

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	WELL.06
Site Address	West of Kinton Road, Wellesbourne
Site Capacity	Approx. 60 dwellings

Site Description

The site consists of a grassed field, which is long and rectangular in shape and mostly flat in topography. It is bordered by modern residential development to the north and east, and by fields to the south and west. There are also existing mature trees to the south and west of the site. The nearest heritage asset to the site is the Grade II listed building of Wellesbourne Farmhouse which is approximately 30m to the north of the site. There are also two Grade II listed buildings, Staple Hill Cottages, to the eastern side of Kinton Road, approximately 80m from the site. At its closest point, the site is approximately 150m south of the boundary of the designated Wellesbourne Conservation Area.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Wellesbourne Farmhouse
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated heritage asset • Grade II listed status
Contributing elements to significance of the heritage asset	<p>Designated August 1972. Listing description:</p> <p>“Farmhouse, now 3 houses. C17 with later refronting and alterations. Timber-frame and painted brick; old and renewed tile roofs with coped stone gables and brick end and ridge stacks. L-plan. EXTERIOR: 2 storeys; 3-window range. Central entrance has hood over 6-panel door (2 panels glazed). To left a 3-light bay window, to right a French window; first floor has windows with 2-light and 3-light casements. 2-storey timber-framed rear wings. INTERIOR: not inspected.”</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> <p>Key Views – There is a public footpath running to the south of the site, however due to the shape of the site and intervening vegetation on the eastern boundary of the site, the listed building is not visible from this footpath. There would likely be some inter-visibility between the listed building and the north-east corner of the site should the site be developed, although this would likely be to a minimal degree due to intervening residential development and existing vegetation.</p>

<p>Assessment of impact of development on significance of the asset</p>	<p>The listed building is located approximately 30m north of the northern boundary of the site. However, there is intervening modern dwellings between the site and the listed building, as well as some vegetation. As such, any mutual visibility between the site and the listed building would be minimal. There would only be a minimal impact on the setting of the listed building given that it is already surrounded by modern residential development. Public views of the listed building would not be affected, as due to the shape of the site and existing vegetation at the eastern boundary, the listed building is not visible from the public footpath to the south of the site, and the view of the listed building from Ash Tree Close would not be affected.</p>
<p>Potential mitigation measures for identified harm</p>	<p>Additional landscaping to the north east boundary of the site could appropriately mitigate against the identified impact of any proposed development of the site on the listed buildings. Development could also be set back from this north-eastern boundary to further mitigate any impact of development on this listed building.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>There are existing modern dwellings between the site and the listed building, and inter-visibility between the listed building and the site is not substantial. Mitigation measures could be undertaken to further reduce the level of identified harm.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 2:

<p>Name of Heritage Asset affected by allocated site</p>	<p>Staple Hill Cottages, Wellesbourne</p>
<p>Type of heritage asset/Listed Grade</p>	<ul style="list-style-type: none"> • Designated heritage assets • Grade II listed status
<p>Contributing elements to significance of the heritage asset</p>	<p>Designated October 1992, these pair of cottages are listed under the same name but are registered as separate heritage assets. The listing description for the first entry states:</p> <p>“Pair of houses. c1875. By H Gundry. For Sir Charles Mordaunt. Brick and timber-frame with plastered infill; gabled tile roofs with large brick cross-axial stack with fillets. Irregular plan; gabled cross-wing to right. EXTERIOR: 2 storeys; 2-window range. Timber-framed first floor jettied with moulded fascia; cross-wing has jettied gable head; tile-hung gable to left. Entrances to returns.</p>

Ground floor has projecting windows with 2- and 3-light small-paned casements; first floor has bracketed oriel to tile-hung gable, with some timber-frame to gablet with barge-boards and renewed small-paned casement; canted oriel window to right with small-paned glazing. Some decorative timber-frame panels to cross-wing. Left return has gabled projection; porch originally open with turned timber posts on stone-coped brick wall, C20 door; small square window to left; deep ovolo moulding above and renewed small-paned casement to first floor. Rear has 2 gables and small roof dormer with tile-hung gable; C20 single-storey addition. INTERIOR: not inspected. One of 2 pairs of houses either side of the road to Moreton Morrell.”

The listing description for the second entry states:

“Pair of houses. c1875. By H Gundry. For Sir Charles Mordaunt. Brick and timber-frame with plastered infill; gabled tile roofs with large brick cross-axial stack with fillets. Irregular plan; gabled cross-wing to left. EXTERIOR: 2 storeys; 2-window range. Cross-wing has timber-framed and jettied first floor with bracketed moulded fascia and jettied gable head; barge-boards with finial; tile-hung gable to right. Entrance to left end has 6-panel door. Windows have 3-light transomed small-paned glazing; ground floor has projecting window to left and projecting ground floor under lean-to roof to right, with canted bay window to right end with 1:3:1-light glazing; first floor has bracketed oriel to tile-hung cross-wing; oriel to tile-hung gable to right, with some timber-frame to gablet with barge-boards. Some decorative timber-frame panels to cross-wing. Right return has gabled projection with jettied first floor and gable head; entrance has plank door flanked by high 4-light casements; decorative framing and canted oriel to first floor. Rear has gables; C20 single-storey addition. INTERIOR: not inspected. One of 2 pairs of houses either side of the road to Moreton Morrell.”

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.

As the two listed buildings were constructed as part of a pair and are sited adjacent to each other, they have been assessed as a single heritage asset for the purpose of this Heritage Assessment.

Assessment of impact of development on significance of the asset	The listed buildings, a pair of 19 th century cottages, are situated approximately 80m to the east of the site. However, there is an existing line of residential dwellings immediately bordering the site's eastern boundary, which provides a visual buffer to the listed buildings. Additionally, there is vegetation to the eastern boundary of the site. As such, there is no mutual visibility or interconnection between the site and these listed buildings. As such it is considered that there would be no harm to the listed buildings as a result of development of the site.
Potential mitigation measures for identified harm	No mitigation is necessary as there is no identified harm to the listed buildings or their settings as a result of the potential development of the site.
Conclusion of harm on the heritage asset	There would be no potential impact on the listed buildings or their setting, as there is no mutual visibility or interconnection between the site and these heritage assets. As such, it is concluded that there would be no potential harm to these assets as a result of the development of the site. Conclusion on harm to heritage assets: No harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	MWA20579 - Drem Mark II Aviation Ground Lighting for Wellesbourne Mountford Airfield
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated heritage asset • No listed status
Contributing elements to significance of the heritage asset	A system of ground lighting was installed in 1942 to assist approaching aircraft to land at night or in bad weather. Fifty, or so, pole mounted lights were installed in a great circle about three and three quarter miles in diameter. On the runway approach the circle was modified so as to lead aircraft to the runway. The development of airfield ground lighting was covered in a Symposium held by The Institution of Civil Engineers on the subject of War Time engineering problems held in 1948, as confirmed in the HER.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional

	assessments would need to be undertaken as part of any planning application for the development of the site.
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of archaeological remains of undetermined significance. However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment. Conclusion on harm to heritage asset: Less than substantial harm.

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	EWA4146 - undated pit and Iron Age pottery
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated heritage asset • No listed status
Contributing elements to significance of the heritage asset	Archaeological observation of two sections of a water main between Wellesbourne (MWA 7488) and Kineton. Nothing of significance was recorded from adjacent to enclosures W of Little Kineton, although an undated pit and Iron Age pottery was recorded from adjacent to Laughs Buildings, Wellesbourne.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of archaeological remains of undetermined significance. However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.

	Conclusion on harm to heritage asset: Less than substantial harm.
--	--

Overall Conclusion of Level of Harm

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of nearby listed buildings, and mitigation measures such as the introduction of a landscaping buffer on the north-east 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	WELL.07A
Site Address	North of Walton Road, Wellesbourne
Site Capacity	Approx. 15 dwellings

Site Description

The site consists of an irregularly shaped area of flat, grassed land to the south of Wellesbourne. It is situated adjacent to an area of modern residential development to the north off Lowes Lane, and is approximately 12m from the Wellesbourne Conservation Area to the north east. To the south and south-east of the site are further areas of grassed land/fields, separated from the site by rows of existing vegetation. Walton Road is situated to the south-west of the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Wellesbourne Conservation Area
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated heritage asset • Conservation Area
Contributing elements to significance of the heritage asset	<p>Wellesbourne Conservation Area was designated in 1993. The Conservation Area Appraisal states that the area of open space east of Lowes Lane offers good views of farmland, and is an important area which reinforces the rural nature of the settlement.</p> <p>Key Views: A public footpath runs to the east of the site. However, views into the Conservation Area from the site are largely obscured by existing mature vegetation to the north-east of the site. Additionally, existing modern residential development within the part of the Conservation Area closest to the site further reduces any mutual visibility between the site and the bulk of the Conservation Area.</p>
Assessment of impact of development on significance of the asset	<p>The site is situated approximately 12 metres from the boundary of the Conservation Area. However, the part of the Conservation Area that is most immediately close to the site has already been re-developed with modern houses. There is also mature vegetation between the site and the Conservation Area. As such, it is considered that there would be minimal harm caused by the development to the setting of the Conservation Area, as there would be limited visibility to the site from the Conservation Area. Additionally, there is existing modern housing development within the Conservation Area in the vicinity of the site, and there are no listed buildings within the immediate surroundings.</p> <p>The site itself is mentioned in the Wellesbourne Conservation Area Appraisal as important in reinforcing the rural nature of the settlement. However, development of the site would still leave existing areas of open space untouched to the north of the site. As such, it is considered that the rural nature of the settlement would be maintained following any development of the site.</p>
Potential mitigation measures for identified harm	Additional landscaping to the north east boundary of the site could appropriately mitigate against the identified impact of any proposed development of the site on the Conservation Area.

Conclusion of harm on the heritage asset	<p>Due to the low visibility between the site and the Conservation Area, it is considered that the impact on this heritage asset would be low. Mitigation measures could be undertaken if considered necessary to further reduce the level of identified harm.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm</p>
--	---

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	MWA20579 - Drem Mark II Aviation Ground Lighting for Wellesbourne Mountford Airfield
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated heritage asset • No listed status
Contributing elements to significance of the heritage asset	A system of ground lighting was installed in 1942 to assist approaching aircraft to land at night or in bad weather. Fifty, or so, pole mounted lights were installed in a great circle about three and three quarter miles in diameter. On the runway approach the circle was modified so as to lead aircraft to the runway. The development of airfield ground lighting was covered in a Symposium held by The Institution of Civil Engineers on the subject of War Time engineering problems held in 1948, as confirmed in the HER.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.
Conclusion of harm on the heritage asset	Development of this site could lead to the loss of archaeological remains of undetermined significance. However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.

	Conclusion on harm to heritage asset: Less than substantial harm.
--	--

Overall Conclusion of Level of Harm

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to the setting of the nearby Conservation Area, and mitigation measures such as the introduction of a landscaping buffer on the north-east site boundary would be possible in order to further 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	WELL.10
Site Address	South of Loxley Road (north), Wellesbourne
Site Capacity	Approx. 30 dwellings

Site Description

The site consists of a rectangular shaped area of grassed land to the west of Wellesbourne. It is situated adjacent to an area of modern residential development to the east, and south of Loxley Road. To the west of the site is a further grassed field, whilst to the south of the site is a garden within the residential curtilage of a dwelling. The site is surrounded by hedgerow and trees to its boundaries.



Assessment criteria:

Heritage Asset 1:

Name of Heritage Asset affected by allocated site	MWA19573 - Nine fields of ridge and furrow. Aerial photograph of ridge and furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated heritage asset • No listed status
Contributing elements to significance of the heritage asset	Nine fields of extant ridge and furrow mapped as part of the South-East Warwickshire and Cotswold Hills HLS National Mapping Programme from air photos.
Assessment of impact of development on significance of the asset	The eastern portion of the site is identified as part of nine ridge and furrow fields, identified from historic aerial photos. However, a site visit did not reveal there to be any significant ridge and furrow on the site. Some dips and undulations were evident on site, but it is not clear if these were remnants of ridge and furrow. Vertical lines evident on aerial photographs suggests some ridge and furrow still exists, although the lines are faint and may just be 'shadows' indicating where the grass growth patterns have been influenced by previous ridge and furrow activity.
Potential mitigation measures for identified harm	Development could be focussed in the western area of the site, away from where ridge and furrow has been identified within the site.
Conclusion of harm on the heritage asset	<p>Development of this site would potentially lead to the loss of some remaining ridge and furrow on site, unless development is directed away from the eastern portion of the site where the ridge and furrow has been identified. However, little evidence of ridge and furrow was evident during the site visit or on recent satellite photos. It is therefore likely that the ridge and furrow has either been lost, or what is remaining is minimal and/or of poor quality. The level of harm is therefore concluded to be less than substantial.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	MWA20579 - Drem Mark II Aviation Ground Lighting for Wellesbourne Mountford Airfield
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Non-designated heritage asset • No listed status
Contributing elements to significance of the heritage asset	A system of ground lighting was installed in 1942 to assist approaching aircraft to land at night or in bad weather. Fifty, or so, pole mounted lights were installed in a great circle about three and three quarter miles in diameter. On the runway approach the circle was modified so as to lead aircraft to the runway. The development of airfield ground lighting was covered in a Symposium held by The Institution of Civil Engineers on the subject of War Time engineering problems held in 1948, as confirmed in the HER.
Assessment of impact of development on significance of the asset	Development could lead to loss of archaeological remains of undetermined significance.
Potential mitigation measures for identified harm	Desk based assessment and potential further archaeological evaluation should be undertaken prior to any development, in line with Chapter 16 of NPPF (February 2019). These additional assessments would need to be undertaken as part of any planning application for the development of the site.
Conclusion of harm on the heritage asset	<p>Development of this site could lead to the loss of archaeological remains of undetermined significance. However, further archaeological evaluation work associated with a planning application for development of the site could lead to a better understanding of the historic environment.</p> <p>Conclusion on harm to heritage asset: Less than substantial harm.</p>

Overall Conclusion of Level of Harm

Based on the assessment of the non-designated heritage assets affecting this particular site, it is concluded that development would cause less than substantial harm to non-designated heritage assets on the site.