

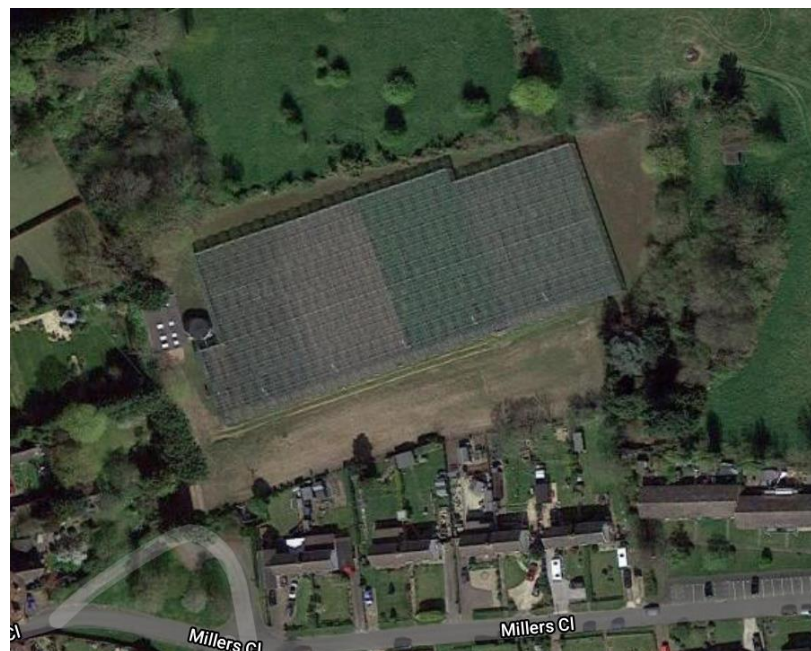
## Stratford-on-Avon District Council – Site Allocations Plan

### Heritage Impact Assessment

SHLAA Reference	WELF.04
Site Address	North of Millers Close (west), Welford-on-Avon
Site Capacity	Approx. 8 dwellings

### Site Description:

WELF.04 is situated north of Millers close and east of the High Street; in both instances the site lies behind other dwellings. As an old nursery, there are currently a number of disused greenhouses on the site. On the North, East and West sides of the site large trees encase the greenhouses and restrict the view into the site.



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

Name of Heritage Asset affected by allocated site	Site of Roman Settlement
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Scheduled Monument (SM)</li> </ul>
Contributing elements to significance of the heritage asset	<p>The site of a Roman farmstead. Enclosures and linear features are visible as cropmarks on aerial photographs and Roman pottery has been found at the site. It is situated 500m northwest of Welford on Avon. The site lies west of the River Avon with the existing settlement on the opposite side.</p> <p>Later Iron Age and Romano-British occupation included a range of settlement types. The surviving remains comprise farmsteads, hamlets, villages and hillforts, which together demonstrate an important sequence of settlement. The non-defensive enclosed farm or homestead represents the smallest and simplest of these types. Most early examples are characterised by a curvilinear enclosure with circular domestic buildings and associated agricultural structures. Where excavated, these sites are also found to contain pits or rectangular post- built structures for the storage of grain and other produce, evidence of an organised and efficient farming system. The surrounding enclosures would have provided protection against cattle rustling and tribal raiding. The simple farmsteads are sometimes superseded by rectilinear or triangular shaped enclosures with rectilinear buildings and many examples were occupied over an extended period and some grew in size and complexity. In central and southern England, most enclosed Iron Age farmsteads are situated in areas which are now under intensive arable cultivation. As a result, although some examples survive with upstanding earthworks, the majority have been recorded as crop- and soil-marks appearing on aerial photographs. Despite cultivation the enclosed Romano-British farmstead 360m west of the William A. Cadbury Lock survives comparatively well and will contain archaeological and environmental evidence relating to its construction, development, longevity, the dates and chronological relationships of the various structures, agricultural practices, domestic arrangements social organisation, possible Romanisation and overall landscape context.</p>

Assessment of impact of development on significance of the asset	The SM lies approximately 750metres from the proposed site, between such lies residential development and the village Primary School. The distance and existing development means there is no inter-visibility between the proposed site and the SM, and therefore development on the site would not cause any harm to the Designated Heritage Asset.
Potential mitigation measures for identified harm	As the proposed site is not visible from the SM and no harm would be caused by development, mitigation measures are not required.
Conclusion of harm on the heritage asset	Given the distance and existing development between the SM and the proposed site, no harm would be caused by development due to the lack of visibility.  <b>Conclusion on harm to heritage asset: No Harm</b>

### Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Welford-on-Avon 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 conservation area surrounds the historical hub of the village and forms a backwards 'S' shape within the settlement. The eastern edge of the Conservation Area runs along the backs of numerous gardens and is lined with a thick row of established trees and hedgerow. The far eastern 'tail' of the Conservation Area looks out west onto the proposed site. The Conservation Area contains a number of listed buildings, many of which are located near the border of the Conservation Area close to the proposed site.</p> <p>The proposed site lies outside the Conservation Area but the western boundary of the site is coterminous with the Conservation Area boundary.</p>
Assessment of impact of development on significance of the asset	Visibility into the site from the majority of points along the Conservation Area is limited due to the existence of mature vegetation and buildings in the vicinity. There is thick vegetation North, East and West of the proposed site, which makes visibility into the site negligible from the Conservation Area. Lack of visibility from the eastern 'tail' towards the proposed site was confirmed by a number

	<p>of workmen who were working on scaffolding on Manor Barn. Asked to look west towards the proposed site, from within the conservation area (even at height), they were unable to see the greenhouses that currently reside there.</p> <p>Visibility into the site from the Conservation Area south of the site is prevented by a number of residential dwellings.</p> <p>Whilst the conservation area on the west of the site shares a border with the old nursery the number of mature trees limit visibility from within the Conservation Area, into the proposed site. However, due to the fact that the conservation area border on the west side does indeed follow the site boundary, it must be considered that development on the site would affect the setting of the Conservation Area.</p> <p>Given the reduced and restricted visibility caused by trees around the site, the impact development would have on the heritage asset would be less than substantial. Consideration should be given to the Conservation Area west of the site, due to the coterminous boundary, but the mature vegetation helps reduce any significant harm that may be caused to the heritage asset.</p>
Potential mitigation measures for identified harm	<p>Trees and existing development adequately protect the conservation area from visibility into the proposed site from most angles. However, given the coterminous border on the western site of the site, some mitigation measures should be employed. It may be possible to further enhance the green infrastructure west of the site to create a buffer between the Conservation Area and any new dwellings. This could be achieved through further planting of trees or by creating some green open space. Development should also be considerate in its style and design. Given the proximity of the Conservation Area and the number of listed buildings within that area, all development should be in keeping with the local vernacular.</p>
Conclusion of harm on the heritage asset	<p>Existing mature vegetation helps protect the Conservation Area from any harm that would be caused by development within the proposed site. However, given the proximity to the Conservation Area on the western side of the site, it would be appropriate to employ mitigation measures to try and reduce the level of harm further, thus protecting the setting and appearance of the Conservation Area.</p> <p><b>Conclusion on harm to heritage asset: Less than Substantial</b></p>

**Heritage Asset 3:**

Name of Heritage Asset affected by allocated site	Manor House and Manor House Barns, Welford-on-Avon
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Designated Heritage Assets</li> <li>• Grade II Listed Buildings</li> </ul>
Contributing elements to significance of the heritage asset	<p><u>Manor House:</u></p> <p>Listing description: “Farmhouse. C18 with possibly earlier core, early C19 alterations and additions. Main part: coursed blue lias rubble; steeply pitched tile roof with brick end stack. Later part to right: brick, with some buff headers to left half; tile roof, part to left with higher eaves and shallower pitch, with brick axial stack to left end and rear stack to right. EXTERIOR: 2 storeys; 3-plus-3-window range. Main part: entrance to right of centre has 2 small lights to left; canted bay windows right and left with hipped tile roofs; First floor has two 3-light casements flanking segmental-headed 2-light casement. Later part: top dentiled brick cornice; stone-blocked former entrance to left end; segmental-headed window with 5-light casement, small light and canted bay window with hipped tile roof to right end; first floor has window to raised eaves and 2 gabled dormers, all with 2-light casements. Rear has catslide outshut to left”.</p> <p><u>Manor House Barns:</u></p> <p>Listing description: “Barn now dwelling. Mid to late C18 with early C19 and C20 additions. Timber-frame with brick infill and weatherboarding on rubble plinth, and brick, partly on rubble plinth, to additions; gabled tile roof, partly renewed.</p> <p>EXTERIOR: gable facing, front to left; six bay barn and stable, with two bay C19 addition with further C20 addition. Barn has some brick infill but mostly weatherboarded. Entrance to threshing floor to right of centre with split paired doors, paired doors to right. Further two C20 windows to left end and split door to right end. Stable has cobbled floor and timber partitions, exposed wattle to partition wall and tension braces to former end wall. Two bay brick addition has wide entrance with high windows, to right end an external stair to first-floor door, door under stair has stop-chamfered frame. End addition has window and first-floor door served by external stair. Rear is weather</p>

	<p>boarded with some brick infill to left end; addition has entrance and flanking windows. Right return to street has plaque recording Ethel Roberts, d 1982, a local resident.</p> <p>INTERIOR: has two timber-framed cross walls, barn with exposed queen post and collar trusses with braced tie beams, principals truncated at collars and double purlins, all rough sawn and pegged; some fire damage”.</p> <p><u>General:</u></p> <p>Both buildings lie on the eastern edge of the ‘tail’ of the conservation area. At the rear of the property facing west there is a large garden and a thick row of trees that limit visibility beyond the curtilage of the property.</p> <p>The contributing elements to significance of the heritage assets include the built-form of the buildings (including architectural design features and materials); their interest as a connected group of buildings but also their immediate curtilage and the wider local landscape within which they are located.</p>
Assessment of impact of development on significance of the asset	<p>Visibility into the proposed site from the Listed buildings is minimal, due to the extent of established vegetation that acts as a barrier. Whilst direct visibility of the site is prevented by existing trees, light pollution should be considered. At present, the proposed site lies in a pocket of greenspace that is bordered by development on all bar the Northern side. This pocket of greenspace has no light emitting from it at night and any development on the site would change this. However, given the amount of development surrounding the site there is likely to be an existing level of light pollution that would not be significantly increased by a development of 8 houses.</p>
Potential mitigation measures for identified harm	<p>Providing any new development does not exceed traditional two-storey height, it is considered that development of the proposed site would have minimal impact on the heritage asset. Suitable lighting of the site would also need to be considered to prevent excess light pollution.</p>
Conclusion of harm on the heritage asset	<p>Providing any development is considerate of the locality and the current levels of light, the harm to the listed buildings would be less than substantial.</p> <p><b>Conclusion on harm to heritage assets: Less than substantial harm</b></p>

**Heritage Asset 4:**

Name of Heritage Asset affected by allocated site	Cress Farmhouse, Millers Close, Welford-on-Avon
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>Cress Farmhouse is the nearest listed building to site WELF.04. There are other listed buildings within 100m but it is unlikely that these will be more severely impacted by any development than the one which lies closest. Therefore, I am only assessing the impact on Cress Farmhouse on the western side, and all other listed buildings to the west of the proposed site can be considered as receiving the same level of harm, or less than that of Cress Farmhouse. Cress Farmhouse and its garden is situated on the eastern edge of the conservation area and would share a small part of its border to the proposed site. At the eastern end of the properties garden there is a large garage surrounded by mature trees.</p> <p>Listing description: “Farmhouse, now house. Late C18 with early C18 rear wing and C19 alterations and additions. Brick laid to English bond with rear wing of timber-frame with brick infill; hipped tile roof with brick stacks to front of ridge and end stacks. Gable facing, front to left facing High Street; L-plan. EXTERIOR: 2 storeys; 3-window range. Top dentiled brick cornice. Entrance flanked by 2 bay windows with hipped roofs; first floor has windows with 2-light leaded casements. Right return is rendered, recessed angle to right. Rear has gabled wing to right with large external end stack; stack to recessed left end. Entrance to left of centre has hipped canopy and C20 door and flanking segmental-headed windows with 2-light casements; similar window to right of centre and to first floor. Wing has entrance with C20 door and window to right with C20 casement, and a window above with 2-light small-paned casement; square framing.”</p> <p>The contributing elements to significance of the heritage asset include the built-form of the building (including architectural design features and materials) but also its immediate curtilage and the wider local landscape within which it is located.</p>
Assessment of impact of development on significance of the asset	The Garden of Cress Farmhouse is well enclosed by large trees and a thick hedgerow, visibility onto the proposed site is therefore minimal. The large garage at the end of the garden further blocks the view into the proposed site. There are already dwellings that have been built directly east

	of the listed building, along Millers Close, and these are more likely to be in view of the listed building due to the angle.
Potential mitigation measures for identified harm	Proposed development should consider the style of the area and should not be too obtrusive to the edge of the proposed site and therefore the listed building. Setting any development back from the western edge of the site may help reduce any harm caused to the listed building by creating a buffer. This could be achieved through planting further trees and creating a screen or by having some open green space. Mitigating the impacts on the heritage asset in this way will help reduce any impact to the listed building and its setting.
Conclusion of harm on the heritage asset	Given the existing natural screen between the listed building and the proposed site, development is unlikely to cause significant harm to the farmhouse. Any identified harm could be reduced through careful planning to ensure the development is in keeping with the local style and by creating a green buffer, either in the form of trees or open green space.  <b>Conclusion on harm to heritage asset: Less than substantial harm</b>

### Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Welford on Avon Medieval Settlement
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> <li>• Non-designated heritage asset</li> <li>• Archaeological/Historical 'Monument'</li> </ul>
Contributing elements to significance of the heritage asset	The possible extent of the Medieval settlement of Welford on Avon is suggested by documentary evidence. A number of sources have been used to identify the possible extent of the first settlement of Welford-on-Avon. The edge of this suspected first settlement sits to the west of the proposed site. The suspected first settlement now lies underneath the existing settlement.
Assessment of impact of development on significance of the asset	Due to the fact that this suspected first settlement now lies underneath modern buildings and developments, it is unlikely that any harm would occur to it should development on the proposed site go ahead. However, a level of consideration should be given to any peripheral finds which may have been discarded outside of the 'main settlement'. Such finds may still provide insight into life in Medieval Welford.



Potential mitigation measures for identified harm	Due to the fact that the majority of the suspected settlement now lies under modern Welford, and the site has already been developed to house greenhouses, development in the proposed site is not likely to cause significant harm. A level of consideration should be given to the possibility of archaeological finds and suitable archaeological evaluation should be done as part of any planning applications on the site.
Conclusion of harm on the heritage asset	<p>The proposed site does not overlap with the heritage asset, but does lie nearby. It is possible that there are signs of the medieval settlement in this proposed site. However, any damage to the heritage asset could be adequately mitigated through further archaeological work.</p> <p><b>Conclusion on harm to heritage asset: Less than substantial harm</b></p>

### **Conclusion:**

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 nearby listed buildings, the Conservation Area and suspected archaeological deposits associated with the Medieval settlement. Mitigation measures such as enhancing green infrastructure and creating landscape buffers would be possible in order to attempt to reduce the potential harmful impact development in this location would cause. Suitable archaeological evaluation should also be employed to detect any remnants of life just outside the Medieval settlement of Welford. 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	WELF.10
Site Address	East of Hunt Hall Lane (south), Welford-on-Avon
Site Capacity	Approx. 24 dwellings

### Site Description

Site WELF.10 lies at the south western corner of the settlement and backs onto farmland. On the day of the visit there were developments taking pace, likely as part of 18/01872/COUQ for the change of use of five barns to dwelling houses. The site is relatively level and predominantly pasture apart from a strip of wooded area on the eastern side of the proposed site. There is a footpath that runs along the east, south and west side of the site.



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

Name of Heritage Asset affected by allocated site	Site of Roman Settlement
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Scheduled Monument (SM)</li> </ul>
Contributing elements to significance of the heritage asset	<p>The site of a Roman farmstead. Enclosures and linear features are visible as cropmarks on aerial photographs and Roman pottery has been found at the site. It is situated 500m north west of Welford on Avon. The SM lies west of the river Avon with Welford-on-Avon in the east of the river.</p> <p>The SM lies north west of the proposed site approximately 600m away, on the opposite side of the River Avon. The SM is not visible from the proposed site and the site is not visible from the SM due to the distance between the sites and the mature vegetation and trees lining either side of the River.</p>
Assessment of impact of development on significance of the asset	Whilst the SM lies relatively near to site WELF.10, development would not have an impact on the setting of the heritage asset, due to existing intervening development, the sheer distance to the SM and intervening mature vegetation preventing direct views.
Potential mitigation measures for identified harm	No mitigation measures would be required, since there would be no harm to the significance of the heritage asset or its setting.
Conclusion of harm on the heritage asset	<p>Overall, the existing development between the proposed site and the SM, as well as the distance and lack of inter-visibility means that any development of site WELF.10 would cause no harm to the SM itself, or its setting. Mitigation measures would not be necessary to protect the SM.</p> <p><b>Conclusion on harm to heritage asset: No harm.</b></p>

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

### Heritage Impact Assessment

SHLAA Reference	WELF.17
Site Address	East of Hunt Hall Lane (north), Welford-on-Avon
Site Capacity	Approx. 10 dwellings

### Site Description

Site WELF.17 lies at the south western corner of the settlement and currently contains a bungalow and accompanying land. The site is accesible off Hunt Hall Lane. There is some development north of the site and west of the site lies Loncast Park Home Estate. At present there is greenspace east and south of the site.



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

Name of Heritage Asset affected by allocated site	Site of Roman Settlement
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> <li>• Designated Heritage Asset</li> <li>• Scheduled Monument (SM)</li> </ul>
Contributing elements to significance of the heritage asset	<p>The site of a Roman farmstead. Enclosures and linear features are visible as cropmarks on aerial photographs and Roman pottery has been found at the site. It is situated 500m north west of Welford on Avon. The SM lies west of the river Avon with Welford-on-Avon in the east of the river.</p> <p>The SM lies north west of the proposed site approximately 600m away, on the opposite side of the River Avon. The SM is not visible from the proposed site and the site is not visible from the SM due to the distance between the sites and the mature vegetation and trees lining either side of the River.</p>
Assessment of impact of development on significance of the asset	Whilst the SM lies relatively near to site WELF.17, development would not have an impact on the setting of the heritage asset, due to existing intervening development, the sheer distance to the SM and intervening mature vegetation preventing direct views.
Potential mitigation measures for identified harm	No mitigation measures would be required, since there would be no harm to the significance of the heritage asset or its setting.
Conclusion of harm on the heritage asset	<p>Overall, the existing development between the proposed site and the SM, as well as the distance and lack of inter-visibility means that any development of site WELF.17 would cause no harm to the SM itself, or its setting. Mitigation measures would not be necessary to protect the SM.</p> <p><b>Conclusion on harm to heritage asset: No harm.</b></p>