

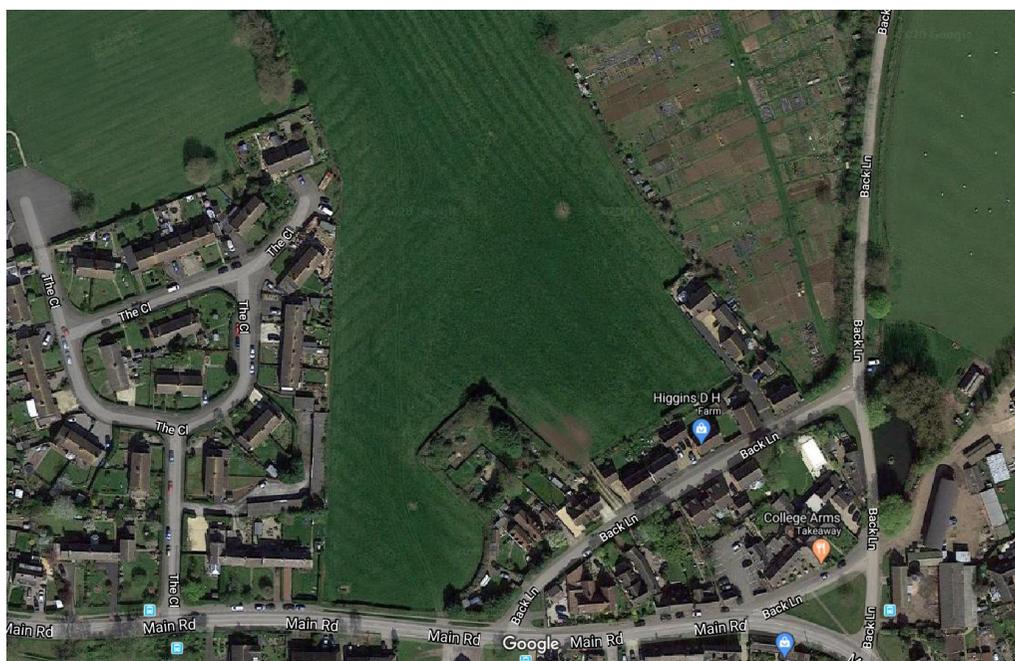
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	QUIN.03
Site Address	North of Main Road (east), Quinton
Site Capacity	Approx. 25 dwellings

Site Description

The site is located North of Main Road in Lower Quinton and is bordered by development south-east, south and west. Directly east of the site lie the community allotment gardens. The site itself is pasture a field which was being used to graze sheep on the day of the visit. The field shows visible ridge and furrow going in multiple directions.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	The College Arms Public House, Lower Quinton
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II Listed Building
Contributing elements to significance of the heritage asset	<p>Listing description: “Public house. C17 with C18 and C19 additions. Brick laid to Flemish stretcher bond; tile roof with brick cross-axial stacks. Cross wing of coursed squared ironstone with steeply pitched stone slate roof laid in diminishing courses with coped gable and stone lateral stack with offsets. PLAN: 4-unit plan with cross wing.</p> <p>EXTERIOR: single storey plus attic; 5-window range; 2-storey-plus-attic wing. Top modillioned cornice; addition to left has exposed wall plate and further addition with hipped outshut to return; plat band to right end. Entrance to right of centre has porch with C20 paired doors and flanking benches and canted bay windows with 1:3:1-light transomed casements, all under hipped tile canopy; square window to right has small-paned glazing; 2 windows to left end with C20 casements and one small 1st floor window. 3 gabled dormers with 2-light small-paned casements. Wing has coped end gable with damaged fleuron; window to ground floor has keyed flat arch over 4-light casement; similar 3-light casement to 1st floor and 2-light casement to attic, all with leaded glazing. Left return has entrance to right end with C20 gabled porch and plank door. Ground floor has 2-light recessed hollow-chamfered mullioned window with labelmould and similar 3-light C20 window; 1st floor has similar 2-light and 4-light windows; all with leaded glazing; blocked opening with timber lintel obscured by C18 wing. Right return has external lateral stack; 3-light window to ground floor right of stack and two 2-light windows to 1st floor, one blocked. Rear has varied alterations; 2-light window to 1st floor. Attached C19 stable block has slate roof, segmental-headed stable door flanked by similar windows to house, now shuttered; large segmental-headed window to right with small-paned glazing; gabled loading door to left, and 1991 louvred lantern to right.</p> <p>INTERIOR: C20 alterations; chamfered beams and fireplace with bressumer to wing; similar stone fireplace to rear room, which has some re-used C17 panelling”.</p>

	<p>The College Arms is the closest listed building to the proposed site, with a separation distance of approximately 80 metres. There are other listed buildings in the vicinity of the site, but the College Arms is the most directly affected, given its proximity. It is considered that the other nearby listed buildings would suffer no greater harm than The College Arms due them being located further away from the proposed site.</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 College Arms has two rows of relatively new build houses along its northern boundary, between the heritage asset itself and the site in question. As such, any harm to the setting of the listed building has already occurred. Development of site QUIN.03 would cause no harm to the setting of the listed building due to lack of inter-visibility. Therefore, development of this site would not cause harm to the significance of the asset.
Potential mitigation measures for identified harm	It is not considered any mitigation measures would be necessary to specifically protect this listed building.
Conclusion of harm on the heritage asset	<p>The listed building itself would not be harmed. The setting of the listed building would not be harmed.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Surviving Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non Designated Heritage Asset • Surviving Ridge and Furrow
Contributing elements to significance of the heritage	The proposed site contains prominent untouched ridge and furrow which travels in multiple directions. Such directional variations indicate that the site contains many medieval field

asset	boundaries, which in itself is a precious historical asset. The condition of the ridge and furrow in the proposed site is also excellent and appears to be in part due to the fact that the land has not been subject to the movements of heavy machinery. The field is used for grazing animals which means the ridge and furrow is still prominent and easily visible.
Assessment of impact of development on significance of the asset	The ridge and furrow is prominent and untouched, and forms a crucial part of the village landscape. Development of site QUIN.03 would lead to the loss of well-preserved ridge and furrow, which also serves as an important feature in relation to providing the rural 'buffer' that supplies the historical setting for the core of the original settlement of Lower Quinton to the southeast of the site, centred on the church. Development of this site would destroy the 'belt' of land (also including the land associated with site QUIN.07) which jointly form the setting of the historic village and separates the modern extension to the village to the west. Development of this site would therefore substantially impact upon the significance of this heritage asset.
Potential mitigation measures for identified harm	The well-preserved ridge and furrow within site QUIN.03 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	The well-preserved ridge and furrow earthworks within site QUIN.03 would be destroyed and lost to development. The ridge and furrow in the wider field within which site QUIN.03 is located is considered to be an important feature in relation to providing the historical setting for the historic core of the village and acting as part of a 'belt' of land separating the historic village from the modern extension to the west. 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. Conclusion on harm to heritage asset: Less than substantial harm

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Shrunken village earthworks at Lower Quinton
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non Designated Heritage Asset • Archaeological 'Monument'

Contributing elements to significance of the heritage asset	<p>The remains of a Medieval shrunken village. Earthworks visible on aerial photographs indicate that the village of Lower Quinton was once larger.</p> <p>The periphery of the shrunken village lies underneath the dwellings south east of the proposed site. Whilst the heritage asset does not overlap with the proposed site it is likely that the proposed site served as associated farmland to the medieval settlement, and existing the ridge and furrow supports this.</p>
Assessment of impact of development on significance of the asset	<p>Whilst the medieval settlement is not believed to have spread into the proposed site, it is likely that this land was used for farming, as supported by the ridge and furrow. It should also be noted that if this site was used for farming there may be traces (other than ridge and furrow) of life in Medieval Quinton. For this reason, whilst impact to the heritage asset would be small, consideration should be given to any dispersed objects that may provide information about life in the Medieval Settlement of Quinton.</p>
Potential mitigation measures for identified harm	<p>As part of any planning application consideration should be given to further archaeological evaluation. Suitable evaluation would be required to mitigate any losses of historical monuments and the finds associated with them.</p>
Conclusion of harm on the heritage asset	<p>Whilst the shrunken village is not believed to extend into the proposed site, it is likely that the ridge and furrow was a result of farming activity around the village. Whilst development would not harm the shrunken village itself, consideration should still be given to the activities of those that may have lived there.</p> <p>Conclusion on harm to heritage asset: Less than substantial</p>

Conclusion

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures would not be possible to reduce the impact of the substantial harm development in this location would cause in particular to loss of the ridge and furrow. Development of this site would also destroy the essential rural buffer between the historic and modern parts of the village. It is concluded that development in this location would result in significant harm to designated and non-designated heritage assets when considering the cumulative impacts on the heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	QUIN.04
Site Address	East of Back Lane (north), Quinton
Site Capacity	Approx. 10 dwellings

Site Description:

Site QUIN.04 is situated east of back lane and was being grazed by sheep on the day of the visit. Land associated with the farm south of the site, the land is grassed and contains ridge and furrow. Accessible from Back lane as well as through the farm. The site is bordered by the rural landscape and the community allotment gardens which lie west of the site on the other side of Back Lane.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	The College Arms Public House, Quinton
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II Listed Building
Contributing elements to significance of the heritage asset	<p>The College arms lies approximately 70 metres south west of the proposed site. There are numerous other listed buildings in the vicinity but the College Arms is being assessed due to its proximity. It is understood that the other listed buildings will have no greater harm done to their setting than the one to which lies closest to the proposed site.</p> <p>Listing description: “Public house. C17 with C18 and C19 additions. Brick laid to Flemish stretcher bond; tile roof with brick cross-axial stacks. Cross wing of coursed squared ironstone with steeply pitched stone slate roof laid in diminishing courses with coped gable and stone lateral stack with offsets. PLAN: 4-unit plan with cross wing.</p> <p>EXTERIOR: single storey plus attic; 5-window range; 2-storey-plus-attic wing. Top modillioned cornice; addition to left has exposed wall plate and further addition with hipped outshut to return; plat band to right end. Entrance to right of centre has porch with C20 paired doors and flanking benches and canted bay windows with 1:3:1-light transomed casements, all under hipped tile canopy; square window to right has small-paned glazing; 2 windows to left end with C20 casements and one small 1st floor window. 3 gabled dormers with 2-light small-paned casements. Wing has coped end gable with damaged fleuron; window to ground floor has keyed flat arch over 4-light casement; similar 3-light casement to 1st floor and 2-light casement to attic, all with leaded glazing. Left return has entrance to right end with C20 gabled porch and plank door. Ground floor has 2-light recessed hollow-chamfered mullioned window with labelmould and similar 3-light C20 window; 1st floor has similar 2-light and 4-light windows; all with leaded glazing; blocked opening with timber lintel obscured by C18 wing. Right return has external lateral stack; 3-light window to ground floor right of stack and two 2-light windows to 1st floor, one blocked. Rear has varied alterations; 2-light window to 1st floor. Attached C19 stable block has slate roof, segmental-headed stable door</p>

	<p>flanked by similar windows to house, now shuttered; large segmental-headed window to right with small-paned glazing; gabled loading door to left, and 1991 louvred lantern to right.</p> <p>INTERIOR: C20 alterations; chamfered beams and fireplace with bressumer to wing; similar stone fireplace to rear room, which has some re-used C17 panelling. Named after Magdalen college, Oxford, which owns land in the parish”.</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	<p>There is no direct view of the proposed site from the heritage asset (or vice versa) due to the juxtaposition of the two sites and the existence of intervening buildings and mature vegetation. Additionally, it is unlikely there has ever been an historical link between the uses of the two sites, given their separate historical practices. Therefore, it is considered that any development of site QUIN.04 would be unlikely to cause any detrimental impact on the setting of the listed building or cause harm to the significance of the heritage asset.</p>
Potential mitigation measures for identified harm	<p>Despite the fact that there is no inter-visibility to the proposed site any development should be considerate in their design and layout, given the historic nature of this part of the village. However, it is acknowledged that this suggestion is more ‘holistic’ and not required specifically to mitigate any harm to this specific heritage asset.</p>
Conclusion of harm on the heritage asset	<p>It is concluded that development of this site would cause no harm to the setting of the listed building or the significance of the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Barn at Henney's Farm, Lower Quinton
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II Listed Building
Contributing elements to significance of the heritage asset	<p>Listing description: "Barn. Early to mid C18. Timber-frame with weatherboarding on rubble plinth; tile roof. EXTERIOR: threshing-floor entrance to left of centre has paired plank doors. Right gable end rebuilt. Entrance to left gable end. Rear has later outshut. INTERIOR: tie-beam and collar trusses with diagonal bracing, one truss with braced tie beam. Important for its position in centre of attractive village, adjacent to the College Arms public house".</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. The barn has a historic link to the agricultural use of the wider site and 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 Barn at Henney's Farm at its closest point lies approximately 60 metres directly south of the proposed site. The barn is part of the associated farm of the proposed site and as such the setting of the listed building would be affected were development to go ahead at this site. However, despite this alteration to the setting of the heritage asset it is not believe that the harm would be significant enough to prevent development.</p> <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 and other community buildings.</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</p>

	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.
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 size and layout 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. Conclusion on harm to heritage asset: Less than Substantial harm.

Heritage Asset 3: Ridge and Furrow

Name of Heritage Asset affected by allocated site	Surviving Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non Designated Heritage Asset • Surviving Ridge and Furrow
Contributing elements to significance of the heritage asset	The proposed site shows signs of ridge and furrow through consistent undulating ridges and mounds. The ridge and furrow is not as pristine or prominent as in other areas within the village and whilst consistent the ridge and furrow is spaced out and 'shallower'. The land does not look to have undergone any harm from heavy machinery and the land is currently grassed and used to graze sheep.
Assessment of impact of development on significance of the asset	Any development conducted on the site would undoubtedly destroy the present ridge and furrow. As such, harm would be caused to the significance of the ridge and furrow as a heritage asset.
Potential mitigation measures for identified harm	There would be no way to mitigate against the harm that would be caused to the ridge and furrow, should the site ever be developed.

Conclusion of harm on the heritage asset	Development of this site would lead to the loss of a small field of ridge and furrow as a non-designated heritage asset. However, it would not equate to the entire loss of ridge and furrow in the vicinity of the village and as such the harm would be classed as 'less than substantial'. Conclusion on harm to heritage asset: Less than Substantial Harm
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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 when taking into account the condition of the heritage assets (in particular the ridge and furrow).

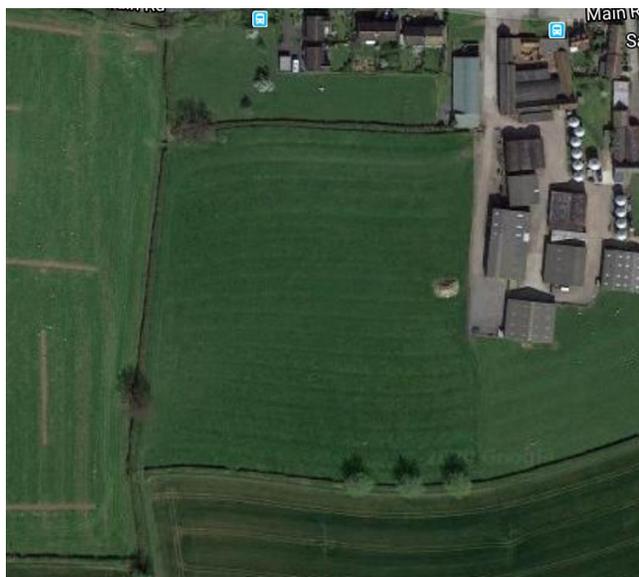
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	QUIN.07
Site Address	South of Main Road (middle), Quinton
Site Capacity	Approx. 30 dwellings

Site Description

The proposed site lies between the historical 'core' of Lower Quinton to the east and the 20th century expansion to the west. The site is farmland, and was being grazed by cattle on the day of the visit. The Ridge and Furrow runs east to west and looks to be untouched so is in good condition. There is a footpath that runs along the eastern and southern edges of the site meaning access was good and heritage assets within the site could be easily viewed. The field is part of the farm complex to the east, and the entire complex looks to be well used.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	College Farmhouse, Main Road, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>Listing description: "Farmhouse. Reported as having C15 origins, mainly C16, with early C17 and early C19 alterations and additions. Timber-frame on stone plinth with some roughcast to rear and additions of coursed ironstone rubble with ashlar dressings and painted brick; renewed tile roof (replacing slate) with brick internal stack and rear stone lateral stack with offsets. 2-unit plan with cross wing.</p> <p>EXTERIOR: 2 storeys plus attic. East elevation of exposed timber-framing; tall narrow central stair tower has large gabled wing to left with catslide outshut to return and C20 lean-to conservatory to right. Entrance to wing has plank door. Windows have mostly C19 or C20 casements. Right end rebuilt in brick in early C19; return has segmental-headed entrance with plank door and similar flanking windows and 1st floor window with 3-light casement. Rear has large lateral stack with 2 diagonal shafts and 2 small fireplace lights; to left a pebbledash section with small light to ground floor and window with 2-light small-paned casement to 1st floor; to right of stack a recessed hollow-chamfered mullioned-and-transomed window with labelmould to ground floor, similar 2-light window to 1st floor and gabled dormer with 2-light window; gabled right end is pebbledashed on high stone plinth, window with C20 casement to each floor.</p> <p>INTERIOR: broadly chamfered beams with stops and some exposed timber framing and wall posts; room to rear left has large stone fireplace, the rear of which is visible in the outshut; room to right has large exposed fireplace with 2 small lights and bressumer; dairy to right end has hooks, no beams; winding stair and 1st floor beams, framing and wall posts; attic has trusses with collars and diagonal struts. The farmhouse is still owned by Magdalen College, Oxford, from which it derives its name".</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>Assessment of impact of development on significance of the asset</p>	<p>Lying 100 metres east of the site, College Farmhouse is the closest listed building to the proposed site, as well as the most western listed building of the historical ‘core’ of lower Quinton. Immediately west of the listed building lie a number of farm buildings, all of which are in active use. These farm buildings stand between the listed building and site QUIN.07 and as such there is no inter-visibility between the two. However, this field is part of the historic link between the farmhouse and its associated farmland.</p> <p>Additionally, the ridge and furrow in this field is part of the historic development of the landscape which includes the listed Farmhouse, since this form of strip farming was characteristic of the adjoining open field system.</p> <p>Although an undesignated heritage asset itself, the ridge and furrow system in the field adjacent to the Farmhouse is important to the significance of the Farmhouse as a designated heritage asset, since it documents an agricultural practice that was contemporaneous with the Farmhouse, giving it an historical association with the listed building and providing its setting with a historical context. As such, the setting, including the ridge and furrow, makes a strong contribution to the significance of the heritage asset as an associative attribute and development of this site, with the loss of the field and ridge and furrow would have a serious detrimental impact on the significance of the heritage asset.</p>
<p>Potential mitigation measures for identified harm</p>	<p>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>It is considered that the setting of the listed College Farmhouse 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 Farmhouse from its rural hinterland setting.</p> <p>Paying special regard to the desirability of preserving the setting of the listed building, consideration</p>

	<p>must be given to the contribution the setting makes to the significance of the Farmhouse, since development in this location would harmfully reduce its significance.</p> <p>Site QUIN.07 remains an integral part of the historic setting of the Farmhouse. It is considered that 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 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>Conclusion on harm to heritage asset: Less than substantial harm</p>
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Heritage Asset 2:

Name of Heritage Asset affected by allocated site	10, 11 and 12, LOWER QUINTON
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Grade II listed buildings • Designated Heritage Assets
Contributing elements to significance of the heritage asset	<p>Listing description: "Row of 3 cottages. C17 with later addition. Timber-frame with painted brick infill on rubble plinth; brick addition. Steeply pitched thatched roofs with 2 brick axial stacks. 4-unit plan with 2-unit addition to right end. EXTERIOR: single storey plus attic; 5-window range. 3 entrances with C20 plank doors. 6 windows to ground floor; attic has 5 raking dormers; all with 2-light small-paned casements. Irregular framing, basically square. Rear similar, with 3 dormers. INTERIOR: not inspected".</p> <p>The contributing elements to significance of the heritage assets include the built-form of the buildings (including architectural design features and materials) but also their immediate curtilage and the wider local landscape within which they are located.</p>
Assessment of impact of	The three cottages are located 100 metres east of the proposed site. There are a number of farm

development on significance of the asset	buildings in active use that block the view to the proposed site from the listed building. As such, any harm to the setting of the listed building has already occurred. Development of site QUIN.07 would cause no further harm to the setting of the listed buildings due to lack of inter-visibility. Therefore, development of this site would not cause harm to the significance of the assets.
Potential mitigation measures for identified harm	It is not considered any mitigation measures would be necessary to specifically protect these listed buildings.
Conclusion of harm on the heritage asset	The listed buildings themselves would not be harmed. The setting of the listed buildings would not be harmed. Conclusion on harm to heritage asset: No harm.

Heritage Asset 3: Ridge and Furrow

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Ridge and furrow • Non-designated Heritage Asset
Contributing elements to significance of the heritage asset	Multiple sources indicated that ridge and furrow is present on site, and the site visit conducted confirms this. The ridge and furrow runs east to west and is in remarkably good condition. The heritage asset covers the majority of the proposed site and remains untouched by heavy machinery or development.
Assessment of impact of development on significance of the asset	The ridge and furrow is prominent and untouched, and forms a crucial part of the village landscape. Development of site QUIN.07 would lead to the loss of well-preserved ridge and furrow, which also serves as an important feature in relation to providing the rural 'buffer' that supplies the historical setting for the core of the original settlement of Lower Quinton to the east of the site, centred on the church. Development of this site would destroy the 'belt' of land (also including the land associated with site QUIN.03) which jointly form the setting of the historic village and separates the modern extension to the village to the west. Development of this site would therefore substantially impact upon the significance of this heritage asset.

Potential mitigation measures for identified harm	The well-preserved ridge and furrow within site QUIN.07 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 well-preserved ridge and furrow earthworks within site QUIN.07 would be destroyed and lost to development. The ridge and furrow in the wider field within which site QUIN.07 is located is considered to be an important feature in relation to providing the historical setting for the historic core of the village and acting as part of a 'belt' of land separating the historic village from the modern extension to the west. 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>Conclusion on harm to heritage asset: Less than substantial harm</p>

Conclusion:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that mitigation measures would not be possible to reduce the impact of the substantial harm development in this location would cause in particular to loss of the ridge and furrow. Development of this site would also destroy the essential rural buffer between the historic and modern parts of the village. It is concluded that development in this location would result in significant harm to designated and non-designated heritage assets when considering the cumulative impacts on the heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	QUIN.08
Site Address	East of Goose Lane (north), Quinton
Site Capacity	Approx. 25 dwellings

Site Description:

QUIN.08 lies east of Goose Lane and south of a new development within Quinton. Currently farmland, there were crops growing on the day of the visit. The topography is flat and the site is overlooked by the Scheduled Monument of Meon Hill located approximately 1.5km south of the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Multivallate hillfort on Meon Hill, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Scheduled Monument (SM)
Contributing elements to significance of the heritage asset	<p>Meon Hill holds a very prominent position in the landscape. The SM has a significant buffer of fields and no development (other than the three listed buildings at Meon Hall) nearby. Meon Hill is visible from the proposed site and therefore the setting of the scheduled ancient monument would be affected by any development.</p> <p>The monument is situated on the summit of Meon Hill within the parish of Quinton and includes a multivallate hillfort. The defensive earthworks of the site closely follow the contours of the hill. They include intermittent traces of an inner rampart and ditch, and an outer ditch, beyond which in some sections, is a second rampart or counterscarp bank. At the NW edge of the hillfort all the defences, except the inner rampart, appear to have been destroyed by landslip; while along the northern side, where the ground falls away steeply, there is a single bank and traces of a 10m wide ditch. Along the southern edge of the hillfort the defences include the inner rampart and a 16m wide ditch, and an outer bank. The outer ditch has become infilled, but it will also survive as a buried feature and is, therefore, included in the scheduling. The best-preserved sections of the site's defences are situated along the southern and SW edges of the hillfort and include a double-ditched rampart and the counterscarp bank. The inner ditch is 16m wide and the outer is 9m wide. The inner rampart has been ploughed out. Although there is no earthwork marking the hillfort's eastern defences today, the double ditch in this vicinity will survive as a pair of buried features which are included within the scheduling. A map of 1884 shows two ramparts and three ditches along the southern and eastern sides of the site. Access into the interior of the hillfort is by means of causeways at the NW and SE edges of the site; either of these may mark the site of original entrances. The hillfort earthworks enclose an area of approximately 10ha. In 1824, 394 spit-shaped currency bars were found within the interior, approximately 1.2m beneath the ground surface. The currency bars have been dated to the 3rd century BC. During the early 20th century at least six saucer-shaped</p>

	<p>depressions were visible within the southern part of the interior and in 1906 one of the depressions was excavated. It was 4.9m in diameter and 1.1m deep and was interpreted as half a sunken hut with an encircling stone wall that had fallen inwards. Finds recovered from the sunken hut included Iron Age and Romano-British pottery sherds, a broken spearhead and flint flakes. The interior of the hillfort is regularly ploughed and the depressions are no longer visible on the ground surface, but they will survive as buried features beneath the maximum depth of ploughing. An excavation at the site in 1922 recovered pottery, flint and two bronzes. In 1957 an Anglo-Saxon inhumation was found within the hillfort. The finds associated with this burial include a shield boss, spearhead and a ferrule (a metal band or ring). Meon hillfort was described as a fortification of treble earthworks in the 17th century. The triangulation station within the interior and all fence posts on the site are excluded from the scheduling, but the ground beneath these features is included</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Despite the SM lying approximately 1.5km south of the site in question, views of Meon Hill are possible. It is entirely possible that there would be views of site QUIN.08 from footpaths on the slopes of the SM. However, given the separation distance and the existence of the intervening settlement of Upper Quinton, it is considered that any development at site QUIN.08 would not cause any harm to the SM and as such would not have a detrimental impact on the significance of the heritage asset.</p>
<p>Potential mitigation measures for identified harm</p>	<p>No mitigation measures would be required.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Whilst there may be a potential for some distant views of site QUIN.08 from the footpaths on the slopes of the SM, the 1.5km separation distance would ensure any development of this site would cause no harm to the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Ridge and furrow • Non-designated heritage asset
Contributing elements to significance of the heritage asset	Ridge and furrow had previously been identified on the site through geophysical survey information provided by Warwickshire County Council. However, upon visiting the site no ridge and furrow appeared to be present. The land was flat and the site is currently being used as farmland to grow crops, meaning that the land has been ploughed. This modern farming practice would have destroyed the historical asset in its entirety. To further support the destruction of any ridge and furrow that may have previously been detected archaeological evaluation conducted in 2017 confirms that 'No archaeological finds or features were identified during the investigations.'
Assessment of impact of development on significance of the asset	As the ridge and furrow has already been destroyed through modern farming practices further development would have no impact on the heritage asset.
Potential mitigation measures for identified harm	With no heritage asset to protect no mitigation measures are required.
Conclusion of harm on the heritage asset	With no ridge and furrow present no harm can be caused as a result of development Conclusion on harm to heritage asset: No Harm

Conclusion:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause no harm to the setting of the nearby Scheduled Monument or non-designated heritage assets.

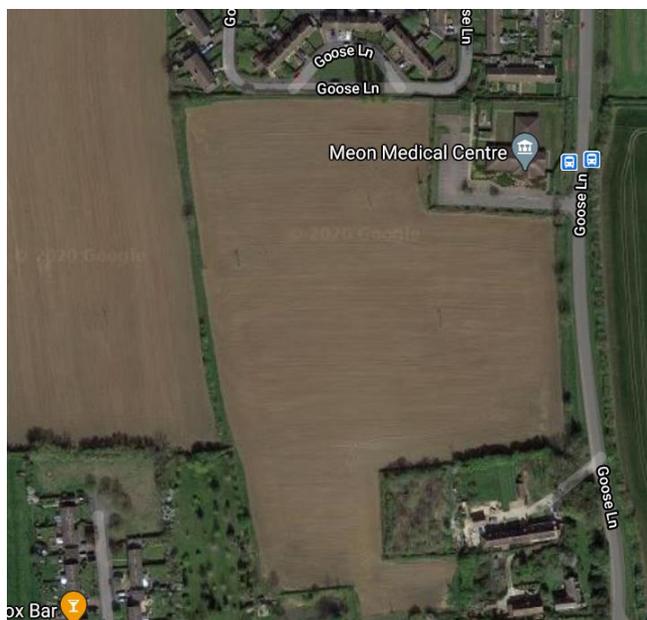
Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	QUIN.18
Site Address	West of Goose Lane, Quinton
Site Capacity	Approx. 20 dwellings

Site Description:

Site QUIN.18 is located on the southern edge of Lower Quinton. It is part of a larger agricultural field separating Lower and Upper Quinton. The parcel of land in question is relatively flat and is located to the west of the Medical Centre on Goose lane and south of residential development. To the west is further agricultural fields and to the south, beyond the remainder of the wider field of which this site is part, is the settlement of Upper Quinton.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Multivallate hillfort on Meon Hill, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Scheduled Monument (SM)
Contributing elements to significance of the heritage asset	<p>Meon Hill holds a very prominent position in the landscape. The SM has a significant buffer of fields and no development (other than the three listed buildings at Meon Hall) nearby. Meon Hill is visible from the proposed site and therefore the setting of the scheduled ancient monument would be affected by any development.</p> <p>The monument is situated on the summit of Meon Hill within the parish of Quinton and includes a multivallate hillfort. The defensive earthworks of the site closely follow the contours of the hill. They include intermittent traces of an inner rampart and ditch, and an outer ditch, beyond which in some sections, is a second rampart or counterscarp bank. At the NW edge of the hillfort all the defences, except the inner rampart, appear to have been destroyed by landslip; while along the northern side, where the ground falls away steeply, there is a single bank and traces of a 10m wide ditch. Along the southern edge of the hillfort the defences include the inner rampart and a 16m wide ditch, and an outer bank. The outer ditch has become infilled, but it will also survive as a buried feature and is, therefore, included in the scheduling. The best-preserved sections of the site's defences are situated along the southern and SW edges of the hillfort and include a double-ditched rampart and the counterscarp bank. The inner ditch is 16m wide and the outer is 9m wide. The inner rampart has been ploughed out. Although there is no earthwork marking the hillfort's eastern defences today, the double ditch in this vicinity will survive as a pair of buried features which are included within the scheduling. A map of 1884 shows two ramparts and three ditches along the southern and eastern sides of the site. Access into the interior of the hillfort is by means of causeways at the NW and SE edges of the site; either of these may mark the site of original entrances. The hillfort earthworks enclose an area of approximately 10ha. In 1824, 394 spit-shaped currency bars were found within the interior, approximately 1.2m beneath the ground surface. The currency bars have been dated to the 3rd century BC. During the early 20th century at least six saucer-shaped</p>

	<p>depressions were visible within the southern part of the interior and in 1906 one of the depressions was excavated. It was 4.9m in diameter and 1.1m deep and was interpreted as half a sunken hut with an encircling stone wall that had fallen inwards. Finds recovered from the sunken hut included Iron Age and Romano-British pottery sherds, a broken spearhead and flint flakes. The interior of the hillfort is regularly ploughed and the depressions are no longer visible on the ground surface, but they will survive as buried features beneath the maximum depth of ploughing. An excavation at the site in 1922 recovered pottery, flint and two bronzes. In 1957 an Anglo-Saxon inhumation was found within the hillfort. The finds associated with this burial include a shield boss, spearhead and a ferrule (a metal band or ring). Meon hillfort was described as a fortification of treble earthworks in the 17th century. The triangulation station within the interior and all fence posts on the site are excluded from the scheduling, but the ground beneath these features is included.</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Despite the SM lying approximately 1.2km south of the site in question, there are views of Meon Hill SM from the site. It is entirely possible that there would be views of site QUIN.18 from footpaths on the slopes of the SM. However, given the separation distance and the existence of the intervening settlement of Upper Quinton, it is considered that any development at site QUIN.18 would not cause any harm to the SM and as such would not have a detrimental impact on the significance of the heritage asset.</p>
<p>Potential mitigation measures for identified harm</p>	<p>No mitigation measures would be required.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Whilst there may be a potential for some distant views of site QUIN.18 from the footpaths on the slopes of the SM, the 1.2km separation distance would ensure any development of this site would cause no harm to the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Manor House, Goose Lane, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Grade II listed building • Designated Heritage Asset
Contributing elements to significance of the heritage asset	<p>(Formerly known as Ivy House). Listing description: “House. C16 with C17 addition and C19 and C20 alterations. Close-studded timber-frame with plastered infill on ashlar and rubble plinth, some brick and some pebbledash; steeply pitched graduated stone slate roof with stone end stack with 3 shafts, and brick cross-axial stack to left. 2-unit plan with lower single-unit cross-wing addition to left.</p> <p>EXTERIOR: right part: 2 storeys plus attic; 2-window range. C20 pentice over ground floor, which has a 2-light wooden mullioned window and a window with 4-light casement; 1st floor has 2-light window and 5-light casement; attic has 2 gabled dormers with 4-light casements; all casements have leaded glazing. 2-storey wing to left has entrance in early C20 gabled porch with off-centre opening and plank inner door; to right a window with 2-light leaded casement and similar smaller window to 1st floor; gabled pebbledash wing to left end has a segmental-headed window with cross-casement to each floor. Rear of right part similar, with window with 3-light casement to ground floor, and small blocked 2-light window to right end with 2-light window to 1st floor above; tension braces to left end and to left of 2-light windows. C19 brick to wing and long cross-wing; tile roof with stone slate to end of cross wing, which has ashlar cross-axial stack; windows with casements, some leaded and some small-paned, those to ground floor segmental-headed. Left return has similar windows and one canted bay window with leaded glazing. INTERIOR: splat baluster staircase”.</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	<p>The listed building is located approximately 210 metres southeast of the proposed site and inter-visibility between the two is minimal due to the amount of mature vegetation and the Manor Barn buildings that are situated between the listed property and the proposed site. The development would not harm the heritage asset itself. In terms of setting, there is no obvious historical link</p>

	between this listed building and the site in question. The historic curtilage of the asset relates to the house, residential curtilage and barns to the north of the house. Given the distance between the site and the heritage asset, the lack of inter-visibility and the retention of the remainder of the field as a rural 'buffer' to the edge of Lower and Upper Quinton, it is considered any development of site QUIN.18 would have no harm to the setting of the listed building or the significance of the heritage asset.
Potential mitigation measures for identified harm	No mitigation measures would be needed to specifically protect this listed building or its setting.
Conclusion of harm on the heritage asset	The listed building itself would not be harmed. The setting of the listed building would not be harmed. Conclusion on harm to heritage asset: No harm.

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Ridge and Furrow • Non-designated heritage asset
Contributing elements to significance of the heritage asset	Ridge and furrow had previously been identified on the site through geophysical survey information provided by Warwickshire County Council. However, upon visiting the site no ridge and furrow appeared to be present. The land was flat and the site is currently being used as farmland to grow crops, meaning that the land has been ploughed. This modern farming practice has destroyed the historical asset in its entirety.
Assessment of impact of development on significance of the asset	As the ridge and furrow has already been lost through modern farming practices, development of this site would have no impact on the heritage asset.
Potential mitigation measures for identified harm	With no heritage asset to protect, no mitigation measures would be required.

Conclusion of harm on the heritage asset	With no ridge and furrow present no harm can be caused as a result of development Conclusion on harm to heritage asset: No Harm
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Conclusion:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause no harm to the setting of the nearby Scheduled Monument or listed building. It is also concluded that development in this location would result in no harm to non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	QUIN.19
Site Address	Land South of The Fordway, Quinton
Site Capacity	Approx. 75 dwellings

Site Description:

Site QUIN.19 is located on the southern edge of Lower Quinton. It is part of a larger agricultural field separating Lower and Upper Quinton. The field currently serves as farmland and crops were growing on the day of the visit. The parcel of land in question is relatively flat and has residential development to the east and north. To the west is further agricultural fields and to the south, beyond the remainder of the wider field of which this site is part, is the settlement of Upper Quinton.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Multivallate hillfort on Meon Hill, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Scheduled Monument (SM)
Contributing elements to significance of the heritage asset	<p>Meon Hill holds a very prominent position in the landscape. The SM has a significant buffer of fields and no development (other than the three listed buildings at Meon Hall) nearby. Meon Hill is visible from the proposed site and therefore the setting of the scheduled ancient monument would be affected by any development.</p> <p>The monument is situated on the summit of Meon Hill within the parish of Quinton and includes a multivallate hillfort. The defensive earthworks of the site closely follow the contours of the hill. They include intermittent traces of an inner rampart and ditch, and an outer ditch, beyond which in some sections, is a second rampart or counterscarp bank. At the NW edge of the hillfort all the defences, except the inner rampart, appear to have been destroyed by landslip; while along the northern side, where the ground falls away steeply, there is a single bank and traces of a 10m wide ditch. Along the southern edge of the hillfort the defences include the inner rampart and a 16m wide ditch, and an outer bank. The outer ditch has become infilled, but it will also survive as a buried feature and is, therefore, included in the scheduling. The best-preserved sections of the site's defences are situated along the southern and SW edges of the hillfort and include a double-ditched rampart and the counterscarp bank. The inner ditch is 16m wide and the outer is 9m wide. The inner rampart has been ploughed out. Although there is no earthwork marking the hillfort's eastern defences today, the double ditch in this vicinity will survive as a pair of buried features which are included within the scheduling. A map of 1884 shows two ramparts and three ditches along the southern and eastern sides of the site. Access into the interior of the hillfort is by means of causeways at the NW and SE edges of the site; either of these may mark the site of original entrances. The hillfort earthworks enclose an area of approximately 10ha. In 1824, 394 spit-shaped currency bars were found within the interior, approximately 1.2m beneath the ground surface. The currency bars have been dated to the 3rd century BC. During the early 20th century at least six saucer-shaped</p>

	<p>depressions were visible within the southern part of the interior and in 1906 one of the depressions was excavated. It was 4.9m in diameter and 1.1m deep and was interpreted as half a sunken hut with an encircling stone wall that had fallen inwards. Finds recovered from the sunken hut included Iron Age and Romano-British pottery sherds, a broken spearhead and flint flakes. The interior of the hillfort is regularly ploughed and the depressions are no longer visible on the ground surface, but they will survive as buried features beneath the maximum depth of ploughing. An excavation at the site in 1922 recovered pottery, flint and two bronzes. In 1957 an Anglo-Saxon inhumation was found within the hillfort. The finds associated with this burial include a shield boss, spearhead and a ferrule (a metal band or ring). Meon hillfort was described as a fortification of treble earthworks in the 17th century. The triangulation station within the interior and all fence posts on the site are excluded from the scheduling, but the ground beneath these features is included</p>
<p>Assessment of impact of development on significance of the asset</p>	<p>Despite the SM lying approximately 1.2km south of the site in question, there are views of Meon Hill SM from the site. It is entirely possible that there would be views of site QUIN.18 from footpaths on the slopes of the SM. However, given the separation distance and the existence of the intervening settlement of Upper Quinton, it is considered that any development at site QUIN.18 would not cause any harm to the SM and as such would not have a detrimental impact on the significance of the heritage asset.</p>
<p>Potential mitigation measures for identified harm</p>	<p>No mitigation measures would be required.</p>
<p>Conclusion of harm on the heritage asset</p>	<p>Whilst there may be a potential for some distant views of site QUIN.18 from the footpaths on the slopes of the SM, the 1.2km separation distance would ensure any development of this site would cause no harm to the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Heritage Asset 2:

Name of Heritage Asset affected by allocated site	Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Ridge and Furrow • Non-designated heritage asset
Contributing elements to significance of the heritage asset	Ridge and furrow had previously been identified on the site through geophysical survey information provided by Warwickshire County Council. However, upon visiting the site no ridge and furrow appeared to be present. The land was flat and the site is currently being used as farmland to grow crops, meaning that the land has been ploughed. This modern farming practice would have destroyed the historical asset in its entirety.
Assessment of impact of development on significance of the asset	As the ridge and furrow has already been destroyed through modern farming practices further development would have no impact on the heritage asset.
Potential mitigation measures for identified harm	With no heritage asset to protect no mitigation measures are required.
Conclusion of harm on the heritage asset	With no ridge and furrow present no harm can be caused as a result of development Conclusion on harm to heritage asset: No Harm

Conclusion:

Based on the assessment of the designated and non-designated heritage assets affecting this particular site, it is concluded that development would cause no harm to the setting of the nearby Scheduled Ancient Monument. It is concluded that development in this location would result in no harm to designated and non-designated heritage assets.

Stratford-on-Avon District Council – Site Allocations Plan

Heritage Impact Assessment

SHLAA Reference	QUIN.22
Site Address	East of Back Lane (south), Quinton
Site Capacity	Approx. 13 dwellings

Site Description:

QUIN.22 is situated in the northern part of Lower Quinton. Currently a farmyard occupied by a number of agricultural buildings as well as an 18th Century Listed Barn. The site is predominantly hardstanding. The site is surrounded by agricultural land, with the village located to the south and west of the site.



Assessment criteria:**Heritage Asset 1:**

Name of Heritage Asset affected by allocated site	Barn at Henney's Farm, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II Listed Building
Contributing elements to significance of the heritage asset	<p>Listing description: "Barn. Early to mid C18. Timber-frame with weatherboarding on rubble plinth; tile roof. EXTERIOR: threshing-floor entrance to left of centre has paired plank doors. Right gable end rebuilt. Entrance to left gable end. Rear has later outshut. INTERIOR: tie-beam and collar trusses with diagonal bracing, one truss with braced tie beam. Important for its position in centre of attractive village, adjacent to the College Arms public house".</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. The barn has a historic link to the agricultural use of the wider site and 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 Barn at Henney's Farm at its closest point lies approximately 60 metres directly south of the proposed site. The barn is part of the associated farm of the proposed site and as such the setting of the listed building would be affected were development to go ahead at this site. However, despite this alteration to the setting of the heritage asset it is not believe that the harm would be significant enough to prevent development.</p> <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 and other community buildings.</p> <p>Therefore, it could be possible to re-develop the site through careful design to successfully</p>

	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.
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 size and layout 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. Conclusion on harm to heritage asset: Less than Substantial harm.

Heritage Asset 2: The College Arms

Name of Heritage Asset affected by allocated site	The College Arms Public House, Quinton
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II Listed Building
Contributing elements to significance of the heritage asset	<p>Listing description: "Public house. C17 with C18 and C19 additions. Brick laid to Flemish stretcher bond; tile roof with brick cross-axial stacks. Cross wing of coursed squared ironstone with steeply pitched stone slate roof laid in diminishing courses with coped gable and stone lateral stack with offsets. PLAN: 4-unit plan with cross wing.</p> <p>EXTERIOR: single storey plus attic; 5-window range; 2-storey-plus-attic wing. Top modillioned cornice; addition to left has exposed wall plate and further addition with hipped outshut to return; plat band to right end. Entrance to right of centre has porch with C20 paired doors and flanking benches and canted bay windows with 1:3:1-light transomed casements, all under hipped tile canopy; square window to right has small-paned glazing; 2 windows to left end with C20 casements</p>

	<p>and one small 1st floor window. 3 gabled dormers with 2-light small-paned casements. Wing has coped end gable with damaged fleuron; window to ground floor has keyed flat arch over 4-light casement; similar 3-light casement to 1st floor and 2-light casement to attic, all with leaded glazing. Left return has entrance to right end with C20 gabled porch and plank door. Ground floor has 2-light recessed hollow-chamfered mullioned window with labelmould and similar 3-light C20 window; 1st floor has similar 2-light and 4-light windows; all with leaded glazing; blocked opening with timber lintel obscured by C18 wing. Right return has external lateral stack; 3-light window to ground floor right of stack and two 2-light windows to 1st floor, one blocked. Rear has varied alterations; 2-light window to 1st floor. Attached C19 stable block has slate roof, segmental-headed stable door flanked by similar windows to house, now shuttered; large segmental-headed window to right with small-paned glazing; gabled loading door to left, and 1991 louvred lantern to right.</p> <p>INTERIOR: C20 alterations; chamfered beams and fireplace with bressumer to wing; similar stone fireplace to rear room, which has some re-used C17 panelling”.</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	<p>The College arms is very close in proximity to the proposed site, and the setting of the listed building would be altered by development in the area. The pub lies in the historical hub of the village which serves as a popular tourist attraction for walkers and other visitors, who wish to experience a quaint English village. Whilst any development in the proposed site would not harm the pub directly, it may affect the ‘feel’ of the area and its attraction to visitors. Consideration must therefore be given to this and any future development must not be overbearing on the rural and historic settlement.</p>
Potential mitigation measures for identified harm	<p>Due to the proximity and direct harm that would be caused to the setting of the listed building it would be important to consider the layout and scale of any development. It may be possible to set development back within the proposed site so as to reduce the direct impact on the setting of the listed building. If the southern part of the site was utilised as open green space it may even enhance the current setting of the pub. Where development does take place within the site it would be important that the buildings were in keeping with the local character and that they were adequately spaced so as not to look or feel overcrowded in the rural setting. Many buildings in the</p>

	vicinity benefit from period features and it may be possible to reduce the impact on this listed building by including period features in new development. This would help incorporate new development within the village and reduce the chances of development sticking out and contrasting with existing properties.
Conclusion of harm on the heritage asset	<p>Whilst the setting of the listed building would be altered, it is believed that there are suitable mitigation measures that can be taken to reduce the harm to the listed building and make the site suitable for development.</p> <p>Conclusion on harm to heritage asset: Less than Substantial</p>

Heritage Asset 3:

Name of Heritage Asset affected by allocated site	No's. 18 and 19 Friday Street, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Assets • Grade II Listed Buildings
Contributing elements to significance of the heritage asset	<p>Listing description: "House, now 2 dwellings. Late C17 or C18. Timber-frame with painted brick infill; half-hipped old tile roof with brick end stacks. 3-unit plan. EXTERIOR: single storey plus attic; 3-window range. 2 entrances have plank doors in wood frames. Three 3-light casement windows; attic has pair of small-paned windows and large gabled dormer with 4-light C20 casement. Left end rebuilt in brick. Single-storey extension on left has C20 door and casement window. Right return has timber-framing on high brick plinth; 2 windows to 1st floor and single-storey rear wing with end stack and stone addition. 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>
Assessment of impact of development on significance of the asset	18 and 19 Friday street lie, at the closest point, 30 metres south of the proposed site, and as such it is considered that the setting of the buildings would be slightly affected. At present the rear of the properties opens out onto the rear garden and in the north west corner sits an agricultural building that lies within the proposed site. Removal of this barn would alter the setting of the listed buildings.

	However, as there is already a structure visible from the listed buildings it is possible that, dependent on the style and size, that new development would not cause much harm to the significance of the listed buildings. Whilst the setting would be altered it is not believed that this would be detrimental due to the fact that development has already taken place in the form of a farmyard.
Potential mitigation measures for identified harm	Whilst it is considered that development would alter the setting of the listed buildings, it would not necessary be to the detriment of the heritage asset. Any development would need to be considerate of its proximity and be of appropriate scale, layout and design. It is highly unlikely any development would be any more obtrusive than the agricultural barn that is currently visible from the listed properties. Development should be considerate of its proximity to the listed buildings close to the site and as such should be well designed and laid out to be in keeping with the local vernacular.
Conclusion of harm on the heritage asset	Whilst any development would alter the setting of the listed buildings it is not believed that development would cause more harm than the agricultural buildings that are already occupying the site, and that mitigation measures will be adequate in preventing any significant harm. Conclusion on harm to heritage asset: Less than substantial

Heritage Asset 4:

Name of Heritage Asset affected by allocated site	No. 20 Friday Street, Quinton
Type of heritage asset/Listed Grade	<ul style="list-style-type: none"> • Designated Heritage Asset • Grade II Listed Building
Contributing elements to significance of the heritage asset	Listing Description: "House, formerly two dwellings. C16 with C17 rear addition. Timber-frame with plastered and painted brick infill on rubble plinth; renewed tile roof with ashlar lateral stack with offsets and brick stack to front of ridge. EXTERIOR: gable facing, front to right. End has close-studded framing with 1st floor jettied on flat joist ends, and braced attic bressumer and wall plates; window to ground floor has 3-light small-paned casement; window to 1st floor has similar 2-light casement. Lateral stack to left return, which is close-studded; square framing to later addition to left, roof level probably raised; varied windows with C20 frames and small light to right of stack.

	<p>Right return is a 4-window range; 2 entrances with C20 doors; 3 windows with C20 casements to ground floor; 2 small windows, and 2 gabled half dormers with C20 casements to 1st floor. 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>
Assessment of impact of development on significance of the asset	20 Friday street is situated 50 metres south of the proposed site. Several other buildings lie between the heritage asset and the proposed site. Given the two sites are separated by other structures and there is no obvious historical link between the farmyard and the listed building, it is considered that development of site QUIN.22 would not have any detrimental impact upon the setting of the listed building or the significance of the heritage asset.
Potential mitigation measures for identified harm	No mitigation measures would be necessary.
Conclusion of harm on the heritage asset	<p>It is concluded that development of this site would cause no harm to the setting of the listed building or the significance of the heritage asset.</p> <p>Conclusion on harm to heritage asset: No harm.</p>

Other Listed Buildings:

It should also be acknowledged that there are a number of other listed properties within 100m of the proposed site. However, it has been concluded that these listed buildings will not be harmed by development any more than those which have been assessed above. Therefore, for all listed buildings within 100m which have not been assessed, it is concluded that they would be less than substantially harmed by new development.

Heritage Asset 5:

Name of Heritage Asset affected by allocated site	Surviving Ridge and Furrow
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non Designated Heritage Asset • Surviving Ridge and Furrow
Contributing elements to significance of the heritage asset	Warwickshire County Council's Historic Environment Record indicates the farmyard as being part of a wider 'region' of ridge and furrow to the northeast of the village. However, the site is a farmyard, entirely covered in hardstanding and agricultural buildings. There is no ridge and furrow on this particular site.
Assessment of impact of development on significance of the asset	There is no ridge and furrow on the site, therefore there is no heritage asset to assess the significance of.
Potential mitigation measures for identified harm	No mitigation measures would be required.
Conclusion of harm on the heritage asset	There is no ridge and furrow on the site. As such, there would be no harm caused to this particular non-designated heritage asset through development of the site. Conclusion on harm to heritage asset: No harm.

Heritage Asset 6:

Name of Heritage Asset affected by allocated site	Shrunken village earthworks at Lower Quinton
Type of heritage asset/Listed Grade/Significance Value	<ul style="list-style-type: none"> • Non Designated Heritage Asset • Archaeological 'Monument'
Contributing elements to significance of the heritage asset	The remains of a Medieval shrunken village. Earthworks visible on aerial photographs indicate that the village of Lower Quinton was once larger. The southern tip of the proposed site overlaps with the shrunken village. The majority if the site does not lie within this heritage asset but consideration should be given to any 'overspill' from the village that may provide information on life in Medieval

	Quinton.
Assessment of impact of development on significance of the asset	The majority of the site does not lie within the predicted extent of the medieval shrunken village. However, due to the proximity of the site to the heritage asset, it may be possible that there are archaeological deposits associated with the medieval village within the site. Development could potentially lead to loss of archaeological remains of unknown 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 some 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.

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 the listed properties and other non-designated heritage assets in the area. Despite the number of listed properties in close proximity to the proposed site, as well as within, it is believed that suitable mitigation measured would be able to reduce any harm caused to a suitable level. Future development in the form of dwellings could be developed in such a way as to not create more harm than the existing farm buildings already create. It is concluded that development in this location would result in less than substantial harm to designated and non-designated heritage assets.