempt to reduce the impact of the substantial harm development in this location would cause in particular to the setting of the listed buildings and the Conservation Area. This is due to the fact that the permanent loss of any land associated with the historic setting associated with the listed buildings would be irreversible.

It is concluded that development in this location would result in substantial harm to designated and non-designated heritage assets when considering the cumulative impacts on the heritage assets.